



SHELL
WOODSTOCK, GA
BUSINESS AND REAL ESTATE



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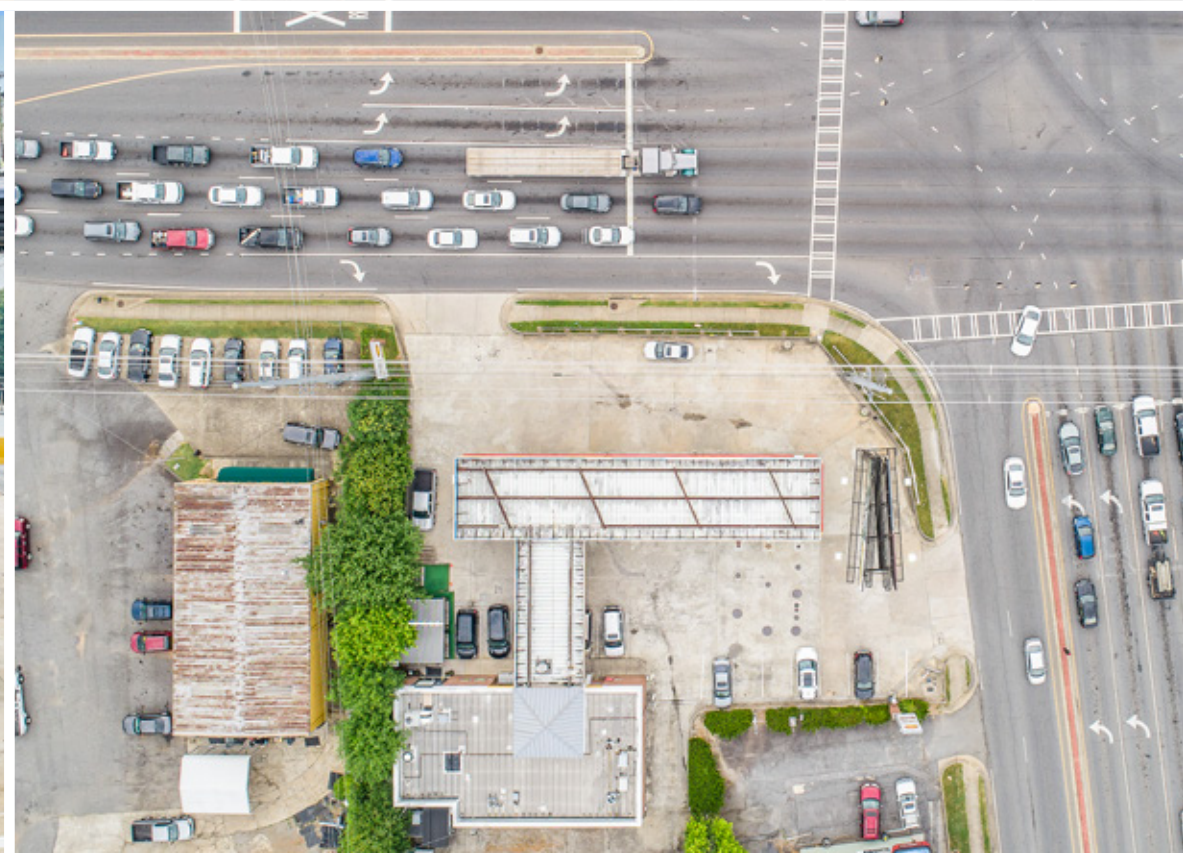
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BROKER OF RECORD

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INVESTMENT HIGHLIGHTS

- » Business and Real Estate Sale
- » This site is located on the corner of Main St and Alabama Rd which sees a combined 80,000 VPD
- » Opportunity to Increase Cash Flow with experienced management
- » Proven Location with 30 years of operating history. Contact agent for details
- » E-Commerce Proof: Convenience Stores are Sheltered From the Impact of Online Competition
- » Incredible Location
 - » Top 10 MSA - Woodstock is one of Atlanta's most desirable suburbs,
 - » Dense Population - 200,000 people in a 5 mile radius
 - » Explosive Population growth of 49% since 2010 with another 12% growth expected by 2022
 - » Located on a hard signalized corner
 - » Subject property benefits from phenomenal retail synergy with national tenants including Burger King, Taco Bell, McDonald's, Chick-Fil-A, Arby's, Suntrust, and Regions Bank
- » Additional rental income from restaurant and billboard

