

FOR SALE



Retail Investment Property

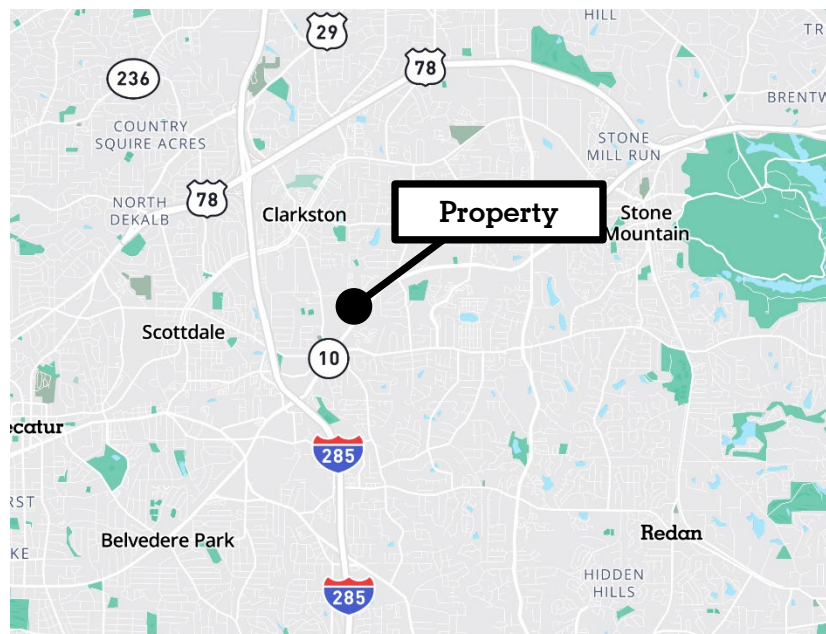
4959 Memorial Dr - Stone Mountain, GA

AVISON
YOUNG



Property Summary

SF GLA:	15,640 SF
Lot size:	1.3 AC
Building Type:	Retail/Strip Center
Year Built:	1975
Zoning:	C1
Parking	35 Surface Spaces
Frontage:	248' on Memorial Dr



For more information, contact:

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Georgia State University

Firestone

MEMORIAL DR



S

Georgia Piedmont
Technical College

Wendy's

Applebee's

PEPBOYS

INTERSTATE
285

Advance
Auto Parts

QT

DUNKIN'
DONUTS

TRUIST

WELLS
FARGO

U-HAUL



STONE MTN.

Stone Mountain Submarket Summary

Stone Mountain Stone Mountain is located in the eastern part of DeKalb County, within the Atlanta metropolitan area. Known for its historical significance and natural beauty, the area covers approximately 16.5 square miles.

Situated near major highways including US 78 and I-285, Stone Mountain offers convenient access to Atlanta's downtown and surrounding regions. The area is also serviced by the MARTA transit system, providing easy commuting options for residents and visitors alike. With a population characterized by a diverse age range and a growing number of educated professionals, Stone Mountain is an attractive location for businesses and residents seeking a balance of suburban tranquility and urban convenience.

Historical and Cultural Hub: Home to the famous Stone Mountain Park, featuring the largest bas-relief sculpture in the world, historic landmarks, and numerous recreational opportunities.

Connectivity: Excellent access to major highways and public transportation, facilitating easy travel to Atlanta and other key areas.

Growing Community: A diverse and vibrant community with a mix of young professionals, families, and long-term residents.

Educational Attainment: A significant portion of the population holds higher education degrees, making it an appealing location for businesses requiring skilled employees.

Natural Beauty and Recreation: Abundant green spaces, parks, and outdoor activities contribute to a high quality of life.

Key Statistics:

Major Redevelopment Projects: Several ongoing projects aimed at enhancing infrastructure and community amenities.

Commute: Average travel-to-work commute time is approximately 30 minutes.

