

SALE

3050 MANSELL RD

3050 Mansell Rd Alpharetta, GA 30022



SALE PRICE

\$2,500,000

Dimple Chandhok

678 852 8384

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION

\$1.77 BILLION

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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SCOPE OF SERVICE

Coldwell Banker Commercial to represent _____ in the sale of 3050 Mansell Rd

MARKET INFO

An exceptional location both for business and life after-hours, 3050 Mansell Rd is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Mall Market, we recommend the property be sold for \$2,500,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 9,900 professionals.

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PROPERTY DESCRIPTION

Introducing a prime retail opportunity in Alpharetta, GA! This immaculate property boasts a 9,966 SF building with three units, offering a versatile space for retail or street retail ventures. Built in 1998, it is meticulously maintained and strategically located in the bustling Mall area, ensuring high visibility and access to a robust consumer base. Zoned C3, the property presents a wide array of possibilities for retail investors to capitalize on the dynamic market. Currently at 30% occupancy, this presents a compelling chance to shape and optimize the retail landscape within this sought-after location. Elevate your retail investment portfolio with this exceptional property.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	3
Lot Size:	42,910 SF
Building Size:	9,966 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	465	2,390
Total Population	426	1,225	5,701
Average HH Income	\$131,006	\$141,583	\$153,301

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LOCATION DESCRIPTION

Immerse yourself in the vibrant retail landscape surrounding the property in Alpharetta, GA. This prime location is nestled in a bustling area known for its extensive selection of retail and street retail destinations, including the upscale Avalon and the renowned North Point Mall. Investors will appreciate the seamless blend of high-end shopping, dining, and entertainment options, creating a magnetic draw for both locals and visitors alike. The area benefits from strong consumer traffic, excellent visibility, and accessibility, making it an enticing prospect for retail and street retail investors seeking a strategic foothold in the dynamic Alpharetta market.

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View from Mansell road



Another view of the building

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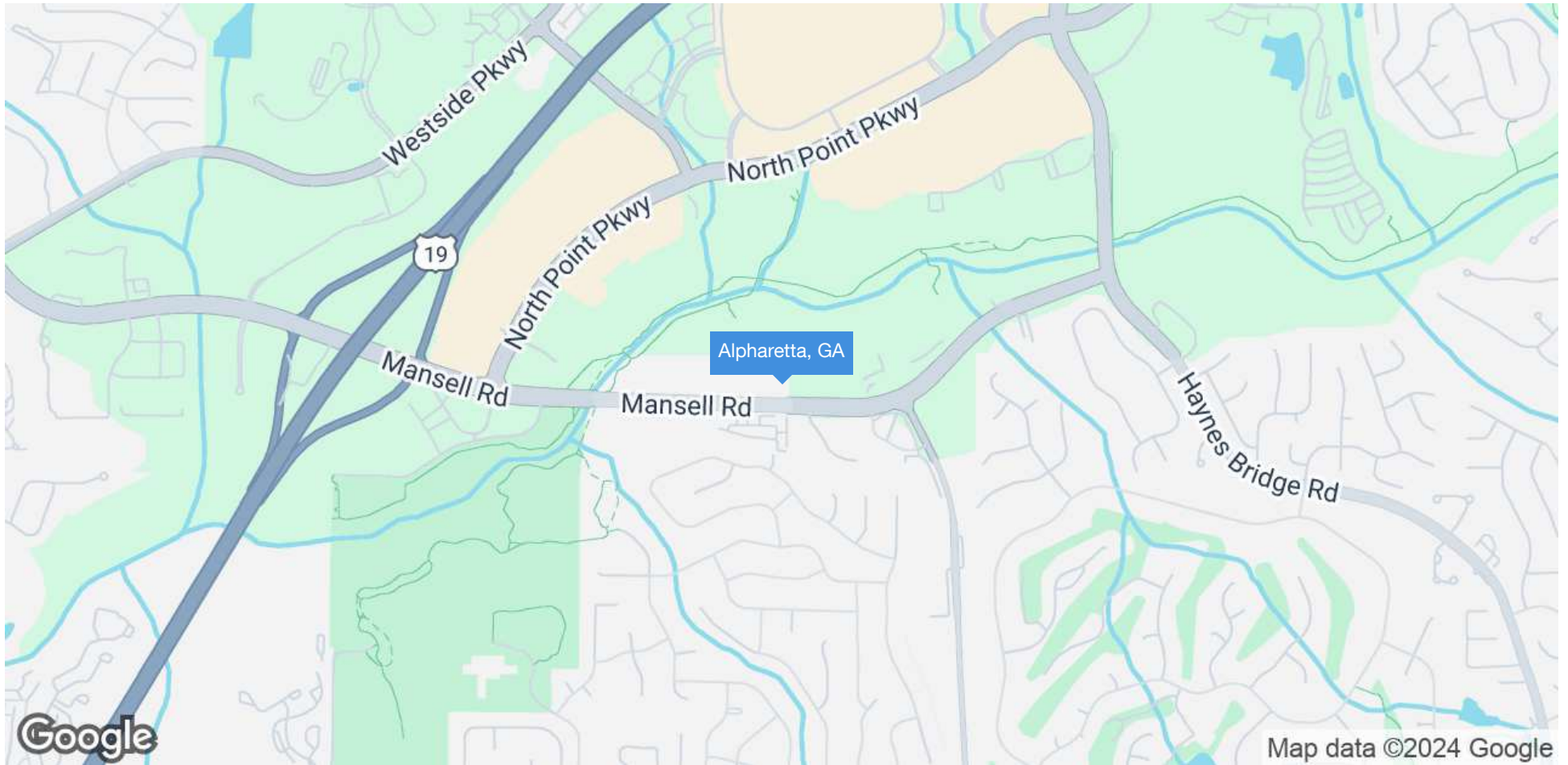


