

400 Stonewall Avenue West

Fayetteville, GA 30214



FOR SALE

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 **BellStreet**

Table Of Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
ADVISOR BIOS	11

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other



property information

1

For Sale

400 Stonewall Avenue West Fayetteville, GA 30214

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Property Description

Discover a prime retail investment opportunity at this 7,460 SF property on Stonewall Avenue West. With 4 units and a 100% occupancy rate, this C2-zoned building promises immediate returns in the thriving south Atlanta suburb. The property's strategic location offers high visibility and strong commercial potential, ideal for retail and street retail investors looking to capitalize on the dynamic Atlanta market. With its impressive occupancy rate and prime location, this property presents a compelling opportunity for investors seeking a strong return on investment in a bustling retail environment.

Property Highlights

- 7,460 SF building
- 4 units
- Zoned C2
- Prime Fayetteville area location

Offering Summary

Sale Price:	\$975,000
Number of Units:	4
Lot Size:	0.45 Acres
Building Size:	7,460 SF
NOI:	\$67,217.74
Cap Rate:	6.89%

Demographics

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	180	703	2,028
Total Population	412	1,636	4,970
Average HH Income	\$77,443	\$82,286	\$90,837

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Location Description

Discover the dynamic neighborhood surrounding the property at 400 Stonewall Avenue West in Fayetteville, GA. This bustling area offers a prime retail investment opportunity with its proximity to Atlanta's diverse market. You'll find nearby attractions such as the Fayette Pavilion, providing an array of retail and dining options, perfect for drawing in foot traffic. The area's strong community spirit and strategic location make it an attractive prospect for retail investors looking to tap into the thriving Atlanta market. With its blend of commercial potential and local amenities, the location offers an exciting opportunity for retail and street retail investors seeking to make their mark in this vibrant area.

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Property Highlights

- 7,460 SF building
- 4 units
- Zoned C2
- Prime Fayetteville area location
- 100% occupancy





