

# LEARNING CENTER FOR SALE

10650 HOUZE RD, ROSWELL, GA 30076



FOR SALE

**KW COMMERCIAL | ATLANTA - PERIMETER**

115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346



Each Office Independently Owned and Operated

**PRESENTED BY:**

**SCOTT MORCHOWER**

Director, Associate Broker

O: (770) 310-9575

C: 770-310-9575

smorchower@kw.com

334182, GA

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# EXECUTIVE SUMMARY

10650 HOUZE ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$3,600,000
<b>LOT SIZE:</b>	2.26 Acres
<b>YEAR BUILT:</b>	1989
<b>PARKING:</b>	66 Spaces

## PROPERTY OVERVIEW

Owner owns the property and building plus operates the Learning Center franchise.

There are 5 yrs remaining on the Learning Franchise, which they will buy out from the Franchisor and deliver the building vacant, or transfer the business Franchise to the buyer at no cost and the new operator would have a business that's operating but needs some love and business dedication.

Otherwise it will be delivered vacant and is listed for sale below appraised value.

Other potential uses;  
Adult Daycare  
General Office

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# PROPERTY PHOTOS

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# SITE PLAN

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Subject Site

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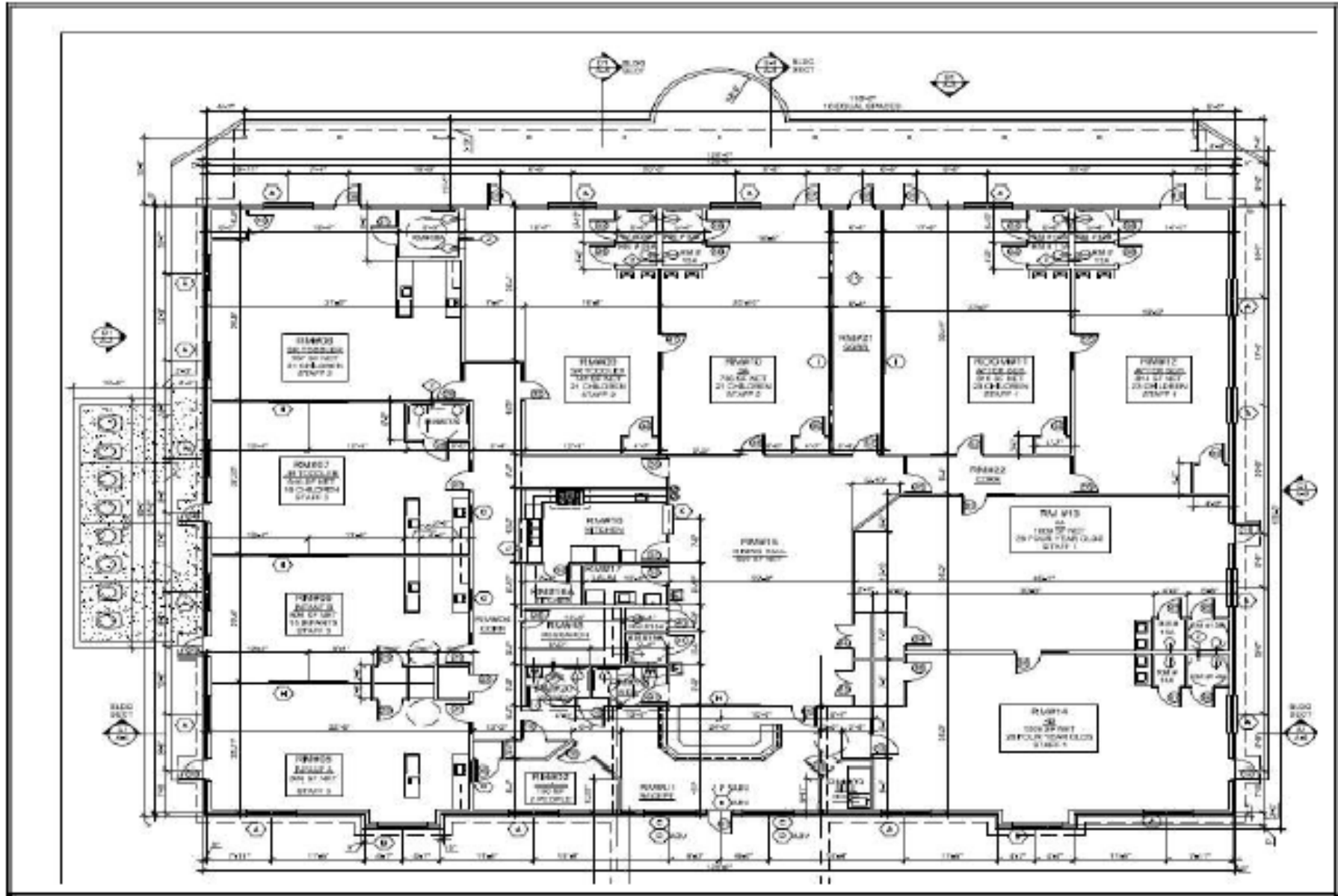


