

MIXED USE FOR SALE

EAST COBB MIXED USE INVESTMENT

4672 SANDY PLAINS ROAD, ROSWELL, GA 30075



\$2,100,000

KELLER WILLIAMS REALTY CONSULTANTS,
695 Mansell Rd. Suite 120
Roswell, GA 30076



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY DESCRIPTION

4672 SANDY PLAINS ROAD



Sandy Plains Village

Mixed use building in excellent condition with plenty of parking on a .63 acre lot in a vibrant commercial area with excellent demographics. The first floor is retail, anchored by a long term tenant, Benjamin Moore. The second floor, with keypad exterior access, is upscale office with details you need to see to appreciate. The building was built by a developer for his own use which is evident in the quality of construction; brick retaining wall, tray ceilings in the office area, stacked stone wet bar, large brick monument sign, enclosed dumpster area, etc.

3500 sf of office upstairs is in a lease until July 2025 but the tenant has shown willingness to buy out the remainder of the lease, which makes this opportunity perfect for an owner user's personal office with an in-place revenue stream from the rest of the building. There is a separate high ceiling garage/warehouse with two large roll up doors. This could be leased out separately as storage or could be combined with the office for flex space use.

9,882 square feet

Built 2002

Parcel # 16010700340

500' of frontage on Sandy Plains

27 parking spaces

1,064 sf detached garage/warehouse

New roof 2020

New HVAC units appx 2020

2024 pro forma NOI \$148,741 assuming a new lease for suite 201. See rent roll and opex.

Benjamin Moore lease through July 2027

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566.

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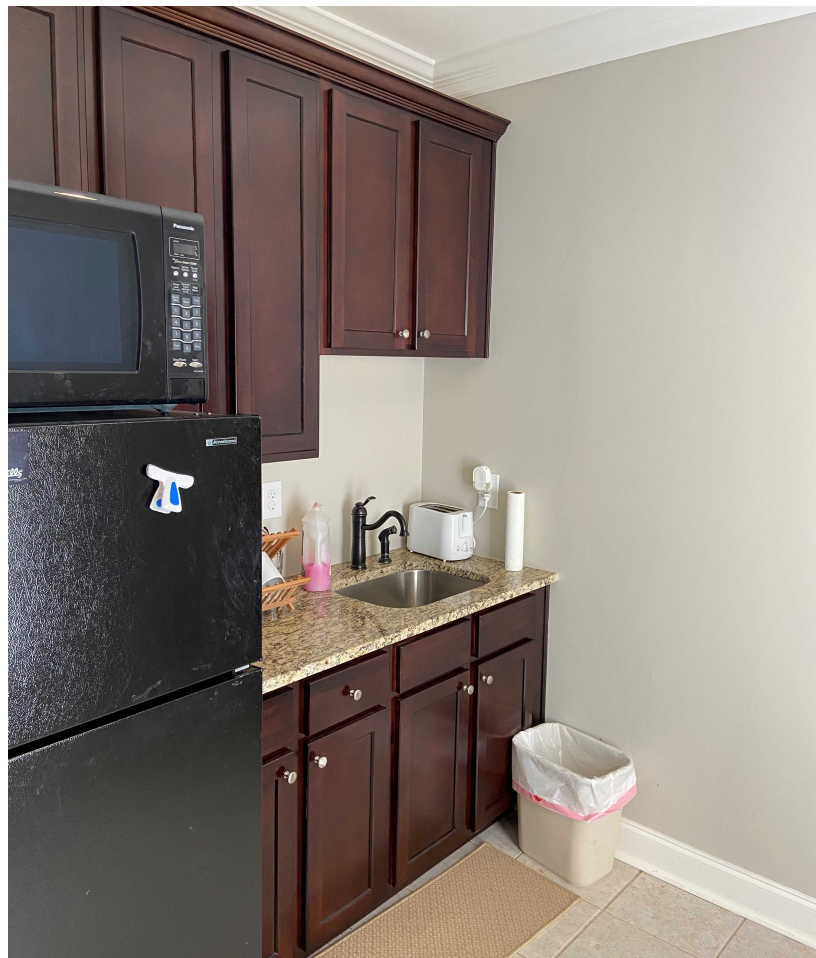
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PROPERTY PHOTOS

