

# NNN - SHERWIN- WILLIAMS PAINT STORE-TUCKER GA

6334 LAWRENCEVILLE HIGHWAY  
TUCKER, GA 30084

Jake Creviston  
Associate Advisor  
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VPD +/-26,000  
Jimmy Carter Blvd

# 1 PROPERTY INFORMATION

6334 Lawrenceville Highway  
Tucker, GA 30084

# Property Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Cap Rate:	5.11%
NOI:	\$48,504
Lot Size:	0.82 Acres
Year Built:	1988
Building Size:	2,836 SF
Renovated:	2013
Zoning:	C2
Market:	Atlanta MSA
Price / SF:	-

## PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for sale, The Sherwin-Williams paint store is a 2,836 free-standing retail building. The building was remodeled and retrofitted in 2013 and leased with Sherwin Williams until 2025.

## PROPERTY HIGHLIGHTS

- NNN Sherwin Williams Lease
- Lease Thru 4/2025
- 3 - 5 yr options with 10% ESC

# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Located at the intersection of Lawrenceville Hwy and Jimmy Carter Blvd Specifically, the parcel is located on the southeast corner of the non-signalized intersection of Lawrenceville Highway [154+ feet of frontage] and Tucker Valley Way [204+ feet of frontage]. This retail out-parcel is located in Boulevard Walk shopping center.

