



# FOR SALE 17,070 SF / 3 AC USED CAR DEALERSHIP & BUSINESS

6276 MEMORIAL DRIVE  
STONE MOUNTAIN, GA 30083

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# Property Details & Highlights

Property Address:	6276 Memorial Drive Stone Mountain, GA 30083
Sale Price:	\$3,400,000
Lot Size:	3.09 AC
Building Size:	17,070 SF
Zoning:	C1
Tax iD:	18-091-01-036
Year Built:	1989

## PROPERTY OVERVIEW

For sale is the real estate and separately the business of a successful used auto 'buy here pay here' operation. The 17,070 SF auto dealership on 3 acres was originally built in 1989 and currently serves as a successful 15+ year owner-occupied used car business located in the 9,570 SF+- showroom and front sales lot.

Additionally, there is a tenant generating rental income: 7,500 SF is leased to a long-term tenant performing tractor trailer truck fleet servicing plus trailer parking. The lease is short term, offering flexibility for both an owner-occupant or investor.

## LOCATION OVERVIEW

Memorial Drive is a divided four lane highway connecting Atlanta with east Dekalb County. With over 300 feet of frontage and prominent signage, the property is highly visible with a 27,000+ daily traffic count. The property is 2 minutes from Stone Mountain Highway and 10 minutes from I-285.



## SALE HIGHLIGHTS

- For Sale used auto dealership 17,070 SF / 3.09 AC / 250+ parking
- Used auto dealership at location for 15+ years - business available for sale
- Vehicle showroom / 8 offices / 2 vehicle service areas
- Additional tenant leased vehicle service area for truck repair/truck parking
- 360' frontage / 27,000+ traffic count / C-1 zoning
- 2 minutes from Stone Mountain Hwy / 10 minutes from I-285



# Additional Photos



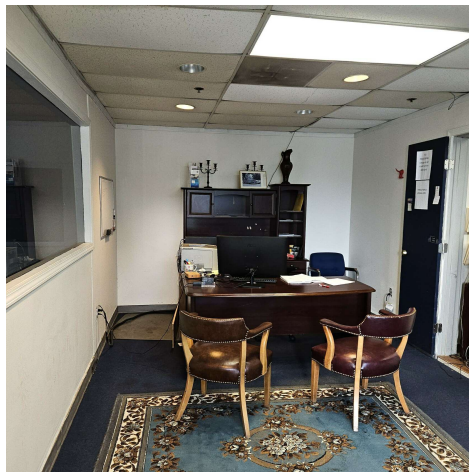
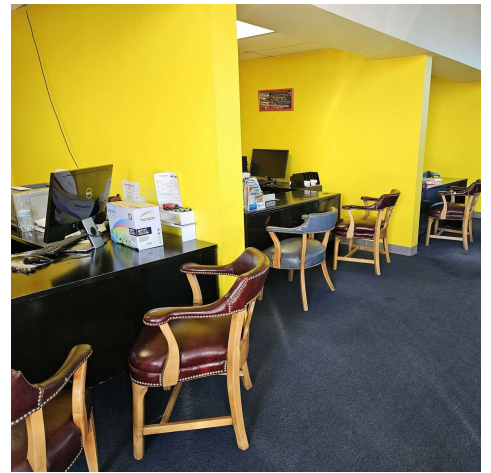


