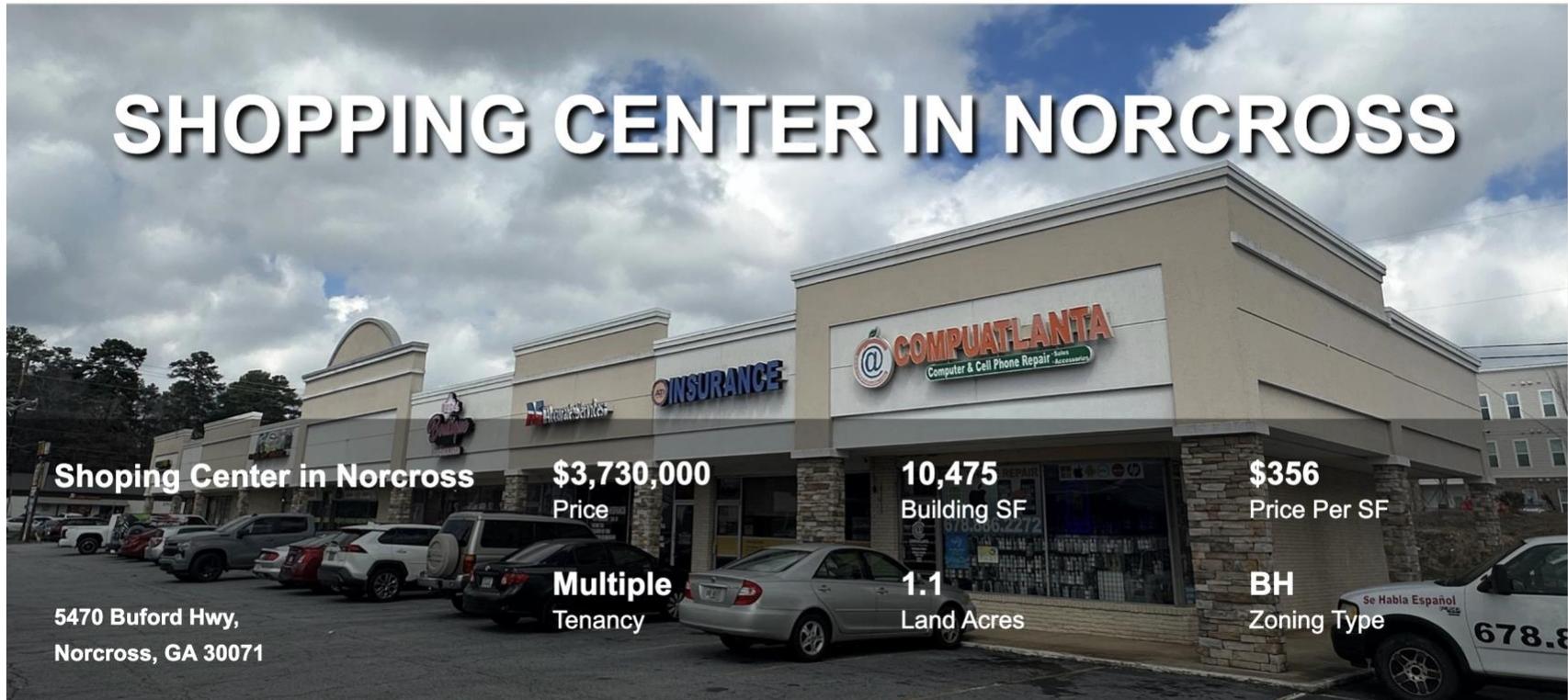


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PeterShin INC.

[↓ Brochure](#)

SHOPPING CENTER IN NORCROSS



Shoping Center in Norcross

\$3,730,000
Price

10,475
Building SF

\$356
Price Per SF

5470 Buford Hwy,
Norcross, GA 30071

Multiple
Tenancy

1.1
Land Acres

BH
Zoning Type

OFFERING SUMMARY

ADDRESS	5470 Buford Hwy Norcross GA 30071
COUNTY	Gwinnett
BUILDING SF	10,475 SF
LAND ACRES	1.1
YEAR RENOVATED	2016

FINANCIAL SUMMARY

PRICE	\$3,730,000
PRICE PSF	\$356.09
NOI (Pro Forma)	\$225,487
CAP RATE (PRO FORMA)	6.05%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,313	82,282	262,220
2026 Median HH Income	\$83,593	\$71,902	\$70,218
2026 Average HH Income	\$110,148	\$101,451	\$103,086

Alternative to a Gas Station

- A simpler, lower-risk alternative to buying a gas station .
Opportunity to have your own convenience store (no gas pumps).



