



# COMMERCE CROSSING

143 – 271 South Elm Street  
Commerce, GA 30529  
Offering Memorandum



143-271 S Elm Street  
Commerce, GA 30529  
OFFERING MEMORANDUM

3 PROPERTY SUMMARY

Overview

Investment Summary

Property Summary

10 DEMOGRAPHICS

Area Demographics

Population Growth

5 FINANCIALS

Rent Roll

Pro-forma

7 Floor Plans & Site Plan

13 Confidentiality

Exclusively Presented By

TIMOTHY CHUNG

Broker

Mobile: 404-218-1548

timothy70.duri@gmail.com

License #: 384380

**DURI PROPERTIES, LLC**

3883 Rogers Bridge Rd, Suite 704

Duluth, GA 30097

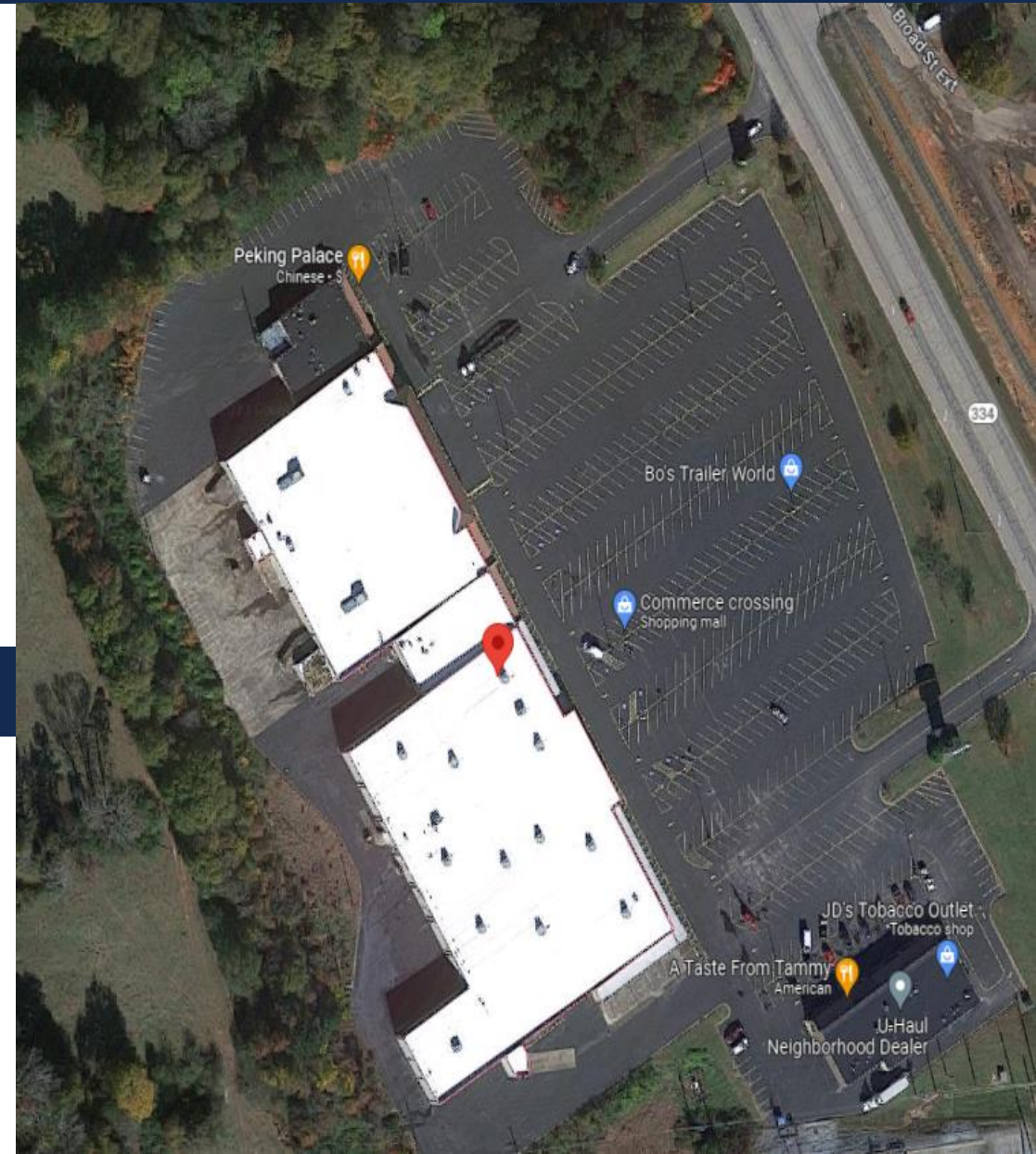
Office: 404-218-1548

KEVIN AHN

Mobile: 770-561-5105

kevin.duri@gmail.com

License #: 337644



# INVESTMENT SUMMARY

Commerce Crossing provides an investor a consistent cash flow stream by offering a stabilized tenant base with several long term tenants. Additionally, an investor can generate income growth by marking lower-rent tenants to market rates, which will significantly increase the property's operating income. Commerce Crossing's premier location, new-roof, and rental upside provide an ideal investment opportunity in a growing Commerce location.



# PROPERTY SUMMARY

Offering Price	\$6,400,000	
Building 1: Sqft	98,910	Built: 1987
Building 2: Sqft	8000	Built: 1990
Total Size: Sqft	106,910	
Lot Size (acres)	13.361	
Parcel ID	022 031B	
Zoning Type	C2	
County	Jackson	







## INVESTMENT HIGHLIGHTS

- Major intersection with excellent visibility
- **New** roof and HVAC on Building 1
- Formerly lease by Walmart and Ingles.
- Ample parking available for shoppers and employees.
- Couple miles from the SK Battery plant and Southeast Toyota Distributors



# RENT ROLL

UNIT #	TENANT Name	SQFT	Monthly Rent	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
145	JD Tobacco Outlet	3000	\$2,500	\$30,000	\$10	7/1/23	6/30/33
153	Vape Hut	1500	\$1,500	\$18,000	\$12	7/1/23	6/30/33
159,165,171	Vacant	3500					
185	Vacant	36978					
200	Dollar Store	19000	<b>In Progress</b>				
217	Clothing Store	5000	\$4,200	\$50,400	\$10	3/14/24	3/14/26
241	Fine Fabric	33232	\$25,000	\$300,000			
265	Staff Agency	3200	<b>In Progress</b>				
271	Peking Palace	1500	\$1750	\$21,000	\$14		Renewing
<b>Total</b>		<b>106910</b>	<b>\$34,950</b>	<b>\$419,400</b>			

### Current Return

Pricing \$6,400,000

Rent Income \$419,400

Expense (Insurance, Tax) \$46,888.35

NOI \$372,511.65

CAP 6.04%

### Pro Forma Return (Leveraged Return)

Pricing \$6,400,000

Rent Income \$1,046,180  
(assuming \$10/SF for all vacant space)