4672 SANDY PLAINS ROAD



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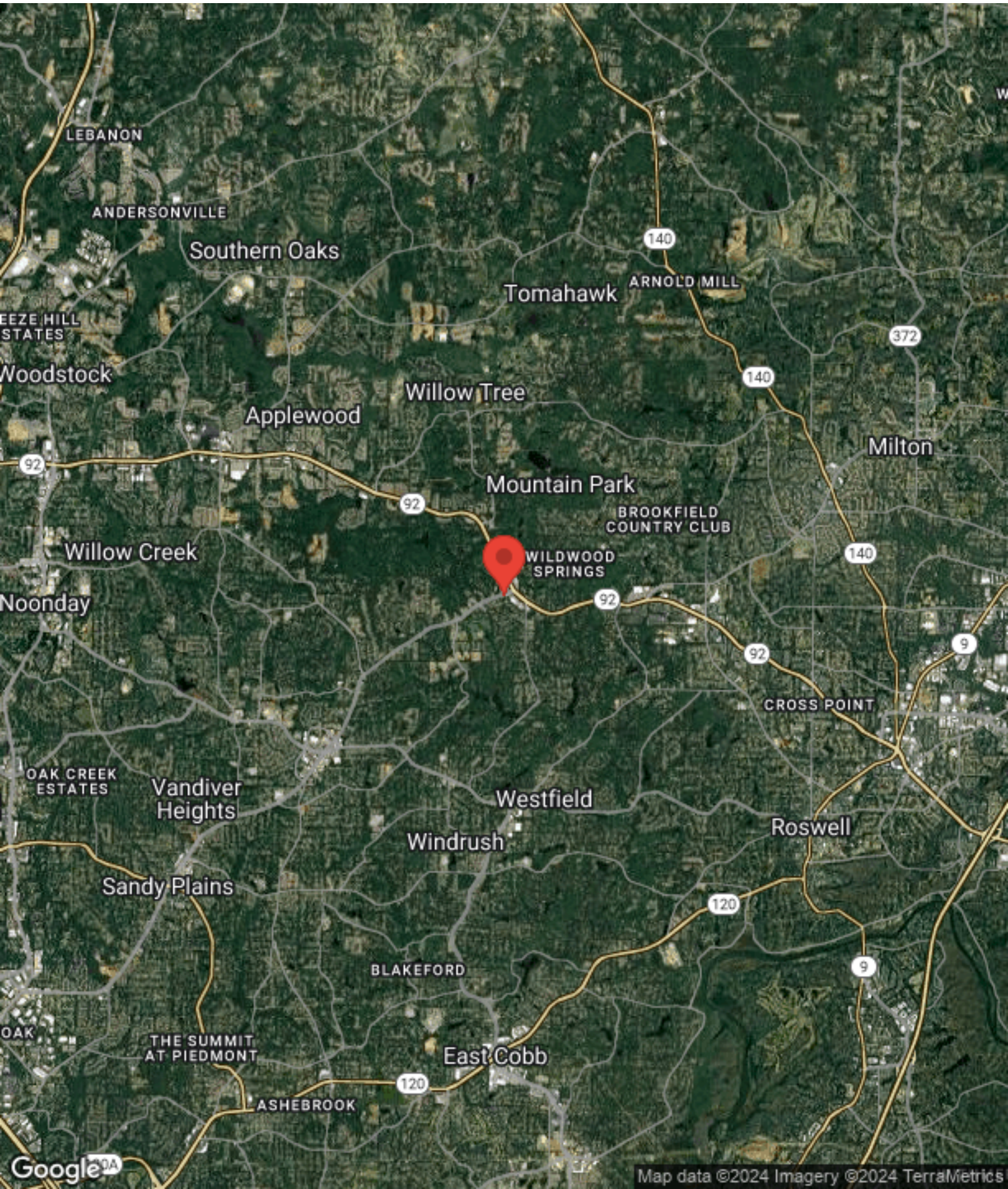