- Prime location at the corner of Buford Hwy and Beaver Run corner. Investment and Owner operating business opportunity. We sell it with two vacant units to the buyer so you can operate your own business.

Tenants include a convenience store, dress shop, car stereo shop, insurance office, cell phone store, personal service business, plus one billboard. Easy maintenance. Seller gave termination notice to the convenience store(Suite #2) so the new buyer can operate its own store. Of course tenant wants to stay.

All tenants have been in place for a long time.

Tenants are paying approximately 30% below market rent.

- The front stucco and stone façade were renovated in 2016. The roof was replaced in 2016. Multi-ethnic area. Four apartment complexes are nearby.

Plentiful parking (approximately 62 spaces — about 9 spaces per tenant), three points of ingress and egress, newly renovated façade.

There is a billboard in the property.

- Space 1 – 2,275 SF: Vacant for owner occupancy. The seller intentionally left this space vacant to allow for an owner-user, which may enhance the property's value.

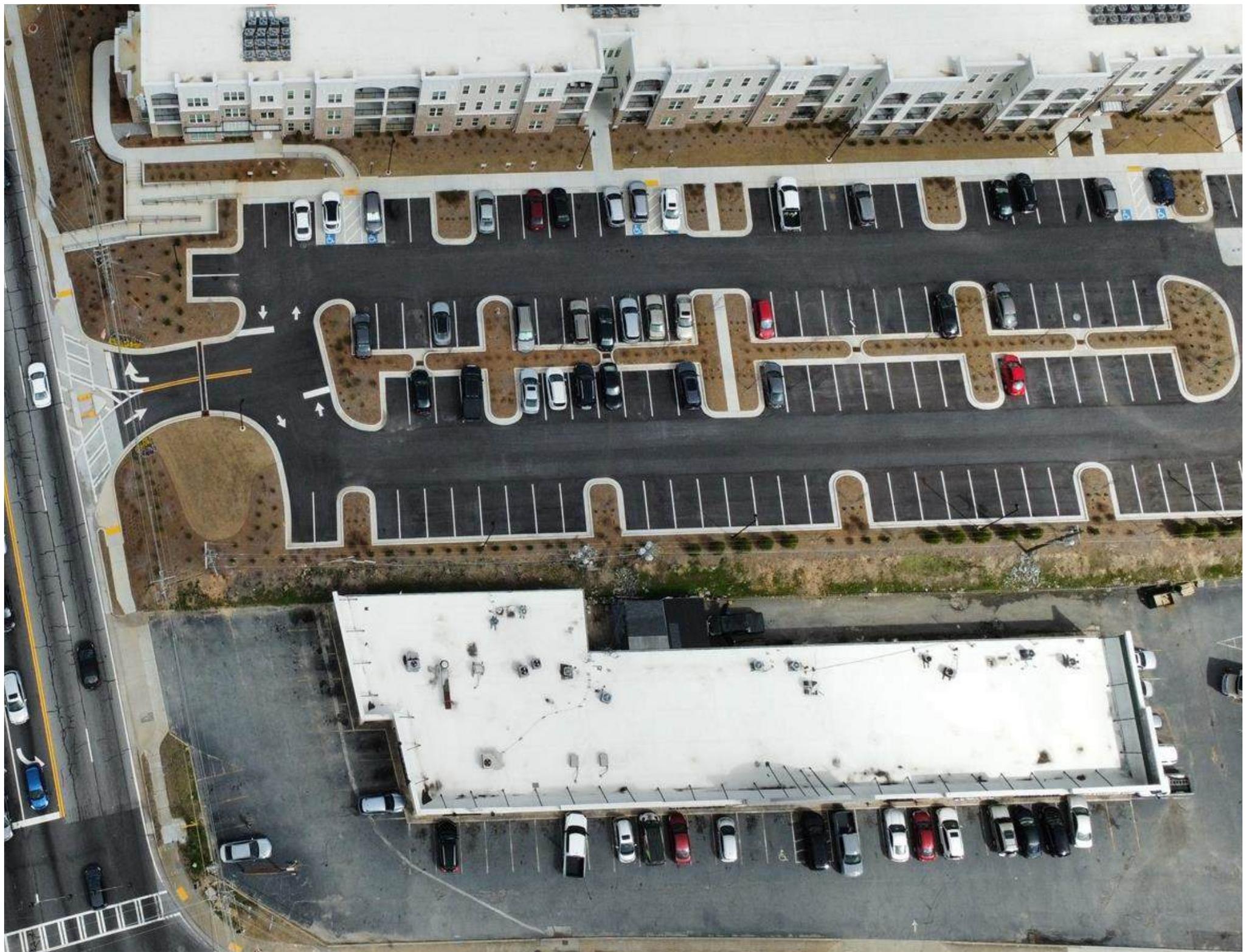
Space 2 – 1,890 SF: Convenience store with COAM. Seller has sent a termination notice to the tenant; however, the tenant wants to stay.