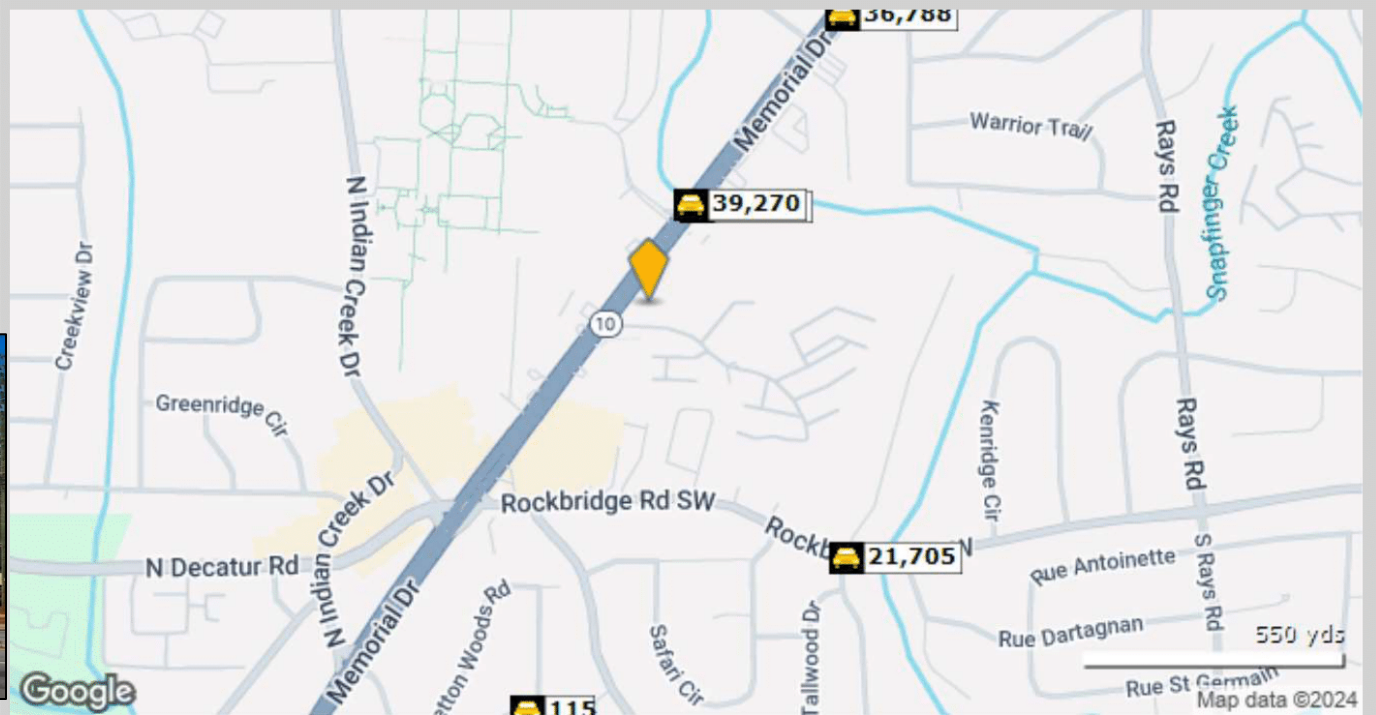
Educational Attainment: A growing percentage of residents hold a bachelor's degree or higher.

Median Age: The median age of residents is 38 years old, reflecting a balanced mix of age groups.