DO NOT VISIT PROPERTY WITHOUT SCHEDULING WITH BROKER





SUBJECT PROPERTY

ALABAMA RD \approx 50,000 VPD

MAIN ST \approx 27,000 VPD

PROPERTY OVERVIEW



THE OFFERING

PROPERTY NAME Shell

Property Address Contact Broker

PRICE **BEST OFFER**

GLA ±2,295 SF

Lot Size ±0.63 AC

Other Rental Income Clyantro's Restaurant Billboard

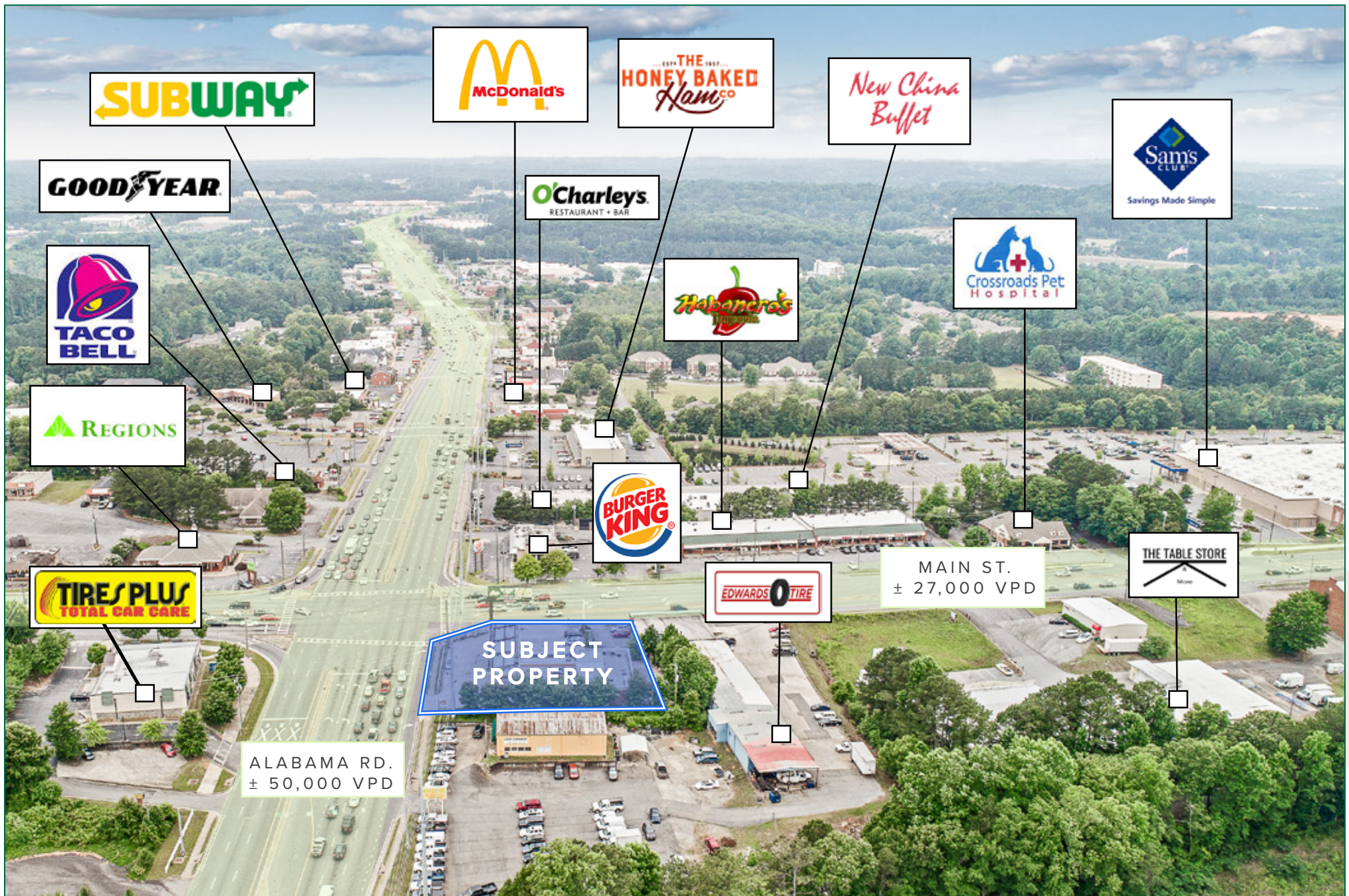
4 MPD'S WITH 8 FUELING POSITIONS

BRAND OVERVIEW

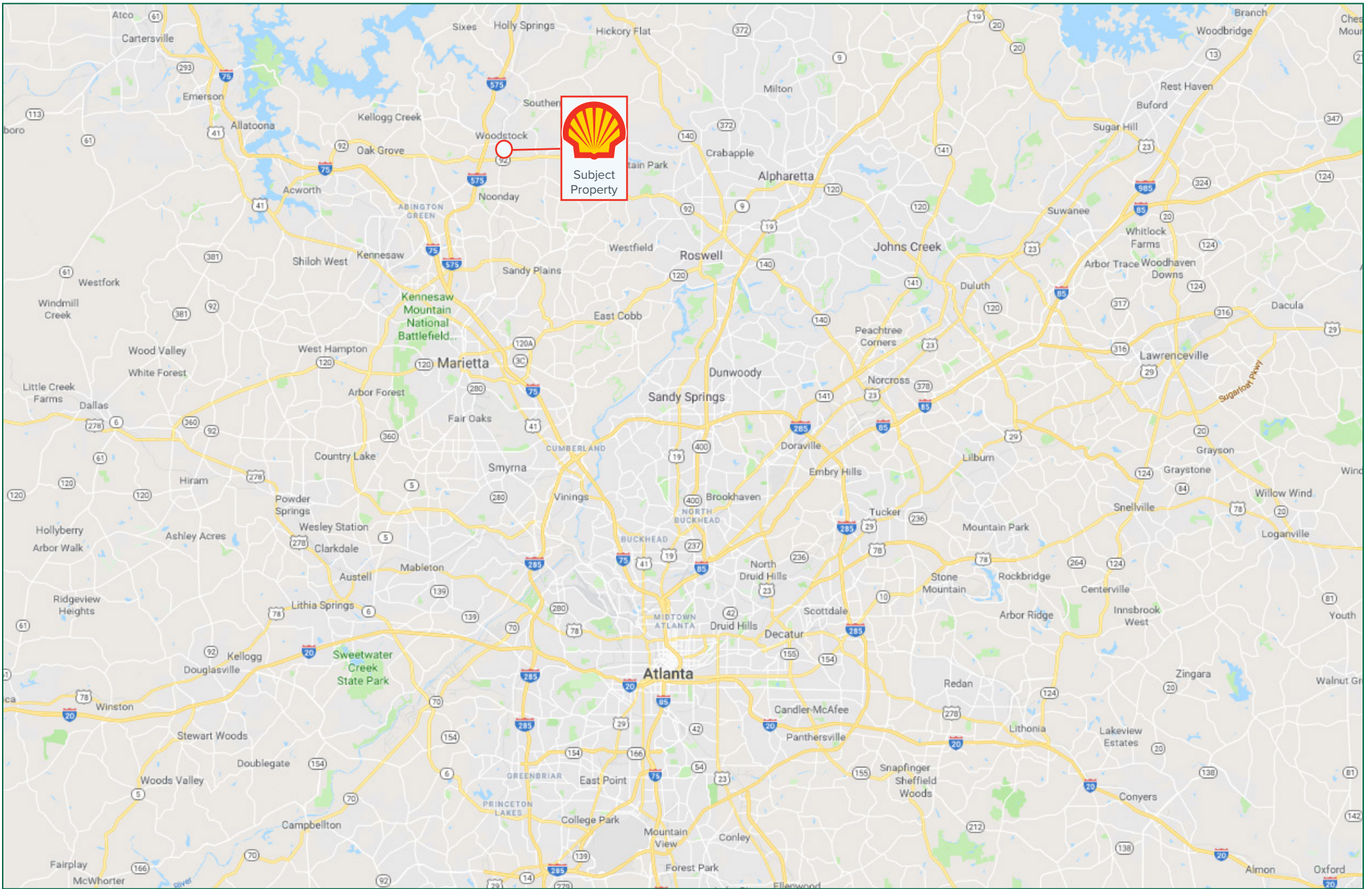
» Company Name Shell Oil Company	» Year Founded 1912	» Headquarters Houston, Texas
» Ownership Public	» Industry Convenience Store	» Website www.shell.us