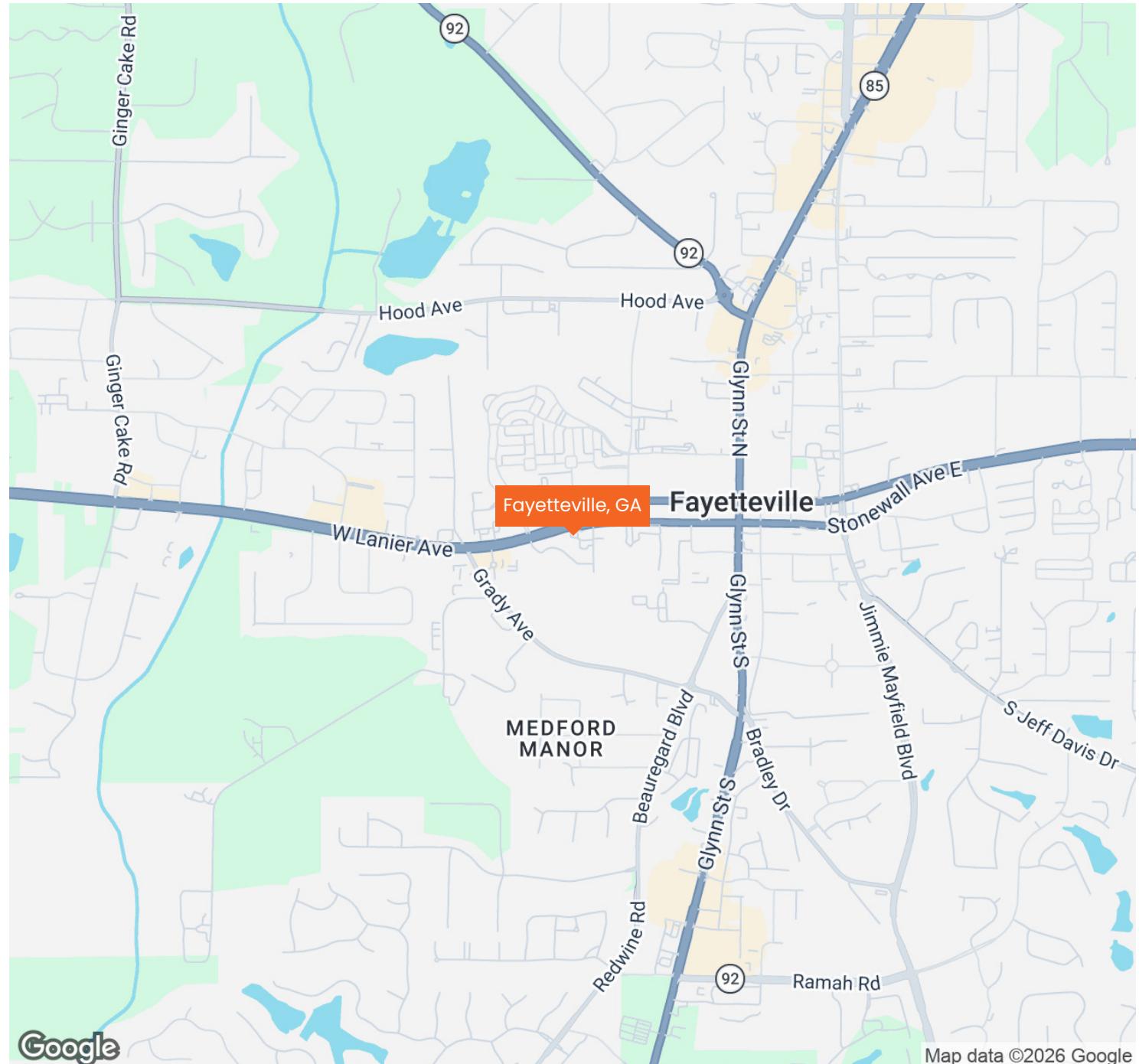
location information

2

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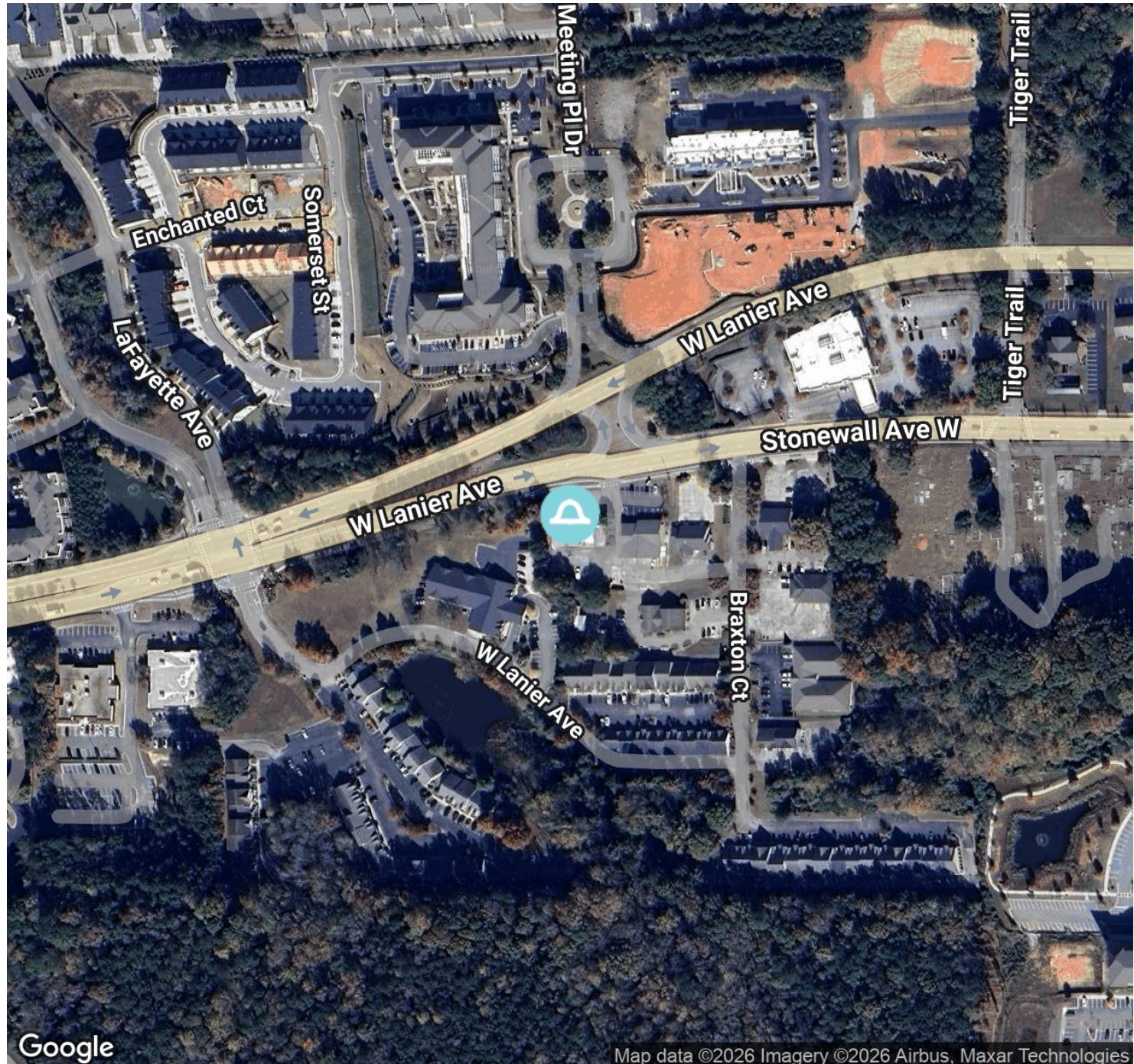
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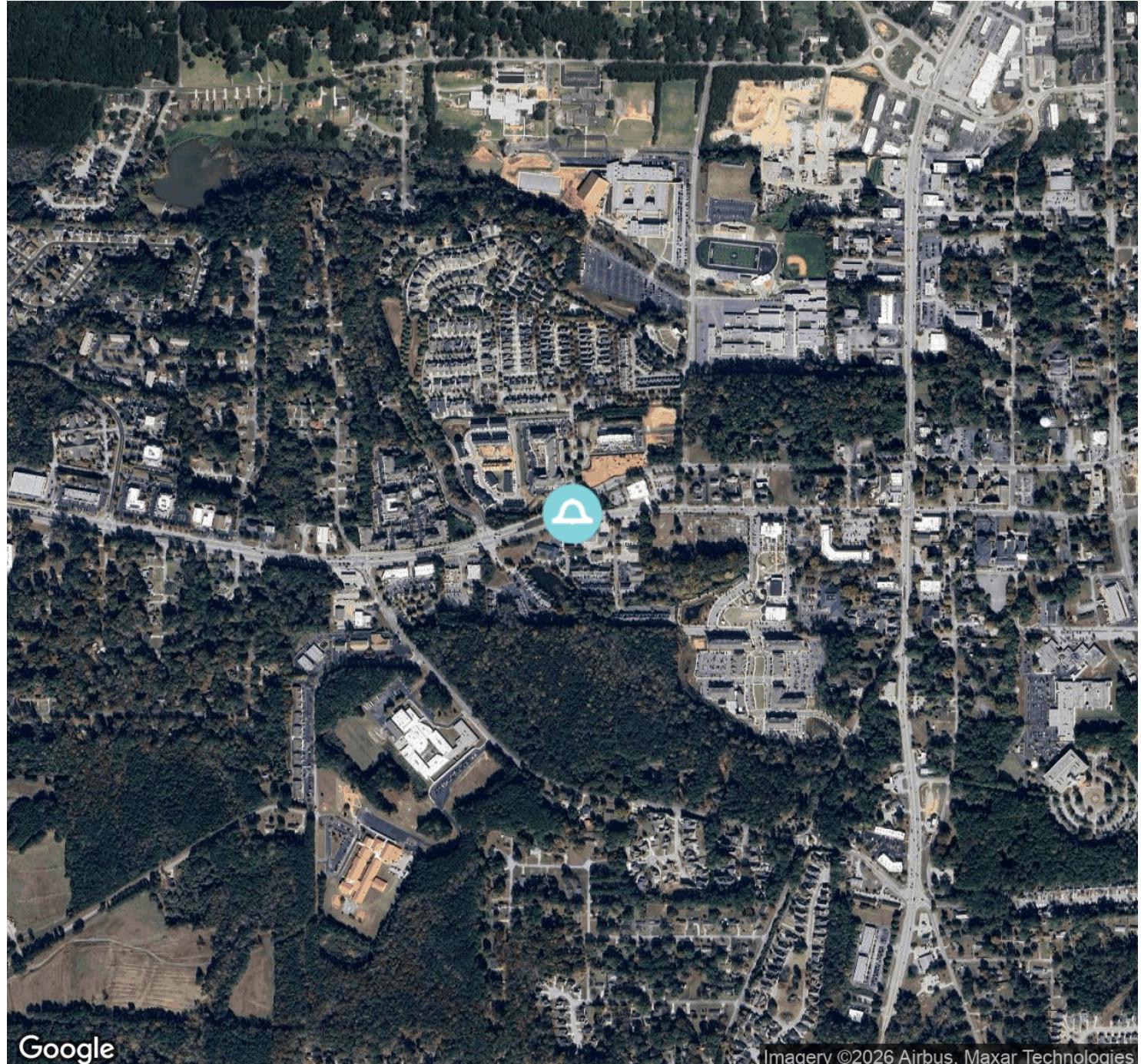


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advisor bios

3

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Joe Benes

Director

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Professional Background

I provide my valued commercial real estate clients with proactive, aggressive and strategic leasing and sales services. I have transitioned my focus into Atlanta's industrial, office & retail acquisition & sales from simply a general asset class, it is where my passion is and it is an area I have studied the most and I am interested in the fast paced and competitive environment!

At BellStreet Commercial Real Estate I am dedicated to providing our clients with the most comprehensive real estate services with the highest level of professionalism and integrity. Our clients come to us for our deep local knowledge. I understand that our success at BellStreet are the direct result of creating successful outcomes for our clients. I strive to build lasting relationships with our clients and partners by engaging our individual initiative with team collaboration. My commitment to integrity in all we do guides our vision and shapes our strategies. I help BellStreet Commercial Real Estate deliver first-class, results-orientated, development, commercial investment brokerage along with property management services.

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