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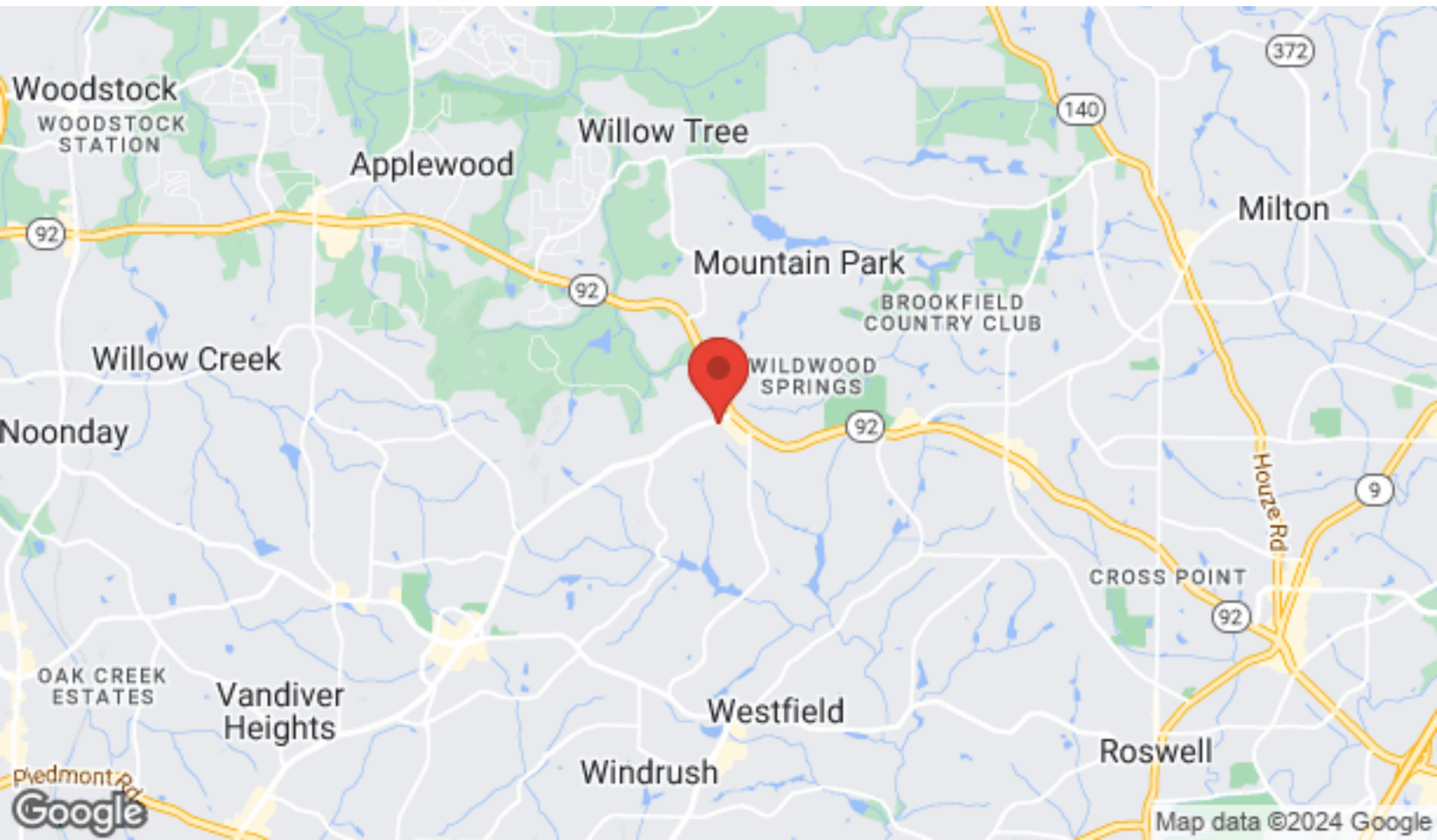
REGIONAL MAP