Color Tile Center

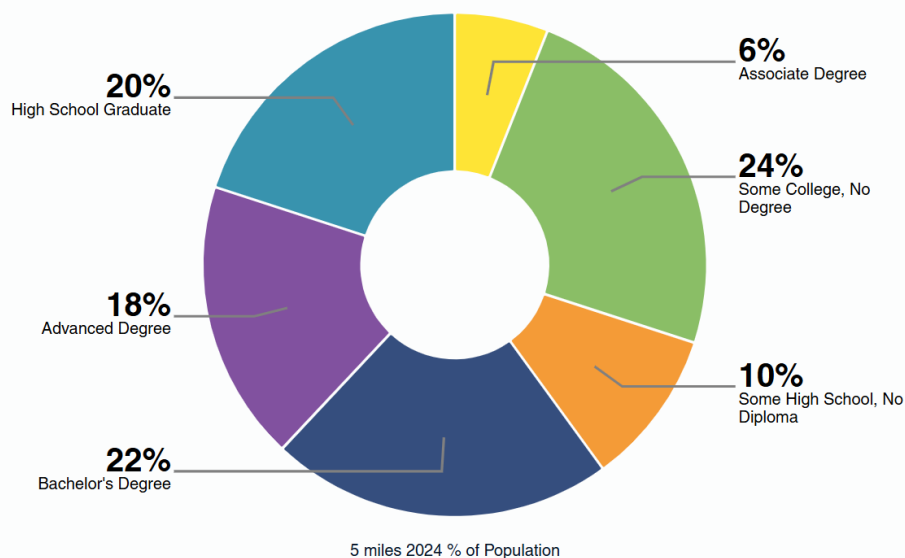
4959 Memorial Dr, Stone Mountain, GA 30083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **15,760 SF**
 Year Built: **1975**
 Total Available: **0 SF**

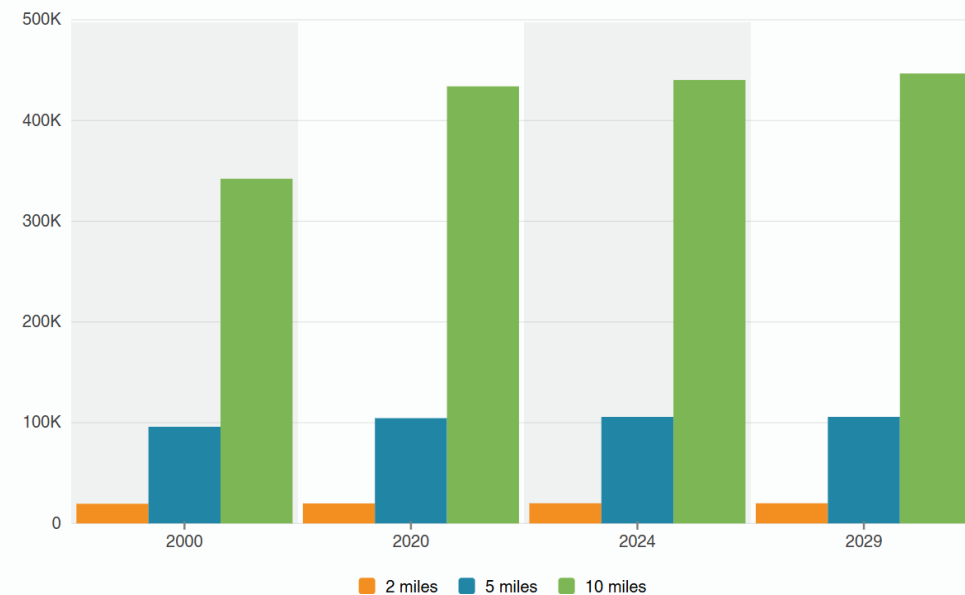


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Memorial Drive	Woodcraft Dr	0.17 S	2022	38,691	MPSI	.14
2	Memorial Drive	Woodcraft Dr	0.17 S	2021	38,852	MPSI	.14
3	Memorial Dr	Woodcraft Dr	0.17 SW	2022	36,226	MPSI	.14
4	Memorial Drive	Woodcraft Dr	0.17 S	2020	39,270	MPSI	.14
5	Rockbridge Rd	Susan Creek Dr	0.00 SE	2017	21,320	MPSI	.39
6	Rockbridge Rd	S Susan Creek Dr	0.00 SE	2022	21,705	MPSI	.39
7	Memorial Dr	Memorial College Ave	0.05 SW	2018	35,816	MPSI	.43
8	Memorial Dr	Memorial College Ave	0.05 SW	2022	36,788	MPSI	.43
9	Balfour Drive	Hammett Dr	0.02 E	2020	114	MPSI	.51
10	Balfour Dr	Hammett Dr	0.02 E	2022	115	MPSI	.51