Expense (Insurance, Tax) \$46,888.35

NOI \$1,013,139.65

**Projected CAP 15.83%**

### Current Tax/Insurance

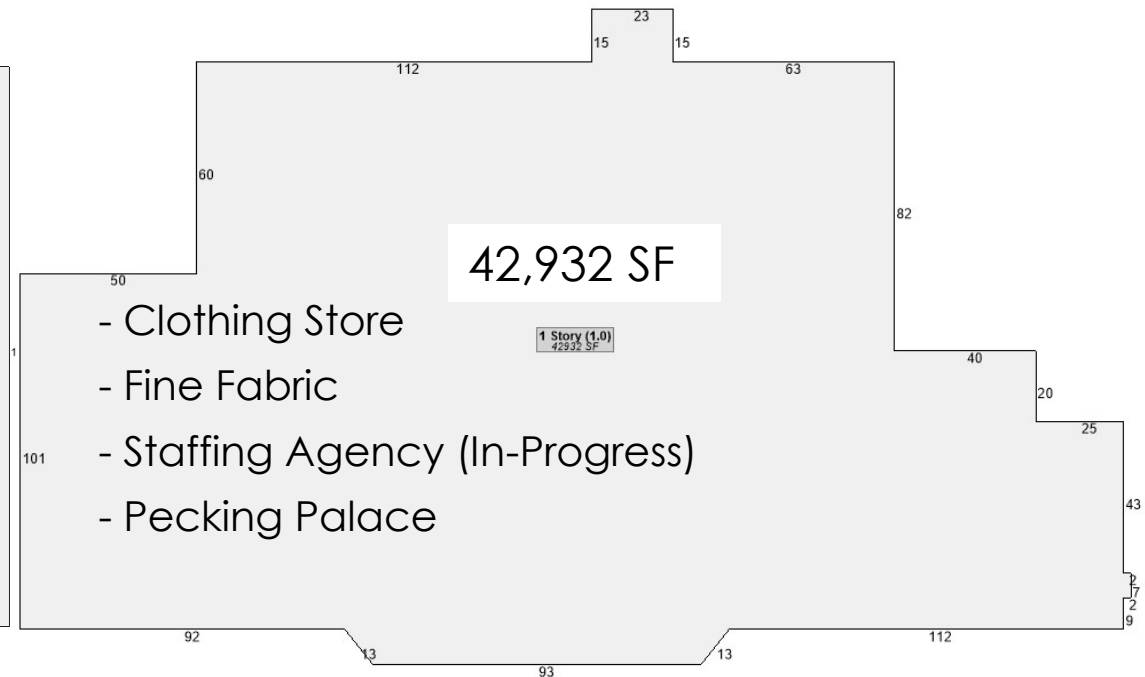
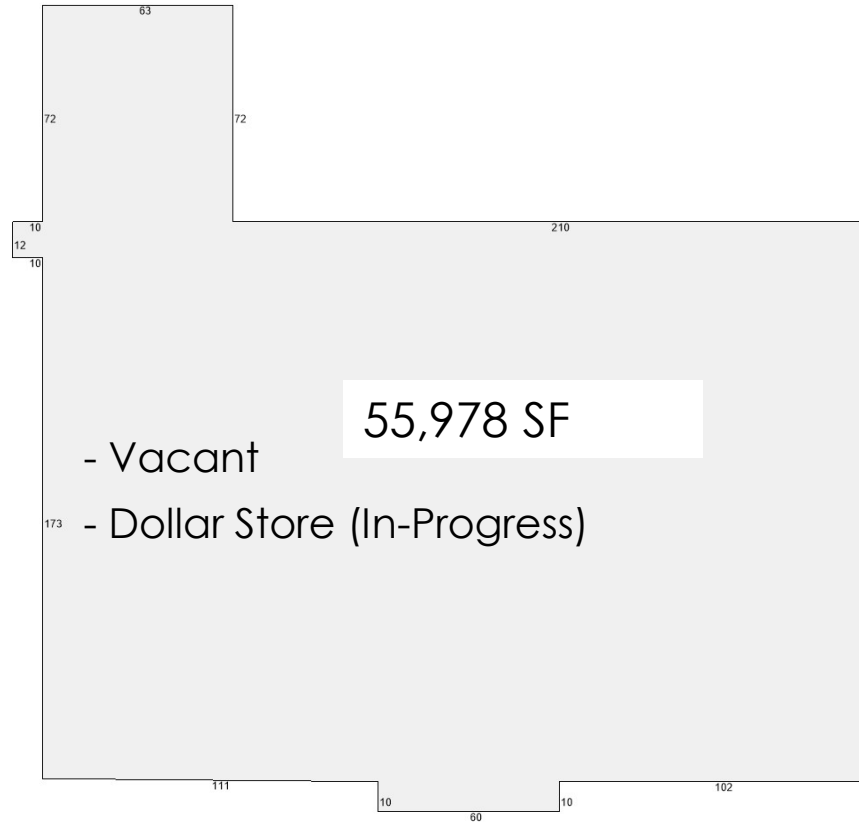
Tax (2023) \$15,040.35

Insurance \$31,848

Utilities Paid by Tenant  
(Electricity/Water)

