



4720 Atlanta Hwy | Loganville, GA 30052
\$923,000 | 6.5% CAP

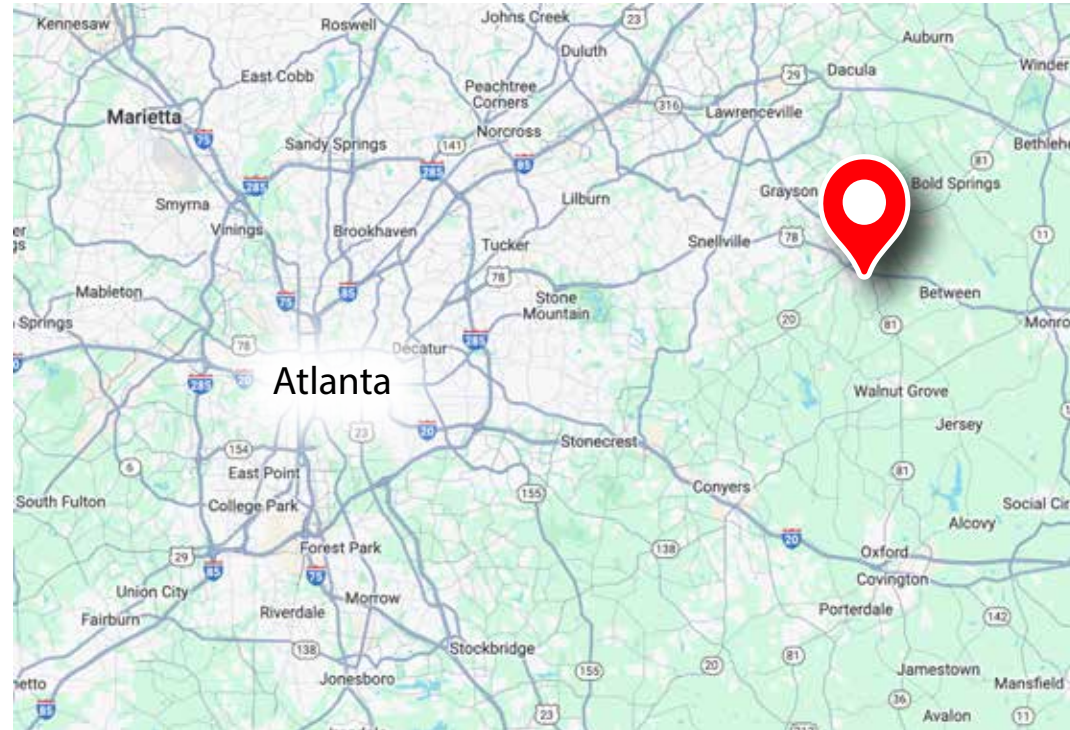


📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
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Financial Info

Lease Expiration:	January 24, 2027
Annual Rent:	\$60,000
Options:	Four (4) @ Five (5) Years
Increases:	10% in Option
Building Size:	2,320 SF
Lot Size:	.69 Acres
Lease Type:	NNN
Guarantee:	Corporate
Price:	\$923,000 6.5% CAP



Highlights

- 80th Percentile according to Alpha Maps
- Absolute NNN - No Landlord Responsibilities
- Nearby retailers include: Kroger, Publix, Walmart, Home Depot, Chick Fil A, etc



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Perry St

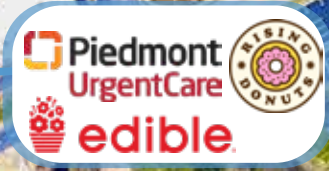
Lee Byrd Rd - 1,373 VPD

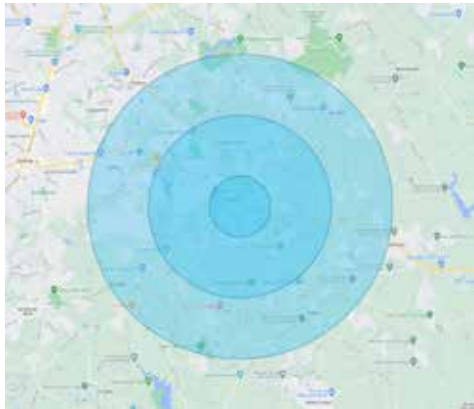
Lawrenceville Rd - 12,079 VPD



Atlanta Hwy - 43,406 VPD

Cown Dr





DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	4,867	22,883	56,356
2023 POPULATION	6,773	29,814	70,790
2028 POPULATION PROJECTION	7,300	31,655	74,523
ANNUAL GROWTH 2010-2023	3.00%	2.30%	2.00%
ANNUAL GROWTH 2023-2028	1.60%	1.20%	1.10%

2020 POPULATION BY RACE:

WHITE	4,913	20,513	46,109
BLACK	1,439	7,505	20,377
AMERICAN INDIAN/ALASKAN NATIVE	37	159	335
ASIAN	211	839	1,963
HAWAIIAN & PACIFIC ISLANDER	7	29	82
TWO OR MORE RACES	166	770	1,924
HISPANIC ORIGIN	712	2,649	6,389

HOUSEHOLDS:

2010 HOUSEHOLDS	1,786	7,961	18,925
2023 HOUSEHOLDS	2,473	10,385	23,827
2028 HOUSEHOLD PROJECTION	2,665	11,035	25,105
ANNUAL GROWTH 2010-2023	2.40%	2.00%	1.70%
ANNUAL GROWTH 2023-2028	1.60%	1.30%	1.10%
OWNER OCCUPIED HOUSEHOLDS	1,764	8,648	21,041
RENTER OCCUPIED HOUSEHOLDS	901	2,387	4,065
AVG HOUSEHOLD INCOME	\$84,678	\$86,879	\$91,582
MEDIAN HOUSEHOLD INCOME	\$65,731	\$68,641	\$74,575

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PROPERTY PHOTOS



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Take 5 is an American oil change company that has over 700 locations, as of 2022, in 25 U.S. states and three in British Columbia, Canada.

The company is owned by Driven Brands Company, which is also the parent company of other well known car care companies such as Maaco and Meineke.

Take 5 Oil was founded in Louisiana during 1984.

In 1996, Take 5 opened what is believed to be the first 5-minute oil change drive-through location in the United States.

On March 30, 2016, Driven Brands announced their purchase of Take 5 Oil.

During 2022, the company was ranked in Entrepreneur Magazine's top 500 ranking, placing at number 161 for "new franchise opportunities". That same year, Franchise Times ranked the company at number 134 of their top 500 franchises in their franchise opportunities in America list, climbing 18 spots from 2021, when they ranked at number 152.

On October of 2022, Driven Brands announced that Take 5 had its 200th location opened when a store was inaugurated in Hutto, Texas.



TENANT INFORMATION



Credit Rating	Locations	Revenue
BBB- (S&P)	760+	\$1.285 Million

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FOR MORE INFORMATION

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