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# FLOORPLAN

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## Building Floorplan

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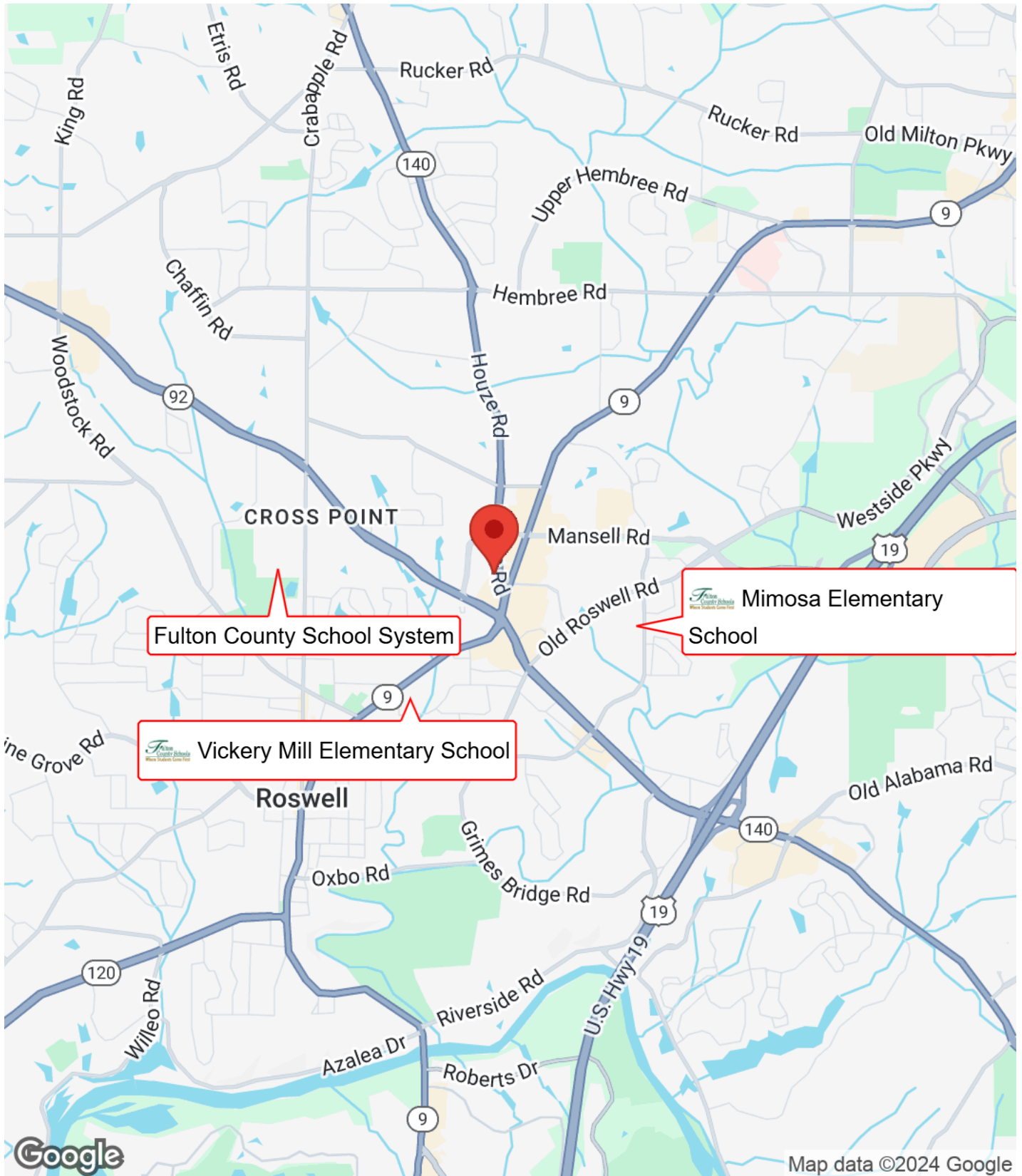