Expense Total \$46,888.35

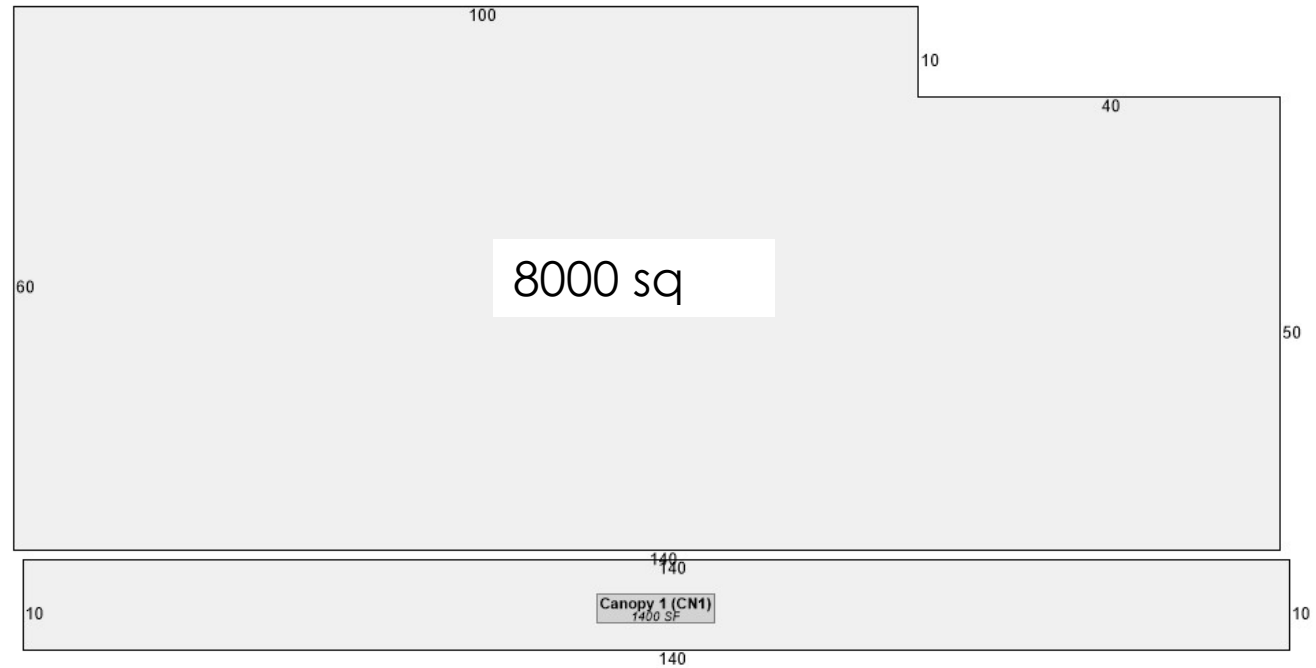
# Floor Plans Bldg I



# Floor Plan BLDG 2



- 8000 SQFT
- 5 divisible suites
  - JD Tobacco
  - Vape Hut
  - Vacant (3 Units)