# Complete Highlights

## SALE HIGHLIGHTS

- NNN Sherwin Williams Lease
- Lease Thru 4/2025
- 3 - 5 yr options with 10% ESC



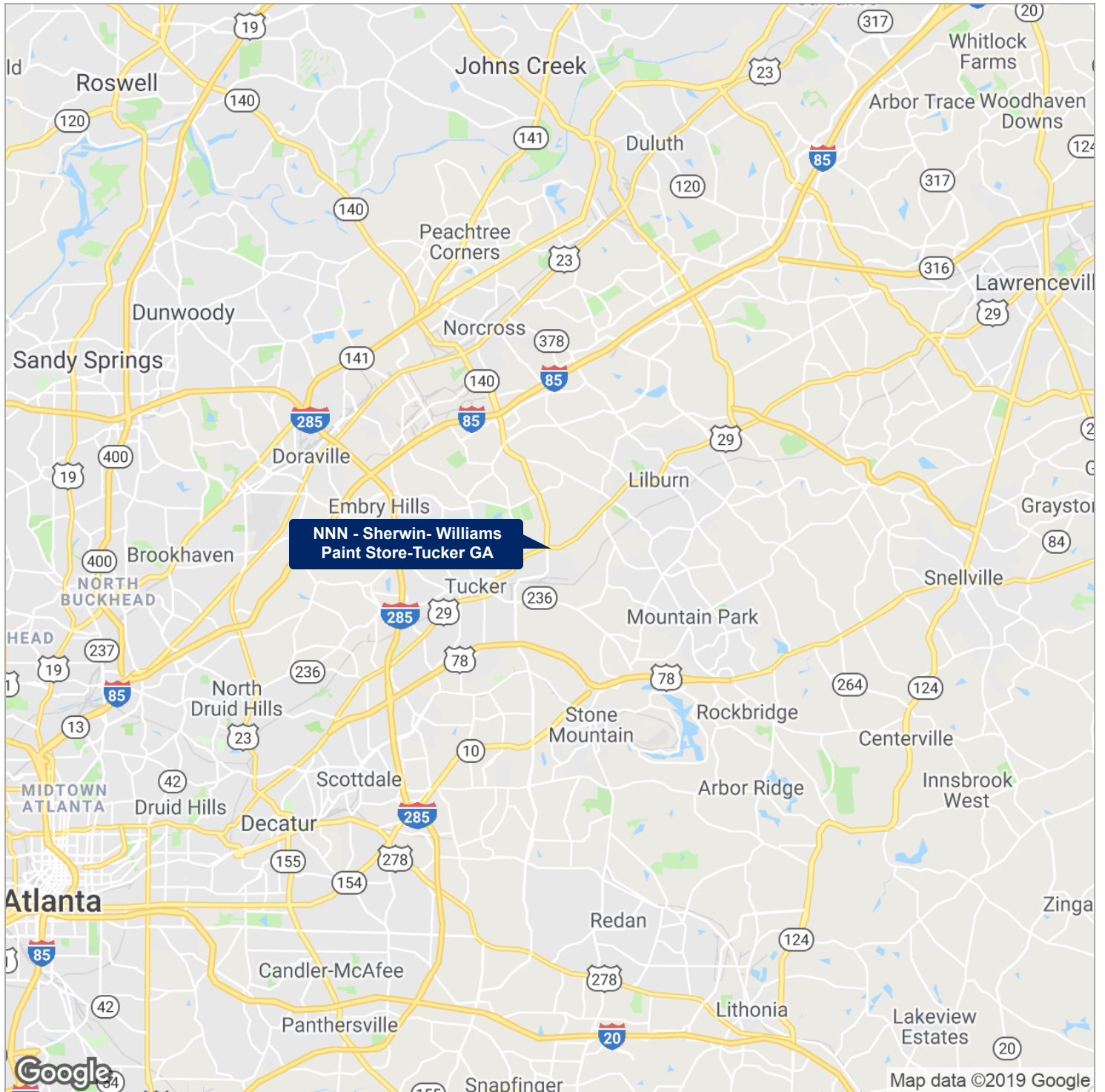