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# BUSINESS MAP

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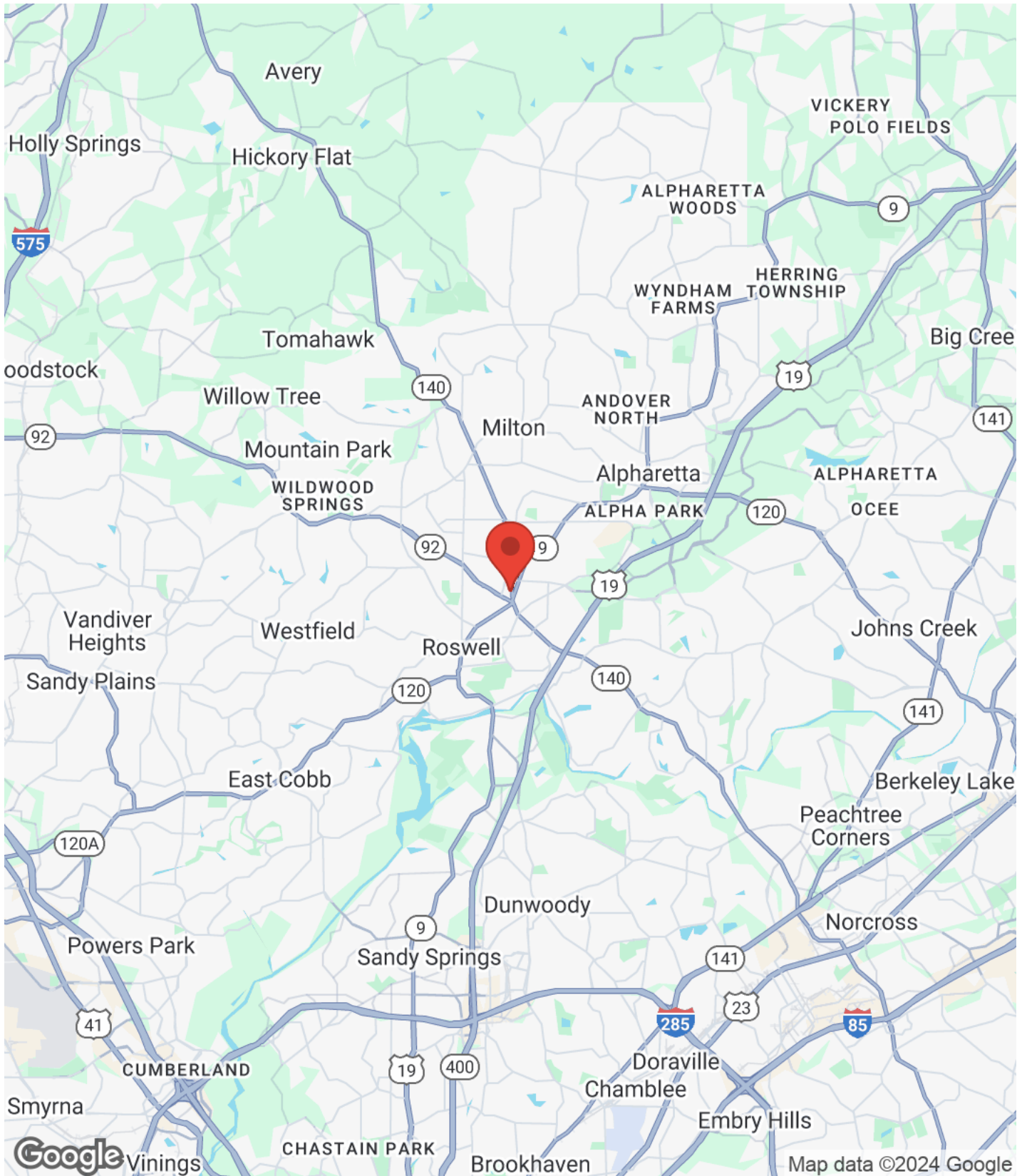
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# REGIONAL MAP