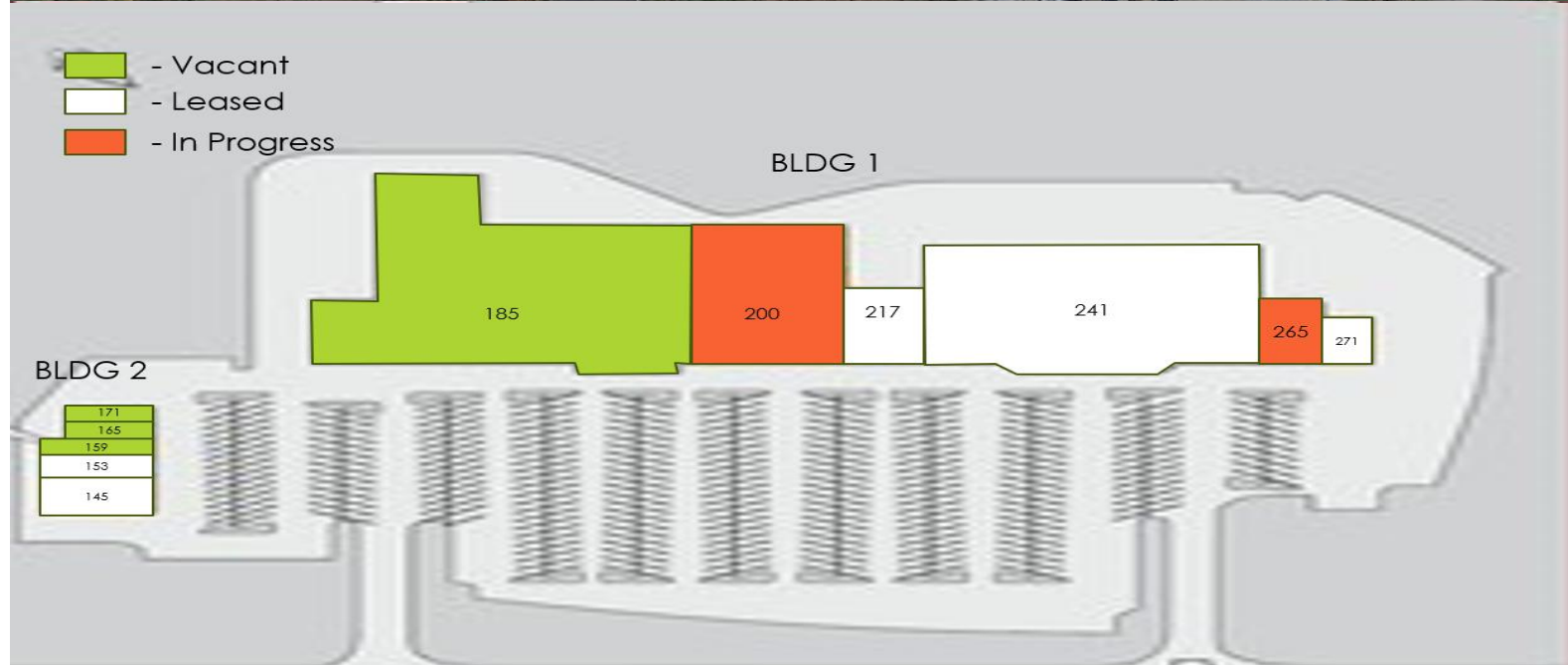