# Additional Photos



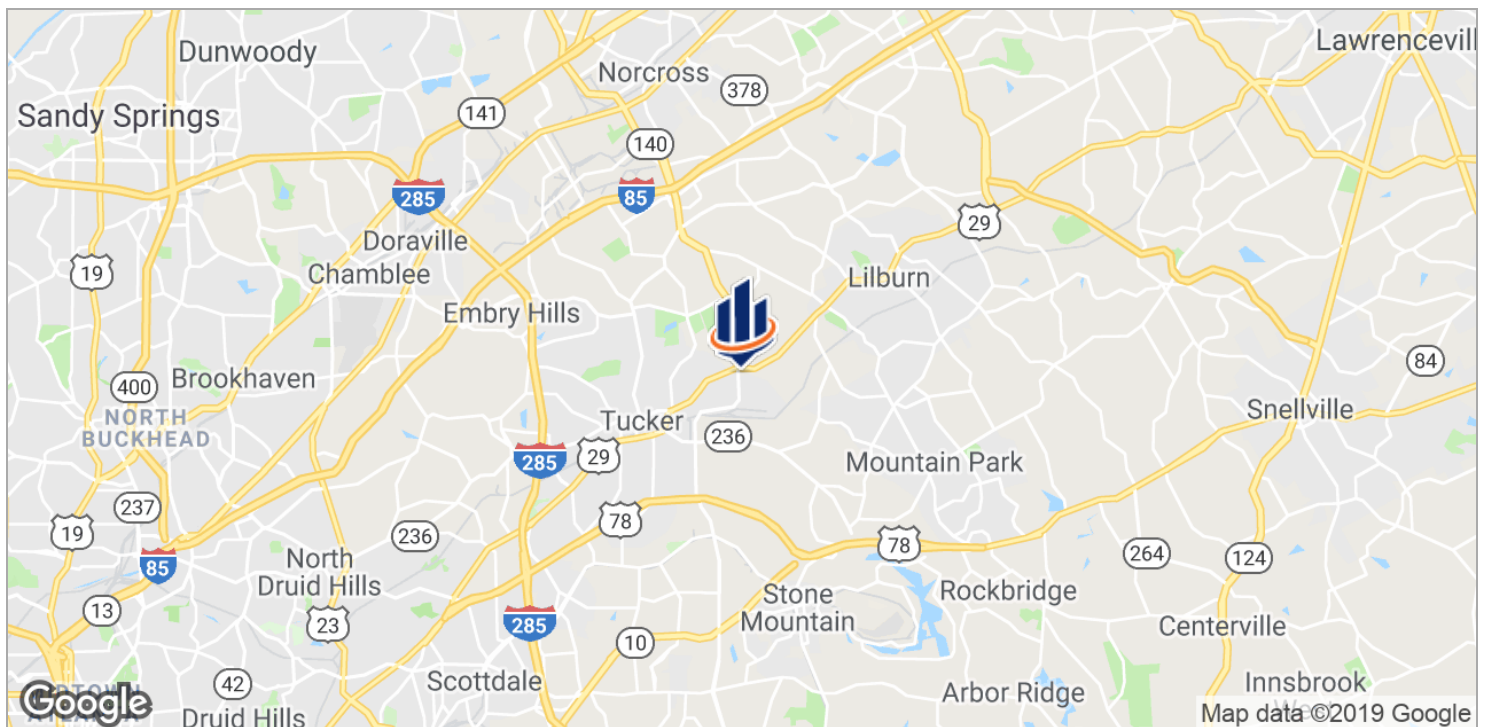
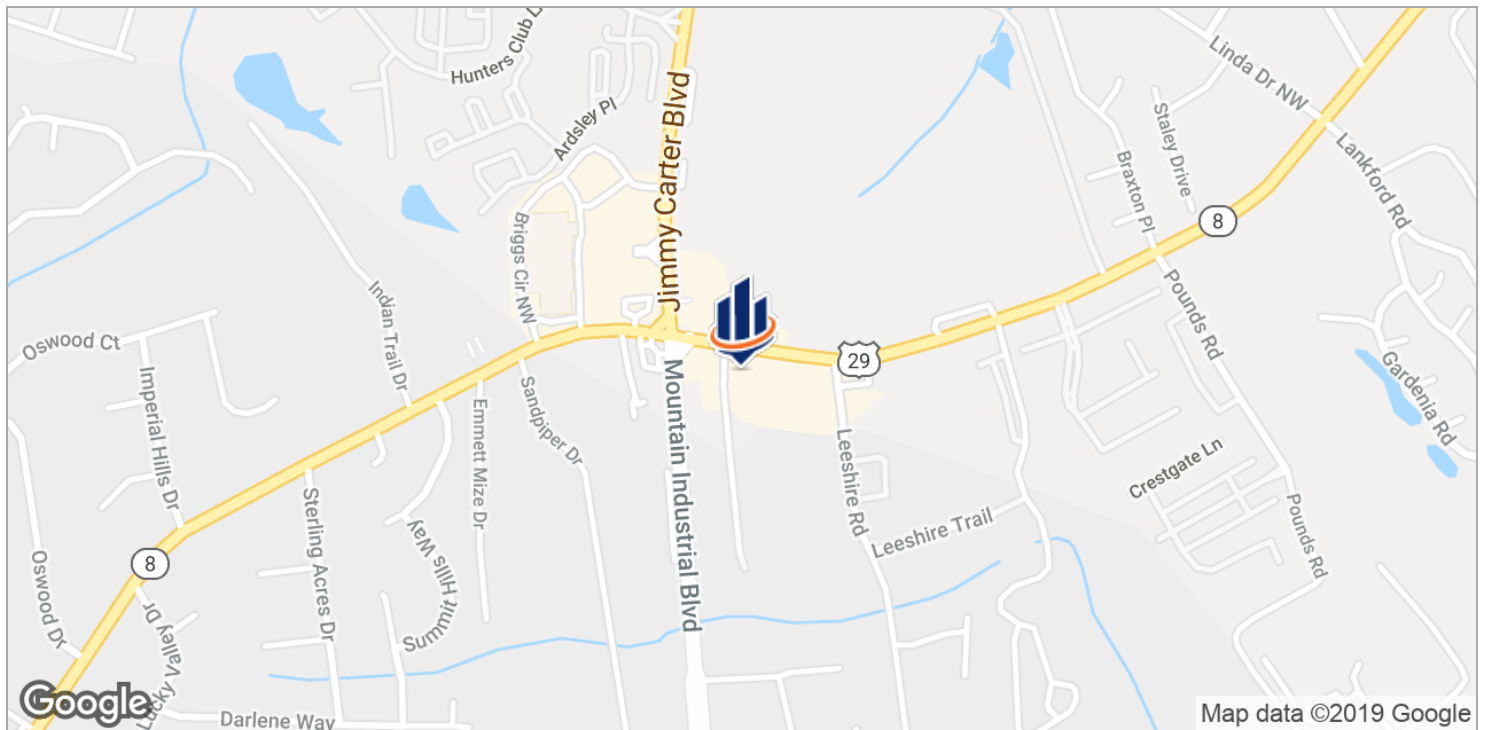
## 2 LOCATION INFORMATION