Space 3 – 2,400 SF: Car stereo sales business. The business has operated at this location for over 20 years. The current tenant purchased the business in 2023. The lease is up for renewal before June 2026, and the tenant is willing to renew.

Space 4 – 1,600 SF: Dress shop, in place since 2016.

Space 5 – 800 SF: Cell phone store, in place since 2016.

Billboard: Renewal pending at a higher rental rate. The billboard currently pays \$150 per month; Seller is contacting the billboard company to renew the Billboard lease renewal. Its time for the billboard to renew the lease. Negotiation pending.



PROPERTY FEATURES

NUMBER OF TENANTS	7
BUILDING SF	10,475
LAND ACRES	1.1
YEAR RENOVATED	1998
# OF PARCELS	1
ZONING TYPE	BH
NUMBER OF PARKING SPACES	Approx 62
STREET FRONTAGE	Approx 380 Feet

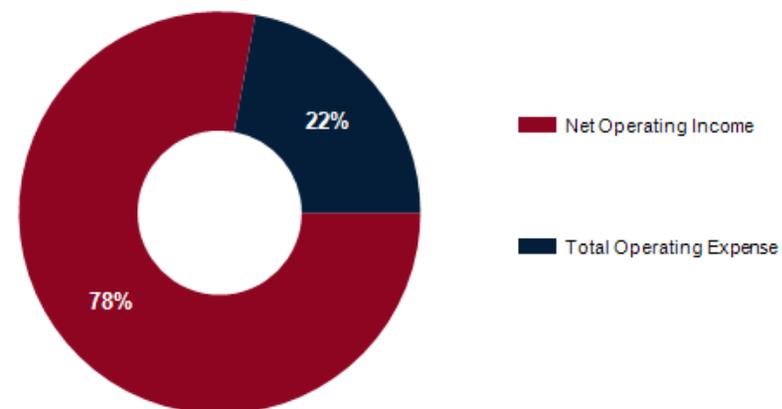
NEIGHBORING PROPERTIES

NORTH	Buford Hwy
SOUTH	Beaver Ruin Rd



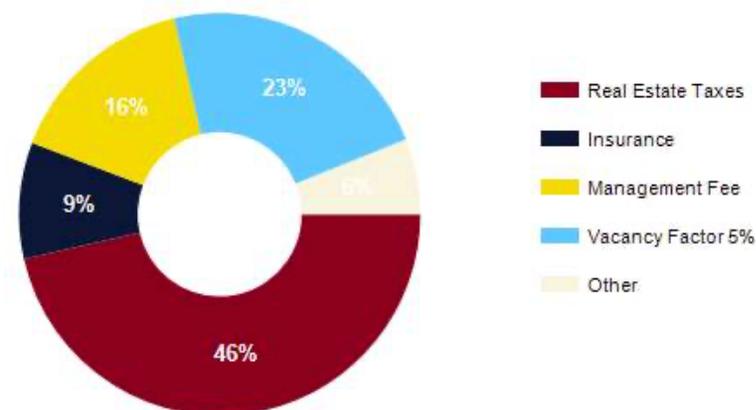
REVENUE ALLOCATION PRO FORMA

INCOME	PRO FORMA	
Gross Scheduled Rent	\$289,656	
Gross Potential Income	\$289,656	
Less Expenses	\$64,169	22.15%
Net Operating Income	\$225,487	



EXPENSES	PRO FORMA	
Real Estate Taxes	\$29,795	
Insurance	\$6,000	
Management Fee (\$)	\$9,998	
Water / Sewer	\$1,200	
Landscaping	\$1,500	
Electricity	\$1,193	
Vacancy Factor 5%	\$14,483	
Total Operating Expense	\$64,169	
Expense / SF	\$6.13	
% of EGI	22.15%	

DISTRIBUTION OF EXPENSES PRO FORMA



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.