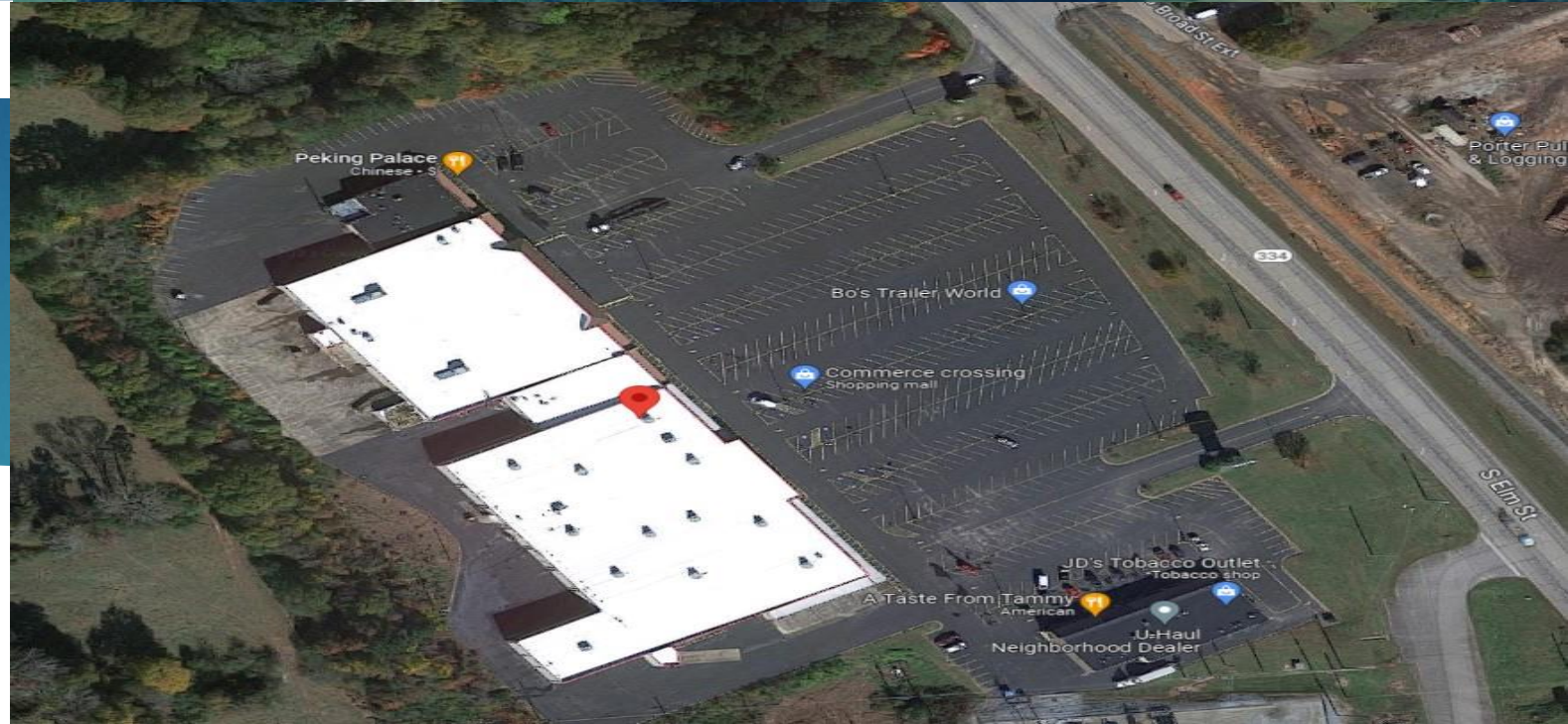