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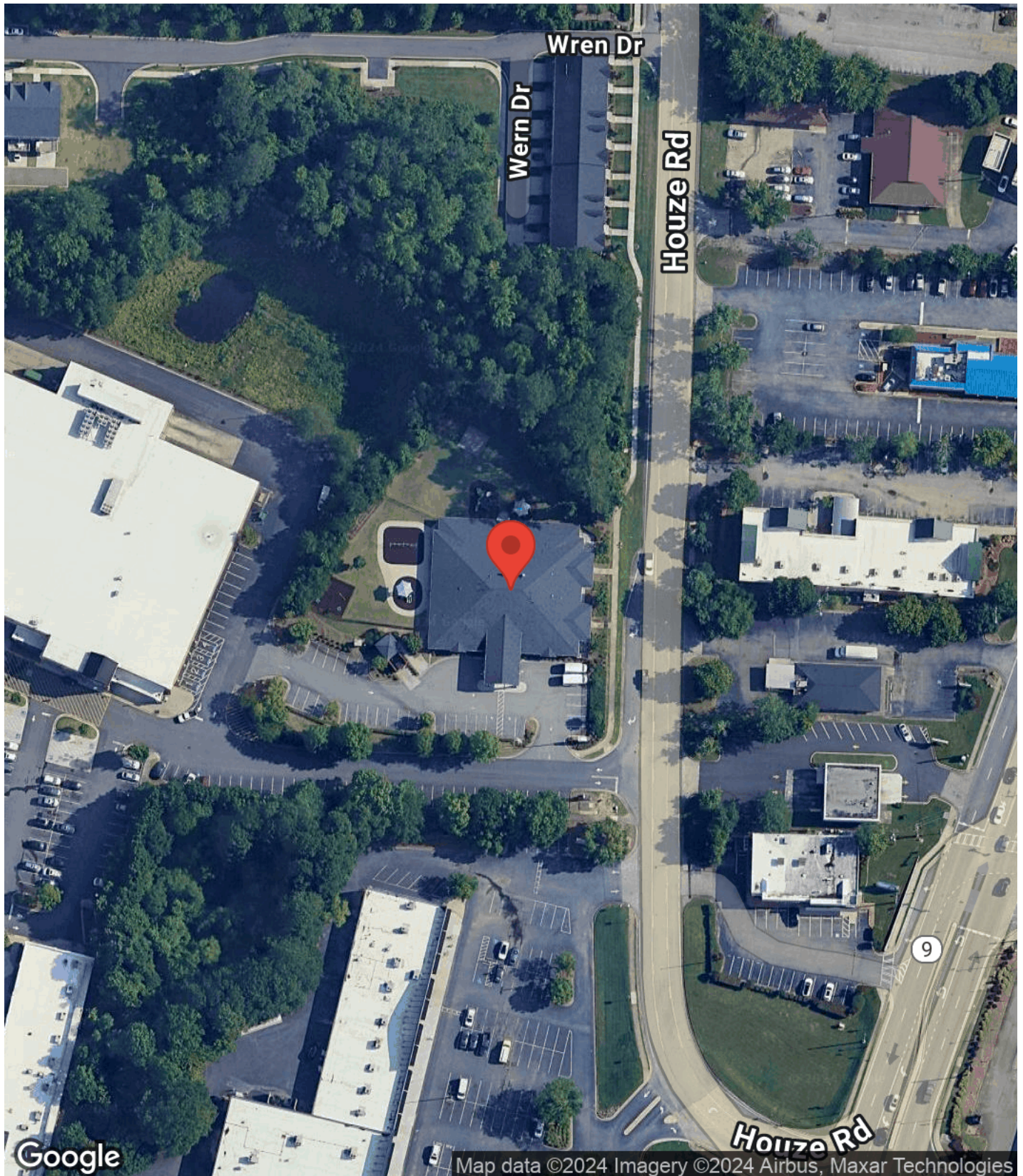
## SCOTT MORCHOWER