Educational Attainment

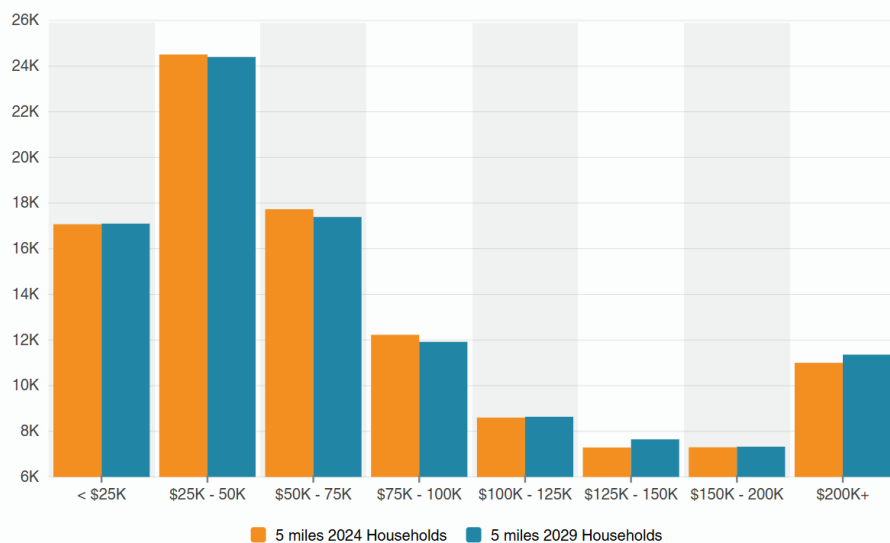


Households

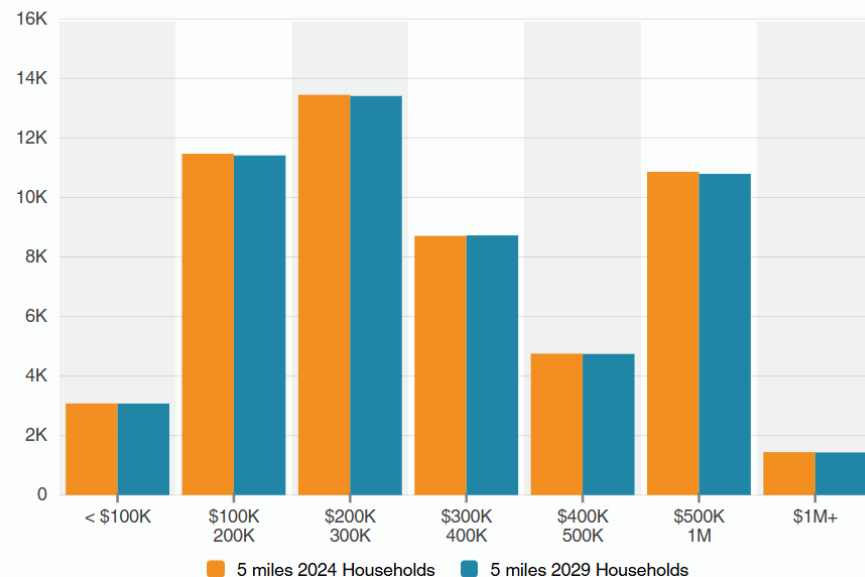


Household Income

Currency: USD (\$)



Home Values



Proforma P&L

Total Square Feet 15,640

Income

Potential Rental Income \$ 218,240.00
Less Vacancy (5%) \$ (10,912.00)
Gross Operating Income \$ 207,328.00