# Site Plan

## TENANT ROSTER

UNIT	Tenant	SQFT
145	JD Tobacco Outlet	3,000
153	Vape Hut	1,500
159,165,171	<b>Vacant</b>	3,500
185	<b>Vacant</b>	36,978
200	<b>Dollar Store (In Progress)</b>	19,000
217	Clothing Store	5,000
241	Fine Fabric	33,232
265	<b>Staffing Agency (In Progress)</b>	3,200
271	Pecking Palace	1,500



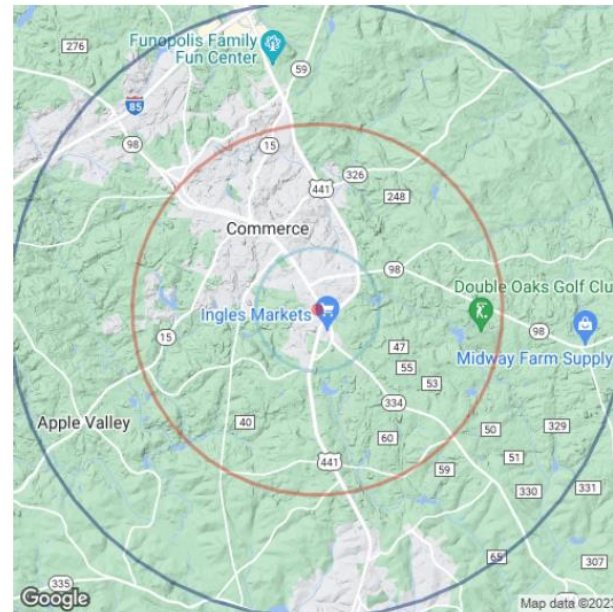
South Elm Street

# Demographics

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,101	6,516	11,814
2010 Population	1,301	7,688	14,790
2023 Population	1,426	9,109	17,083
2028 Population	1,446	9,372	17,586
2023-2028 Growth Rate	0.28 %	0.57 %	0.58 %
2023 Daytime Population	1,441	8,858	17,330

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	51	406	773
\$15000-24999	80	389	624
\$25000-34999	48	281	481
\$35000-49999	52	350	685
\$50000-74999	115	792	1,368
\$75000-99999	67	454	862
\$100000-149999	87	542	1,032
\$150000-199999	21	134	326
\$200000 or greater	5	41	132
Median HH Income	\$ 54,941	\$ 56,118	\$ 58,062
Average HH Income	\$ 67,816	\$ 69,051	\$ 73,970



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	426	2,578	4,441
2010 Total Households	471	2,909	5,395
2023 Total Households	526	3,390	6,284
2028 Total Households	528	3,455	6,418
2023 Average Household Size	2.71	2.67	2.68
2023 Owner Occupied Housing	364	2,332	4,484
2028 Owner Occupied Housing	370	2,429	4,677
2023 Renter Occupied Housing	162	1,058	1,800
2028 Renter Occupied Housing	157	1,026	1,741
2023 Vacant Housing	37	191	309
2023 Total Housing	563	3,581	6,593