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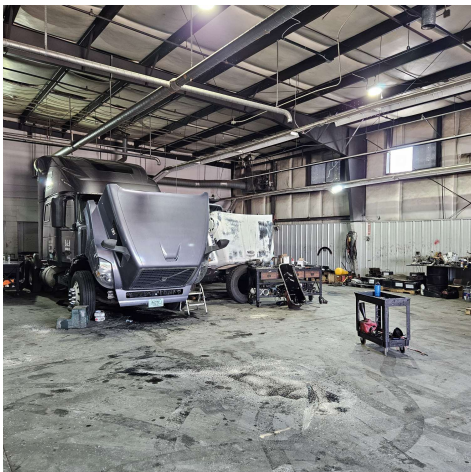
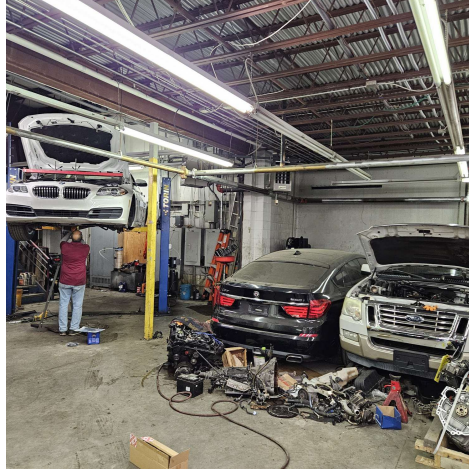
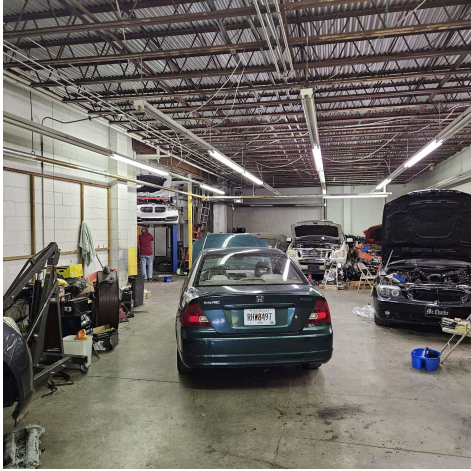