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# Regional Map



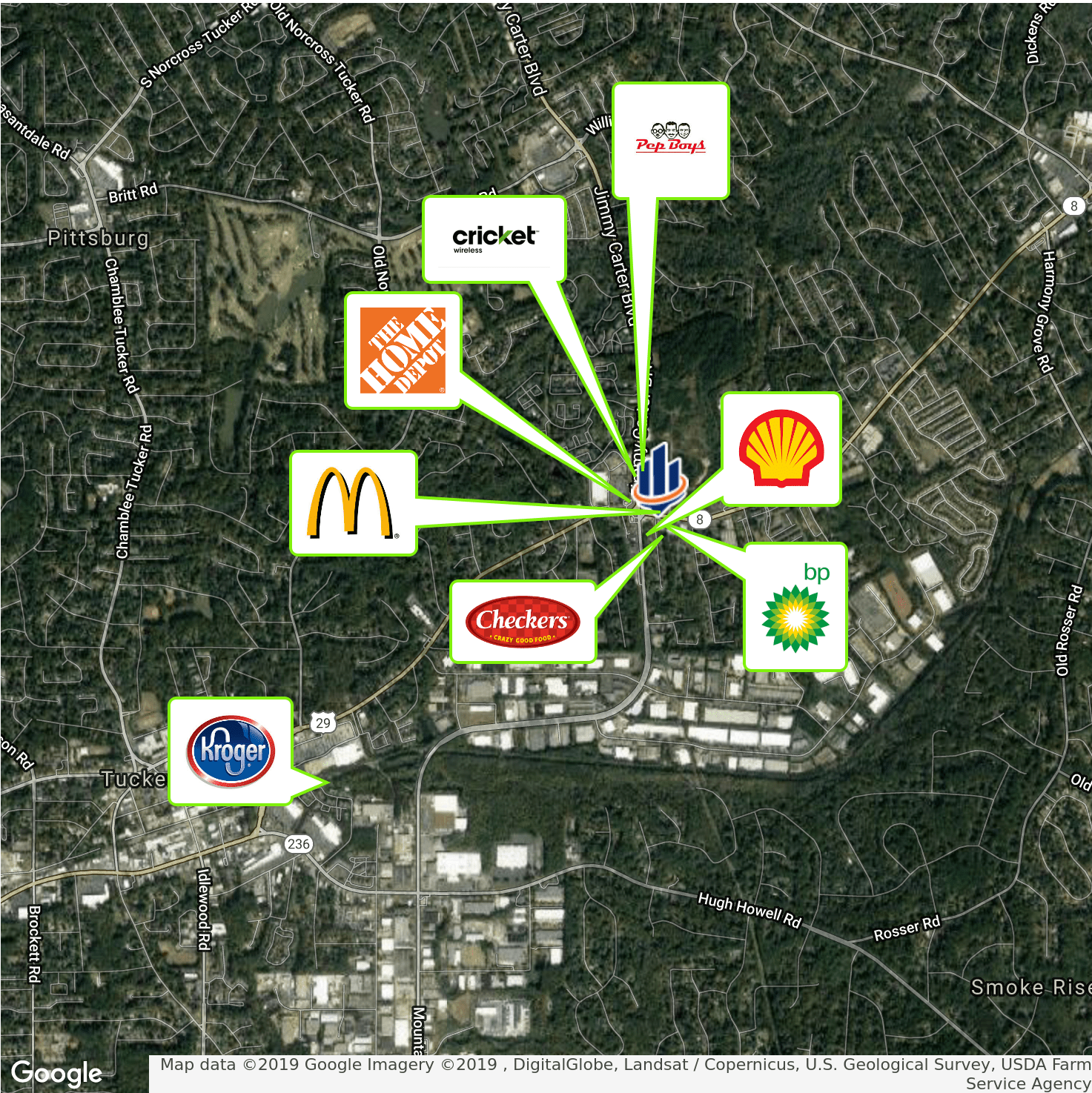
# Location Maps



# Aerial Map



# Retailer Map



# 3 FINANCIAL ANALYSIS

6334 Lawrenceville Highway  
Tucker, GA 30084

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$950,000
Price per SF	\$334.98
CAP Rate	5.1%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$48,504
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# Income & Expenses

## INCOME SUMMARY

Gross Income	-
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## EXPENSE SUMMARY