# Traffic/Consumer Spending

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Elm St	Allen Rd SE	7,359	2022	0.10 mi
South Elm Street	Allen Rd SE	7,640	2020	0.10 mi
South Broad Street	Harris St NW	353	2020	0.33 mi
S Broad St Exn	Harris St NW	3,026	2022	0.33 mi
S Broad St	Harris St NW	220	2017	0.34 mi
Allen Rd	Veterans Memorial Pkwy NW	3,732	2022	0.35 mi
Allen Road	Veterans Memorial Pkwy NW	3,770	2020	0.35 mi
S Elm St	Madison St SE	11,011	2022	0.55 mi
South Broad Street	Madison St SE	11,479	2022	0.55 mi
Ila Rd	Madison St E	4,115	2022	0.58 mi

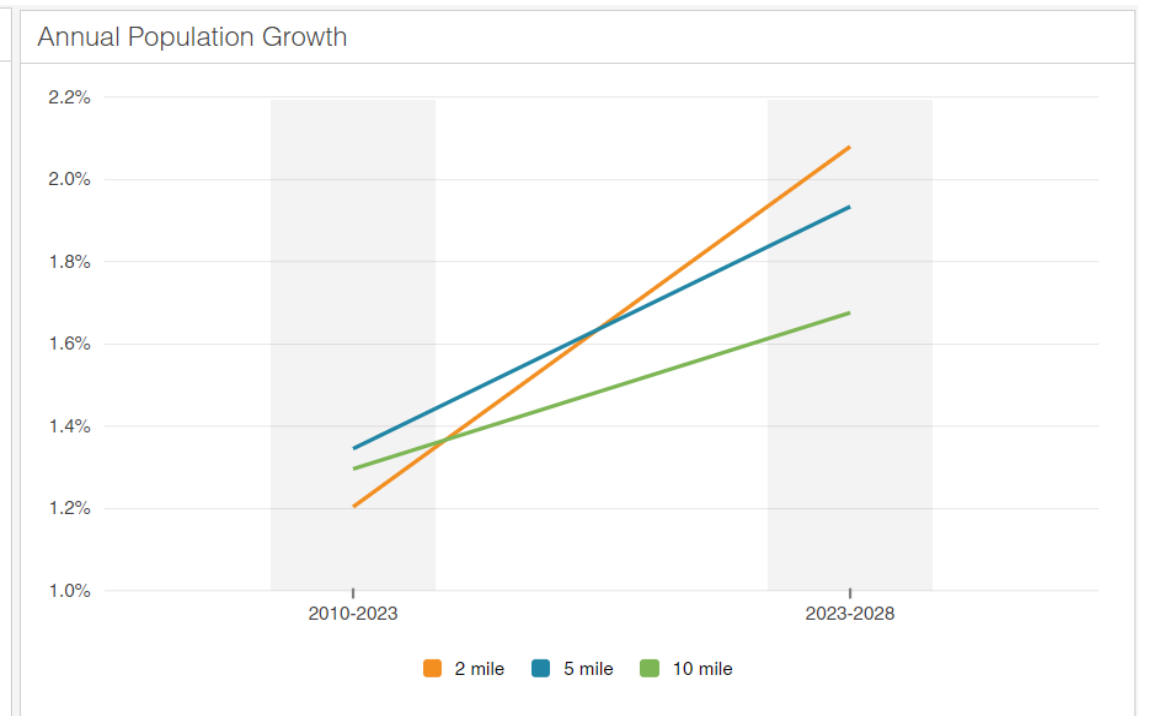
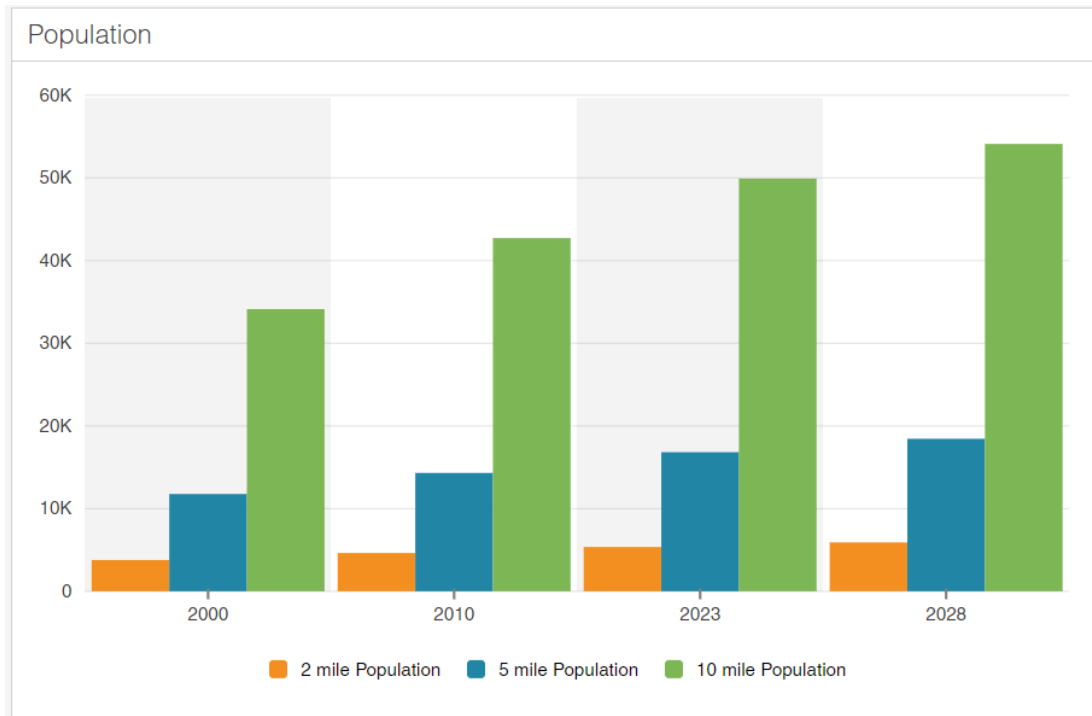
## Consumer Spending Details