4672 SANDY PLAINS ROAD



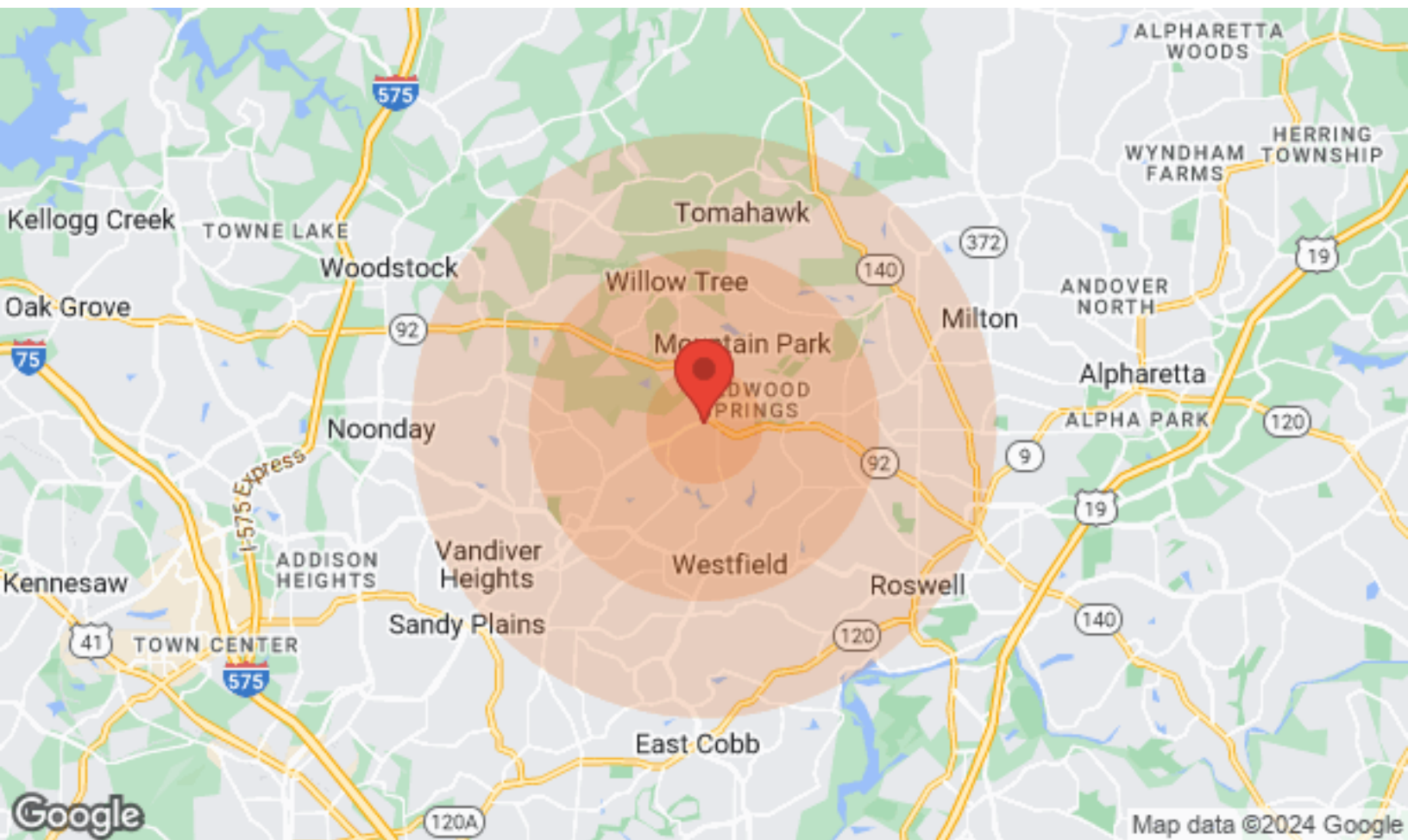
LOCATION MAPS

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DEMOGRAPHICS

4672 SANDY PLAINS ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,439	26,047	74,410
Female	3,643	26,617	76,583
Total Population	7,082	52,664	150,993

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,420	10,167	29,921
Ages 15-24	1,158	7,885	22,407
Ages 25-54	2,412	18,453	53,687
Ages 55-64	1,103	8,228	22,041
Ages 65+	989	7,931	22,937

Income	1 Mile	3 Miles	5 Miles
Median	\$136,075	\$111,626	\$101,427
< \$15,000	52	520	2,170
\$15,000-\$24,999	N/A	524	1,912
\$25,000-\$34,999	84	703	2,749
\$35,000-\$49,999	51	1,525	4,950
\$50,000-\$74,999	275	2,582	8,850
\$75,000-\$99,999	345	2,703	7,791
\$100,000-\$149,999	784	4,751	12,852
\$150,000-\$199,999	416	2,572	6,758
> \$200,000	378	2,971	6,786

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,496	20,470	60,614
Occupied	2,418	19,604	57,824
Owner Occupied	2,245	18,078	51,545
Renter Occupied	173	1,526	6,279
Vacant	78	866	2,790