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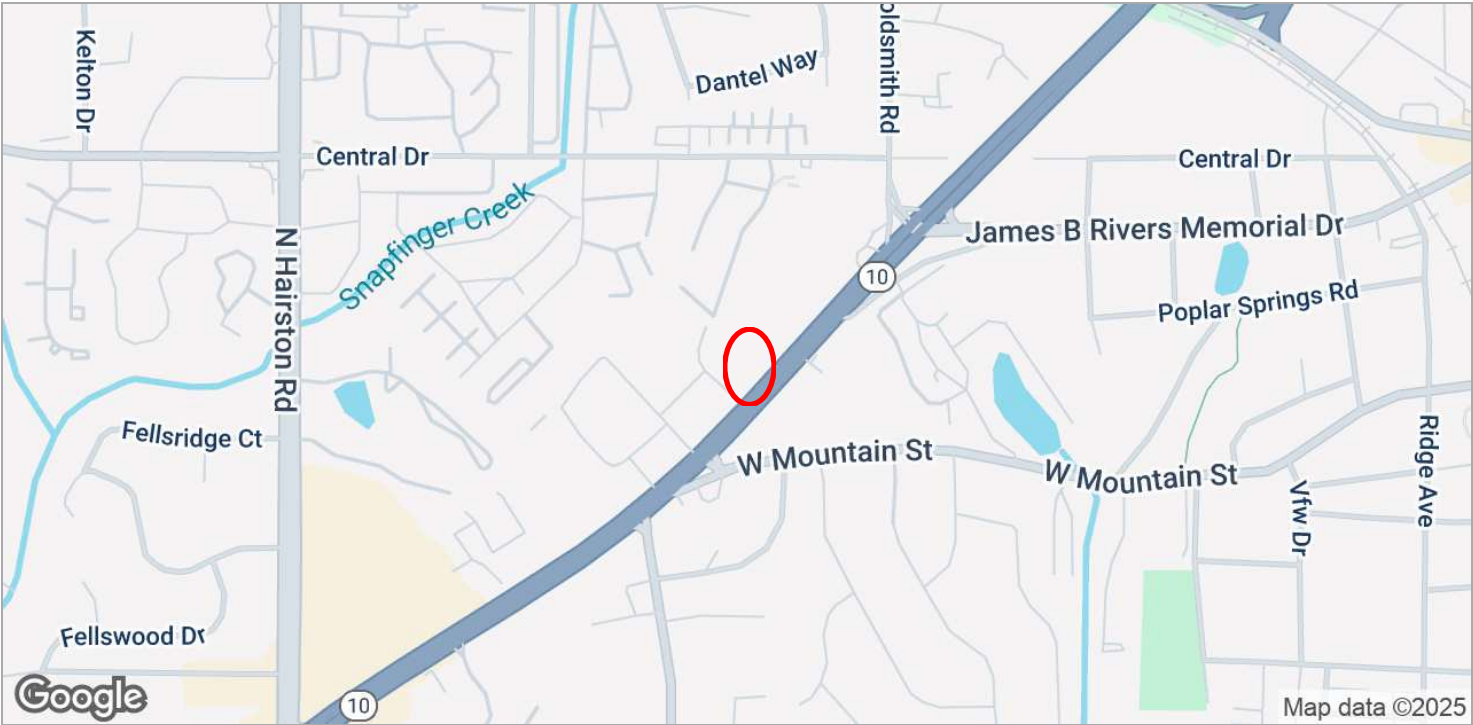
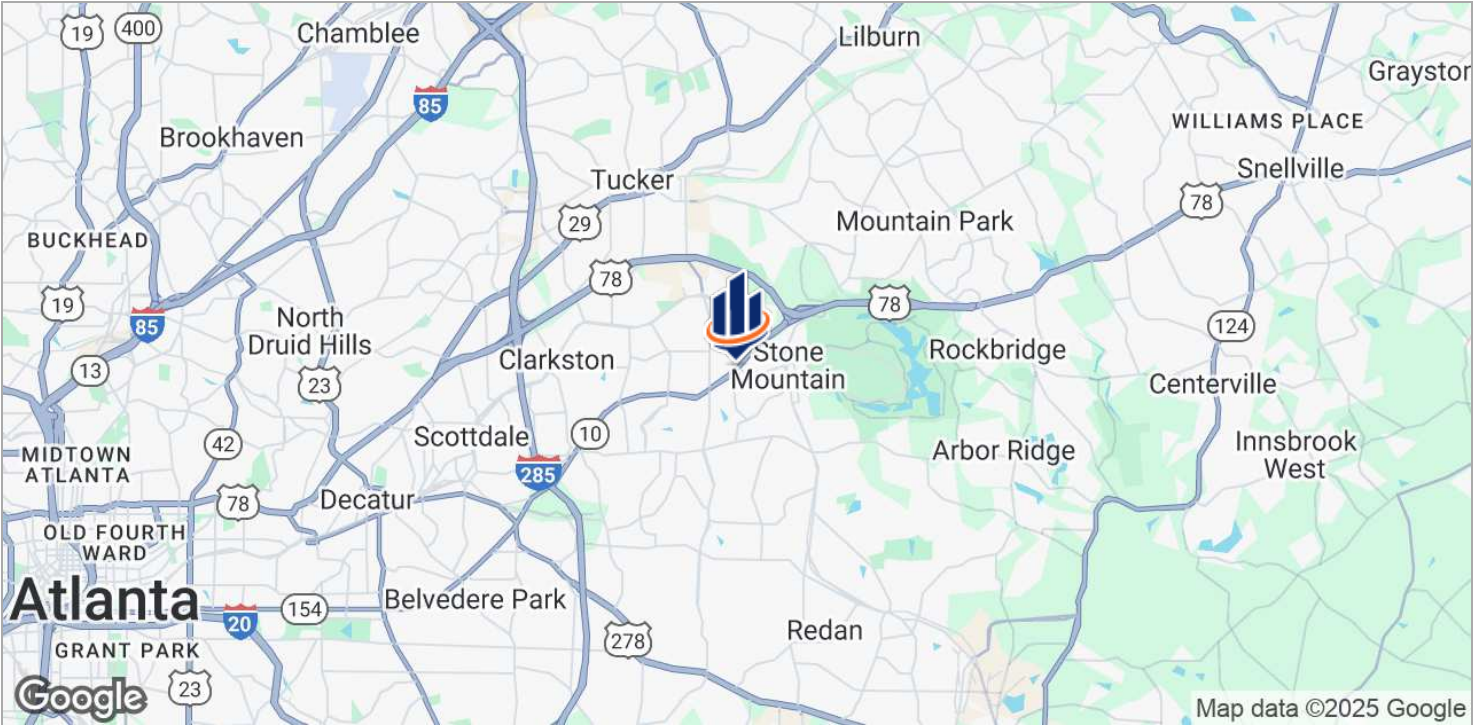