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INVESTMENT OVERVIEW

Price	\$2,500,000
Price per SF	\$251
Price per Unit	\$833,333

OPERATING DATA

FINANCING DATA

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INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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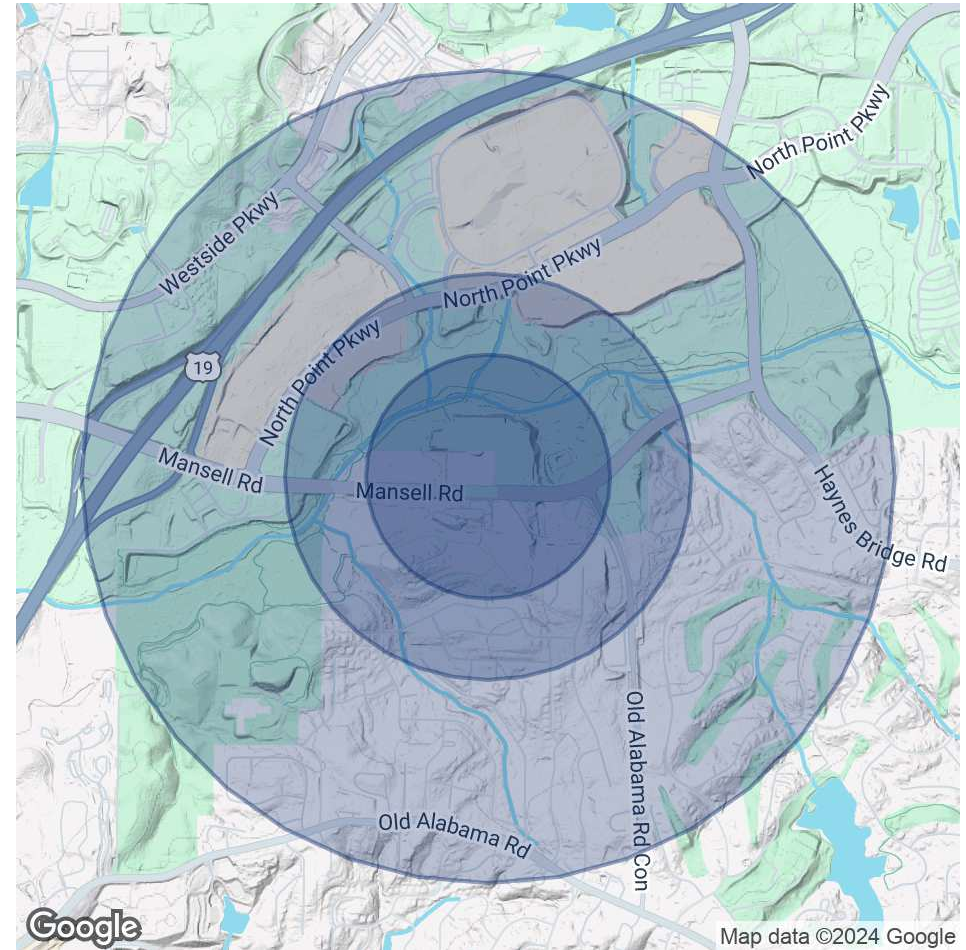
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	426	1,225	5,701
Average Age	38	38	40
Average Age (Male)	37	38	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	465	2,390
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$131,006	\$141,583	\$153,301
Average House Value	\$468,823	\$498,936	\$538,622

Demographics data derived from AlphaMap



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