Operating Expenses

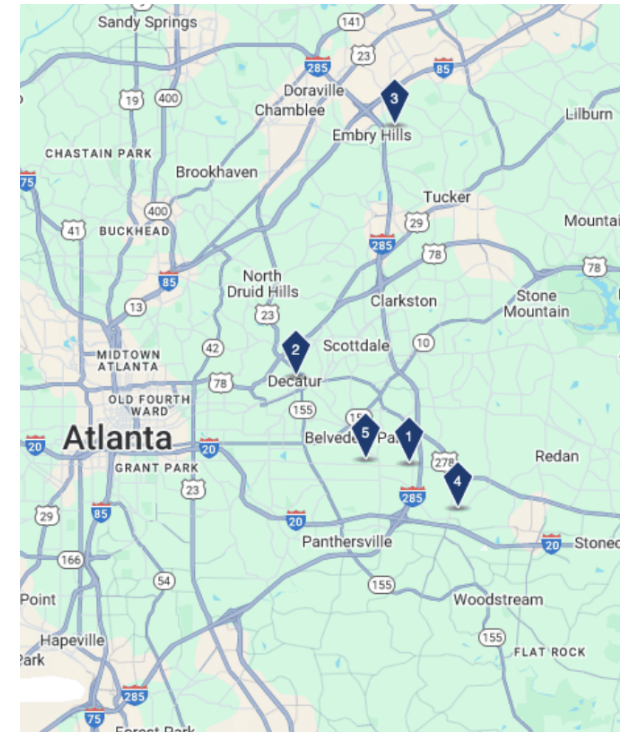
Bank Service Fees \$ 504.00
Cleaning \$ 4,550.00
Utilities \$ 10,977.12
Insurance \$ 13,830.32
Legal & Accounting \$ 2,869.68
Misc. Expenses \$ 16.99
Repairs & Maintenance \$ 7,872.05
Management Fees \$ 16,586.24
Commissions \$ 1,400.00
Taxes - Real Estate \$ 39,482.58
Security Sysem \$ 16,334.45
Total Expenses \$ 114,423.43

Net Operating Income \$ 92,904.57

Current Rent Roll

TENANT	SUITE	SF	COMM. DATE	EXPIRE DATE	ANNUAL RENT PSF	MONTHLY RENT
YG's Beauty Salon	A-1	1,600	Oct-24	Nov-27	\$10.50	\$1,400
New Look Cutz, LLC	A-2	1,520	May-15	Month-to-month	\$11.05	\$1,400
VACANT	A-3					
Memorial Food Mart	A-4	1,672	Nov-15	month-to-month	\$7.50	\$2,400
	A-5	2,168				
		3,840				
VACANT	A-6	2,000				
Abokarma,LLC	A-7	2,020	Mar-23	May-26	\$9.50	\$1,600
Fred Loya Insurance Agency	A-8	1,840	Sep-13	Aug-26	\$12.29	\$1,884
Addis Mengesha	A-9	1,140	Sep-11	month-to-month	\$12.16	\$1,155
Total Square Footage:		15,640				

Property Address	Sale Price	Size (SF)	Price/SF	Property Name	Sale Date	Hold Period	Land Area AC
4421 Glenwood Rd	\$1,950,000	11,736	\$166.16	Austin Plaza	7/26/2024	55 Months	1.45
545 N McDonough St	\$2,800,000	12,754	\$219.54	The Trust Building	1/12/2024	116 Months	0.15
3662 Chamblee Tucker Rd	\$1,880,000	11,761	\$159.85	Henderson Mill	12/22/2023	62 Months	1.00
2532 S Hairston Rd	\$803,400	13,000	\$61.80	Hairston Center	11/14/2023	90 Months	6.08
3856 Glenwood Rd (Part of a 2 Property Sale)	\$1,500,000	10,000	\$150.00	Multi-Property Sale	8/16/2023	20+ Years	0.03



Avg. Cap Rate

6.5%

Avg. Sale Price/SF

\$156/SF

Avg. Building Size

11,523 SF

Get more information

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