Shell Oil Company is the United States-based wholly owned subsidiary of Royal Dutch Shell, transnational corporation "oil major" of Anglo-Dutch origins, which is amongst the largest oil companies in the world. Approximately 22,000 Shell employees are based in the U.S. with headquarters in Houston, Texas. Shell Oil Company, including its consolidated companies and its share in equity companies, is one of America's largest oil and natural gas producers, natural gas marketers, gasoline marketers, and petrochemical manufacturers.

Shell is the market leader through approximately 25,000 Shell-branded gas stations in the U.S. which also serve as Shell's most visible public presence. At its gas stations, Shell provides diesel fuel, gasoline, and LPG.



LOCAL MAP



AREA OVERVIEW





WOODSTOCK, GEORGIA

Woodstock is a vibrant and diverse community boasting a world-class trail system, great shopping, and dining options, and neighborhoods perfect for the suburban family all just 30 miles north of Atlanta. Woodstock's City limits include more than 12 square miles and over 30,000 residents.

Entertainment is plentiful in Woodstock with Northside Hospital-Cherokee Amphitheater, located in the Park at City Center in downtown Woodstock, hosting the annual Summer Concert Series. Musicians such as Mark Wills, the Charlie Daniels Band, Atlanta Rhythm Section, and more have taken the stage at this new, state-of-the-art venue featuring multiple grass terraces and a large main lawn accommodating audiences

of over 7,500. You can also catch some more live music at MadLife Stage & Studios; who welcomes nearly 300 music lovers for performances nightly Wednesday-Sunday. Entertainment for all ages can be found at Elm Street Cultural Arts Village. With the best art and entertainment year-round, Elm Street Cultural Arts Village offers live plays, galleries, and art exhibits, camps, workshops, concerts, and improv.

Woodstock has become a destination for the outdoor enthusiast and is home to a number of parks and trail systems. And, in 2019, construction will begin on another nearly 100-acre park located on the east side of the City.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	5,628	53,283	156,854
2019 Estimate	7,193	61,912	176,497
2024 Projection	7,826	66,063	187,160
Growth 2010-2019	27.81%	16.20%	12.52%
Growth 2019-2024	8.80%	6.71%	6.04%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	2,256	19,759	55,952
2019 Estimate	2,965	23,353	64,046
2024 Projection	3,261	25,069	68,314
Growth 2010-2019	31.43%	18.19%	14.47%
Growth 2019-2024	9.98%	7.35%	6.66%
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$84,801	\$99,612	\$112,028



Distance to:
Hartsfield-Jackson Atlanta International Airport 31.7 Miles



Distance to:
Downtown Atlanta - 24.7 Miles



Distance to:
Mercedes-Benz Stadium - 24.4 Miles



Distance to:
Georgia Aquarium - 23.9 Miles



ATLANTA MSA



Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

ECONOMY

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Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.

TOP EMPLOYERS



EMORY
UNIVERSITY



at&t





CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Shell** located at **9595 Main St, Woodstock, GA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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