Gross Expenses	-
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Net Operating Income	\$48,504
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# 4

## DEMOGRAPHICS

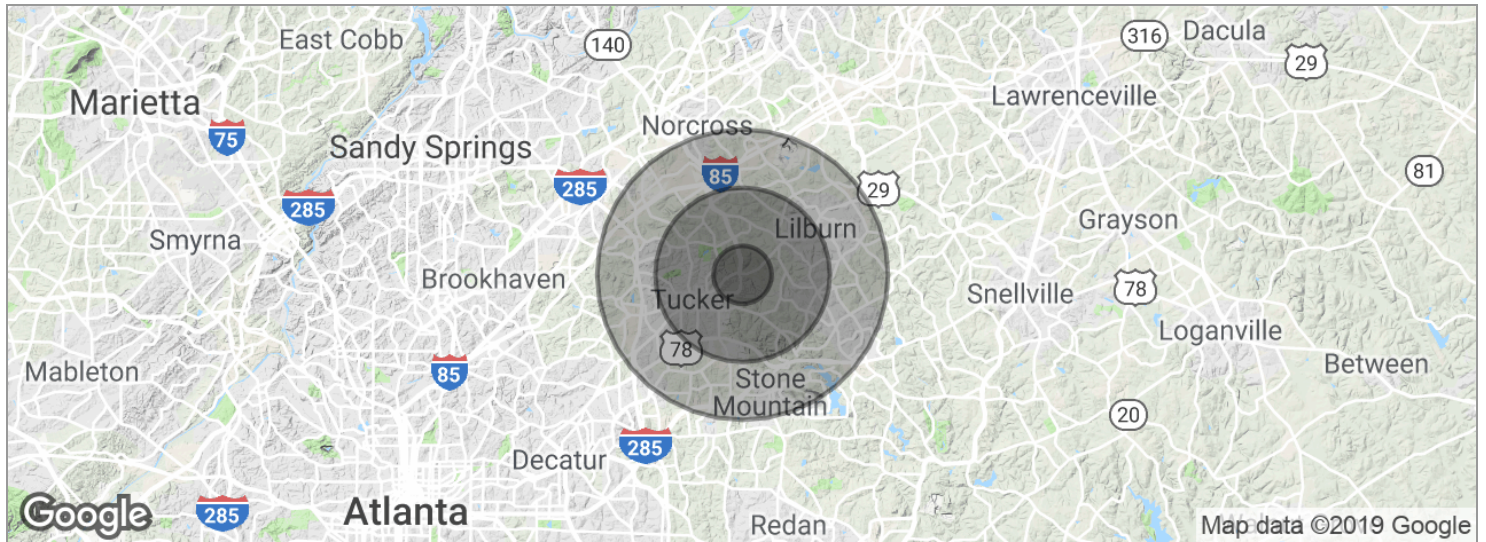
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# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	6,741	75,508	218,770
Median age	34.1	34.3	33.8
Median age (male)	34.1	33.6	33.1
Median age (female)	34.7	34.8	34.5
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Total households	2,648	27,086	78,994
Total persons per HH	2.5	2.8	2.8
Average HH income	\$65,734	\$64,489	\$62,683
Average house value	\$211,620	\$233,574	\$227,604

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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# 5 ADVISOR BIOS

6334 Lawrenceville Highway  
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# Advisor Bio & Contact 1

## JAKE CREVISTON

Associate Advisor



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Roswell, GA 30075  
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GA #365989

## PROFESSIONAL BACKGROUND

Jake Creviston serves as advisor for SVN/Creviston Realty, Inc., specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 5 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, retail, and office design. Jake is currently providing brokerage services for Verizon.

Jake has an ownership interest in SVN/Creviston Realty and started with the company completing management and maintenance of all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston served as an officer of code enforcement at The City of Sandy Springs, GA and holds a certification in the Code Enforcement Officer Certificate Program from the Georgia Municipal Association. Creviston also received his Level 1B land disturbance certificate from the Georgia Soil and Water Conservation Commission. He is currently a member of the Atlanta Commercial Board of Realtors.

## EDUCATION

Bachelors of Science from Georgia State University.

## MEMBERSHIPS & AFFILIATIONS

FMLS  
ACBR



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