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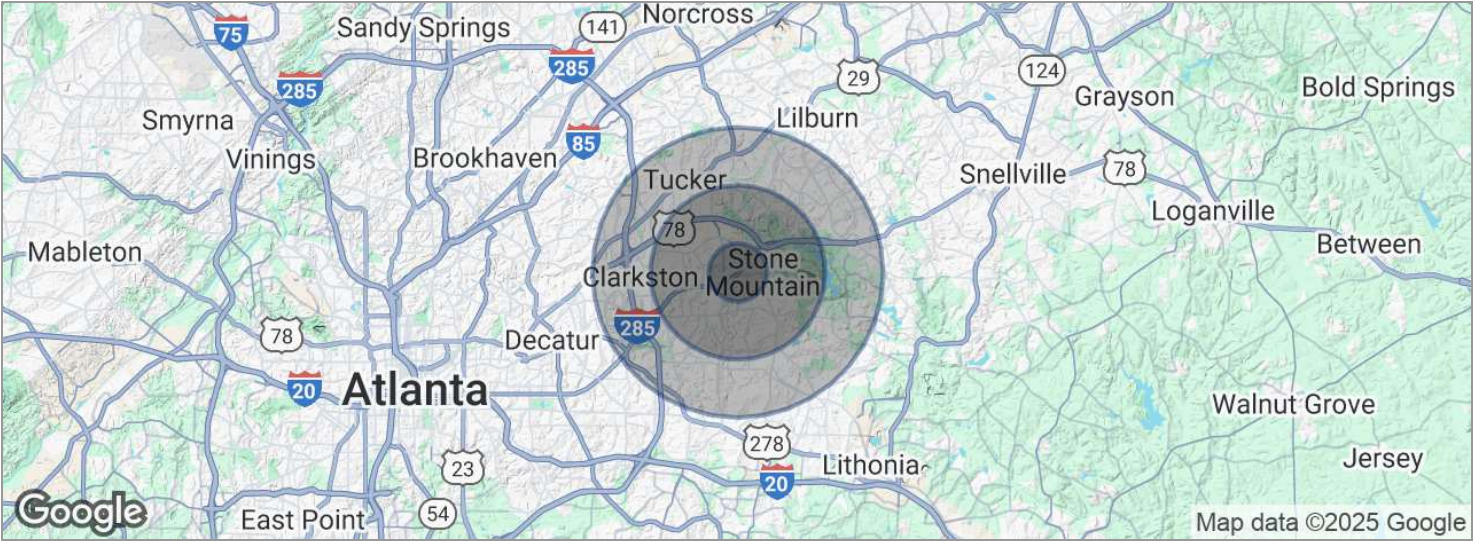




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,934	73,574	205,152
Median age	29.9	33.7	34.8
Median age [Male]	28.9	32.6	33.3
Median age [Female]	30.4	34.6	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,608	27,343	75,096
# of persons per HH	2.6	2.7	2.7
Average HH income	\$45,258	\$58,830	\$61,097
Average house value	\$157,019	\$189,360	\$198,044

\* Demographic data derived from 2020 ACS - US Census



# Advisor Contact

## MATT LEVIN, CCIM



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## PROFESSIONAL BACKGROUND

Matt, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."