2023 2028

Radius	2 mile			5 mile			10 mile		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$2,947,680	\$1,455	\$550	\$9,399,634	\$1,536	\$559	\$28,437,394	\$1,592	\$570
Entertainment, Hobbies & P...	\$8,773,640	\$4,331	\$1,638	\$28,253,681	\$4,617	\$1,679	\$86,965,384	\$4,868	\$1,742
Food & Alcohol	\$14,857,724	\$7,334	\$2,774	\$47,272,500	\$7,724	\$2,810	\$142,684,762	\$7,987	\$2,858
Household	\$7,935,728	\$3,917	\$1,481	\$26,084,658	\$4,262	\$1,551	\$81,954,603	\$4,588	\$1,642
Transportation & Maintenance	\$15,277,521	\$7,541	\$2,852	\$48,478,398	\$7,921	\$2,882	\$154,510,492	\$8,649	\$3,095
Health Care	\$2,876,065	\$1,420	\$537	\$9,109,013	\$1,488	\$541	\$28,125,582	\$1,574	\$563
Education & Daycare	\$2,225,875	\$1,099	\$416	\$7,854,063	\$1,283	\$467	\$25,824,814	\$1,446	\$517
<b>Total Specified Consumer S...</b>	<b>\$54,894,233</b>	<b>\$27,095</b>	<b>\$10,247</b>	<b>\$176,451,947</b>	<b>\$28,832</b>	<b>\$10,489</b>	<b>\$548,503,031</b>	<b>\$30,704</b>	<b>\$10,988</b>



# Population & Growth



# Confidentiality

## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DURİ PROPERTIES, LLC and it should not be made available to any other person or entity without the written consent of DURİ PROPERTIES, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DURİ PROPERTIES, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DURİ PROPERTIES, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DURİ PROPERTIES, LLC has not verified, and will not verify, any of the information contained herein, nor has DURİ PROPERTIES, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE DURİ PROPERTIES, LLC ADVISOR FOR MORE DETAILS.

### **TIMOTHY CHUNG**

Broker

Mobile: 404-218-1548

timothy70.duri@gmail.com

License #: 384380

### **KEVIN AHN**

Mobile: 770-561-5105

Kevin.duri@gmail.com

License #: 337644

### **DURİ PROPERTIES, LLC**

3883 Rogers Bridge Rd, Suite 704

Duluth, GA 30097

Office: 404-218-1548