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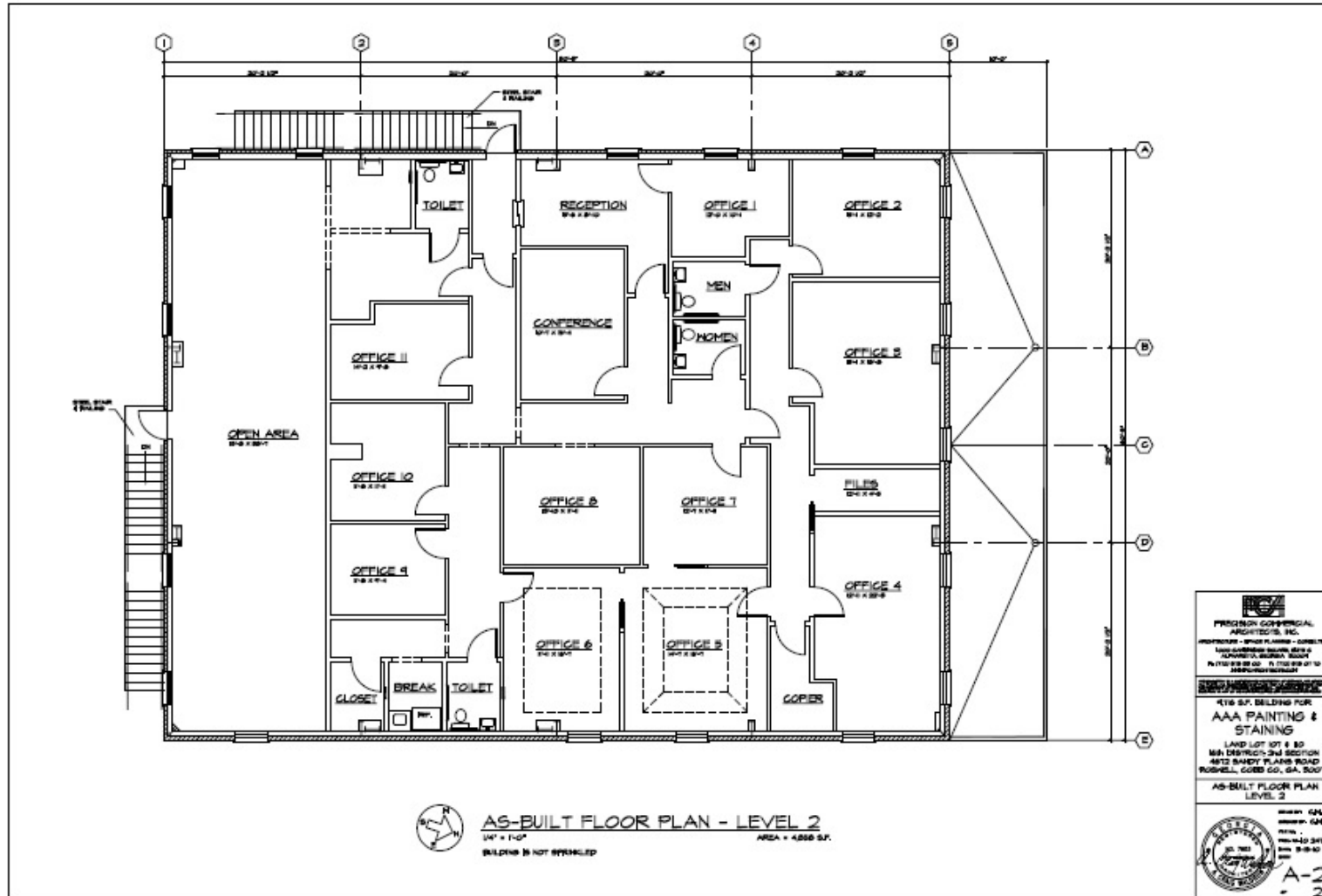
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OFFICE FLOORPLAN

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4672 Sandy Plains Rent Roll and Operating Expenses

Tenant	Suite	LeaseExpiration	SF Rate	SqFt	Monthly Rent	CAM	LeaseType	Annual Rent Increase	Notes
Benjamin Moore	101	7/1/2027	16.16	3000	\$4,040	\$725	NNN	2.50%	CAM trued up at the end of the year
Vacant	102		16.00	2000	\$2,667	\$600	NNN		
Page Webb, LLC	201	7/1/2025	14.77	3500	\$4,308	\$938	NNN	3.00%	CAM capped at 10% annual increase
Church	202	10/31/2026	14.42	1250	\$1,502	\$400	NNN	3.00%	CAM capped at 10% annual increase
				9750	Monthly	\$12,517			
					Annual	\$150,204	\$2,663		* Assuming signing a lease for suite 102. It is currently listed for \$20/sf.
					Gross Income	\$150,204	\$31,959		
					Maint Reserve	\$1,463			
					NOI	\$148,741			
					Sales Price	\$2,100,000			
					CAP RATE	7.08%			