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# AERIAL MAP

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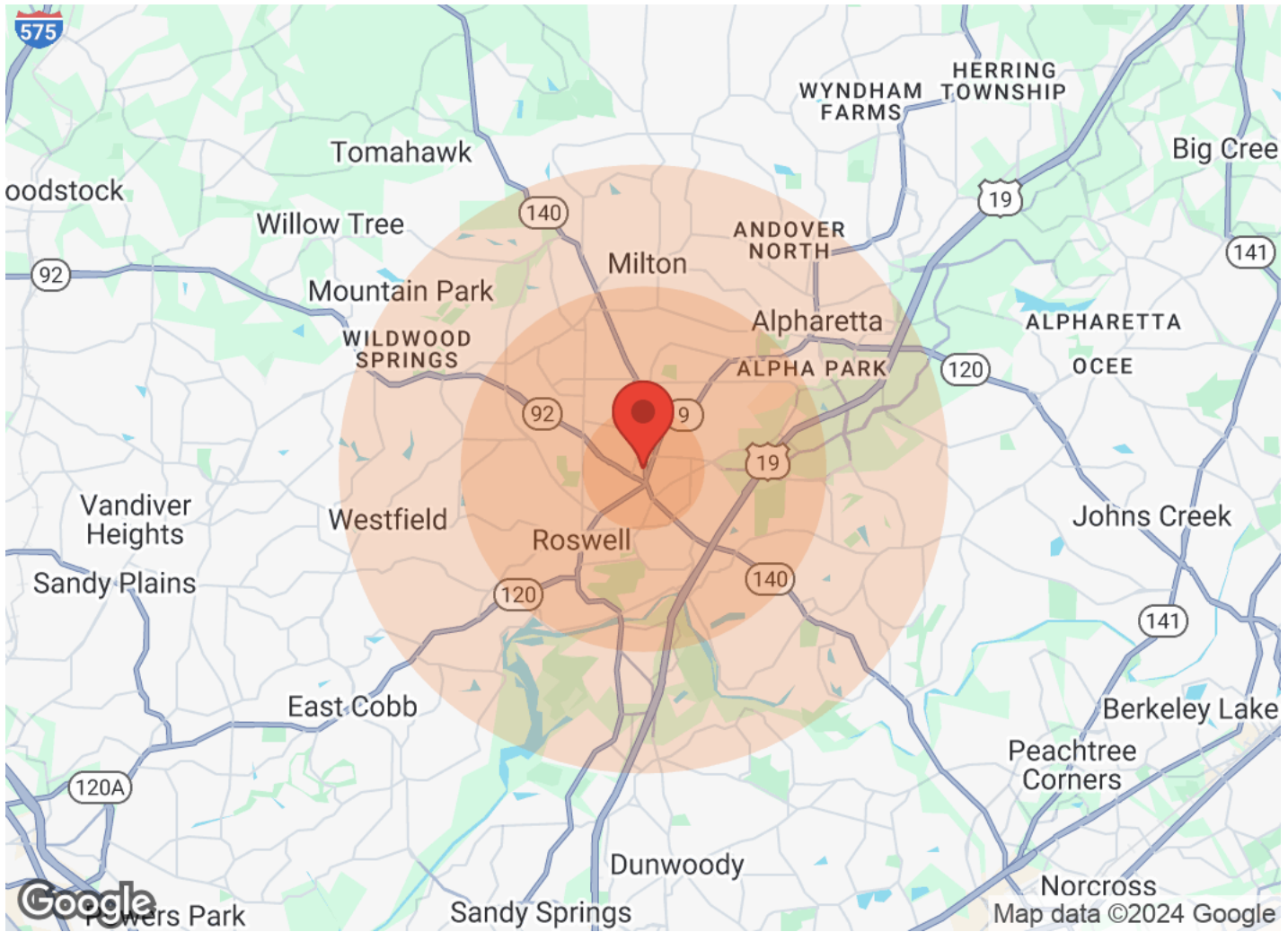
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	4,553	35,892	88,887	Median	\$56,515	\$69,217	\$93,321
Female	4,586	35,913	90,225	< \$15,000	236	2,389	4,787
Total Population	9,139	71,805	179,112	\$15,000-\$24,999	376	1,921	4,380
				\$25,000-\$34,999	348	2,838	5,989
<b>Age</b>				\$35,000-\$49,999	633	4,080	8,352
Ages 0-14	1,814	14,696	35,320	\$50,000-\$74,999	831	5,107	11,661
Ages 15-24	1,120	9,149	24,761	\$75,000-\$99,999	606	3,486	7,927
Ages 25-54	3,777	29,654	71,572	\$100,000-\$149,999	508	4,739	12,005
Ages 55-64	1,051	8,761	23,563	\$150,000-\$199,999	113	2,058	7,250
Ages 65+	1,377	9,545	23,896	> \$200,000	104	1,846	8,264
				<b>Housing</b>			
<b>Race</b>				Total Units	4,233	31,542	76,832
White	6,187	48,733	129,499	Occupied	3,858	28,993	71,841
Black	884	10,906	25,115	Owner Occupied	2,152	16,868	44,955
Am In/AK Nat	20	159	222	Renter Occupied	1,706	12,125	26,886
Hawaiian	N/A	4	10	Vacant	375	2,549	4,991
Hispanic	2,984	18,237	26,655				
Multi-Racial	3,370	18,886	30,390				

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# PROFESSIONAL BIO

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## SCOTT MORCHOWER

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KW Commercial | Atlanta - Perimeter North  
115 Perimeter Center Place, Suite 100  
Atlanta, GA 30346  
O: (770) 310-9575  
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Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.



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