

REGAL PAVILION

2840 EAST-WEST CONNECTOR
AUSTELL, GA 30106



KOTA RETAIL GROUP

FOR SALE



Lloyd Gross | Associate Adviser

Jon Kontopidis | Managing Principal

Do not enter units or disturb tenants

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- Class A power center in Austel, GA with **YouFit**, **DaVita**, and **Smoothie King**
- Brand new **Lidl** just opened on corner
- Brand new two-sided 4'x8' **EMC pylon sign**
- Fresh seal-coat and modern paint job
- Includes **1 acre freestanding pad** approved for 3,000 sf building with Drive-thru
- PRICE: \$6,450,000
- GLA: 35,365 SF
- YEAR BUILT: 2004
- LAND AREA: 8 ACRES
- NOI: \$484,000
- CAP RATE: 7.5%
- OCCUPANCY: 100%

This information contained herein was obtained from sources deemed to be reliable. No guarantees, warranties or representations as to the completeness or accuracy of this information has been made.

REGAL PAVILION

PHOTOS



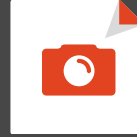
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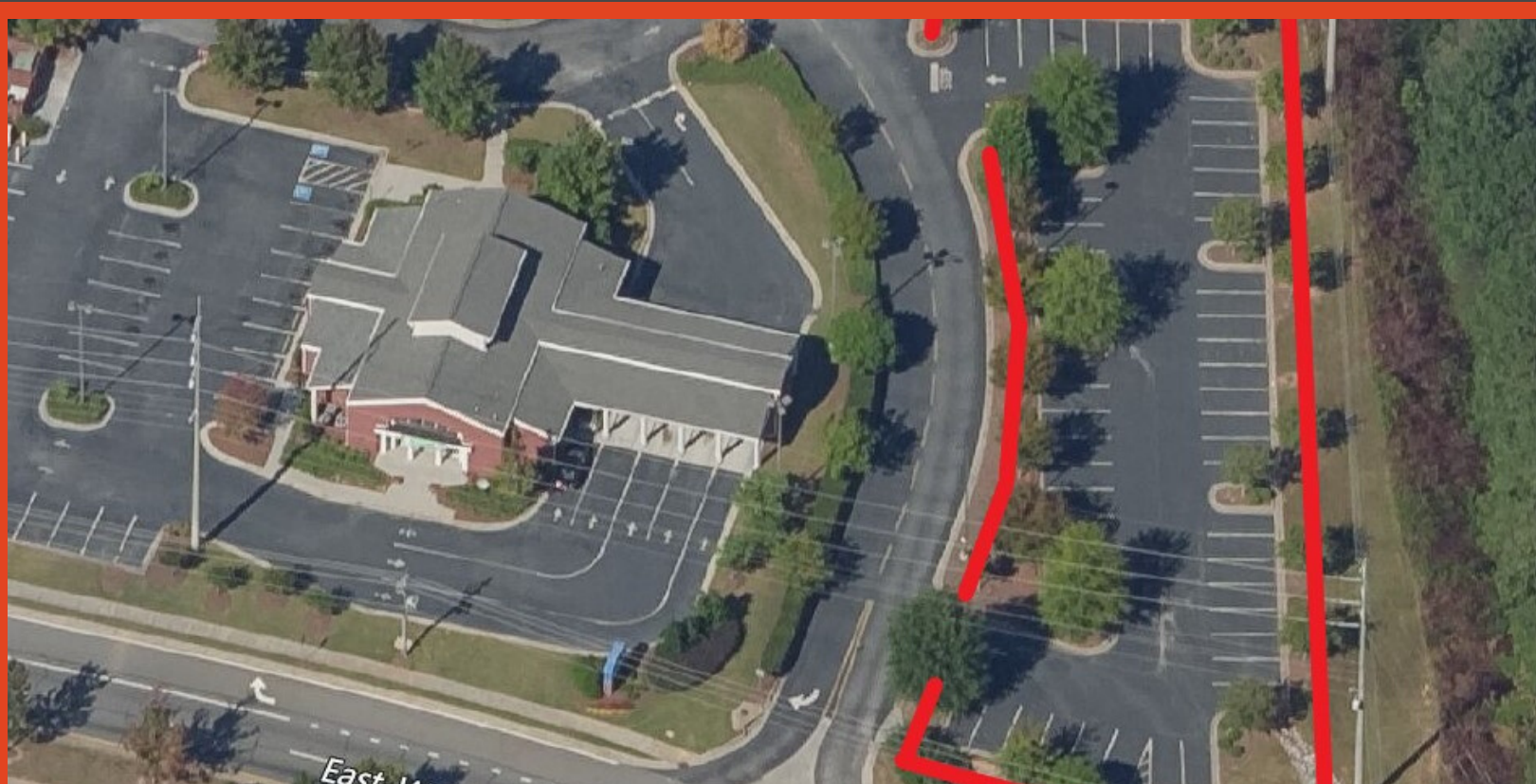
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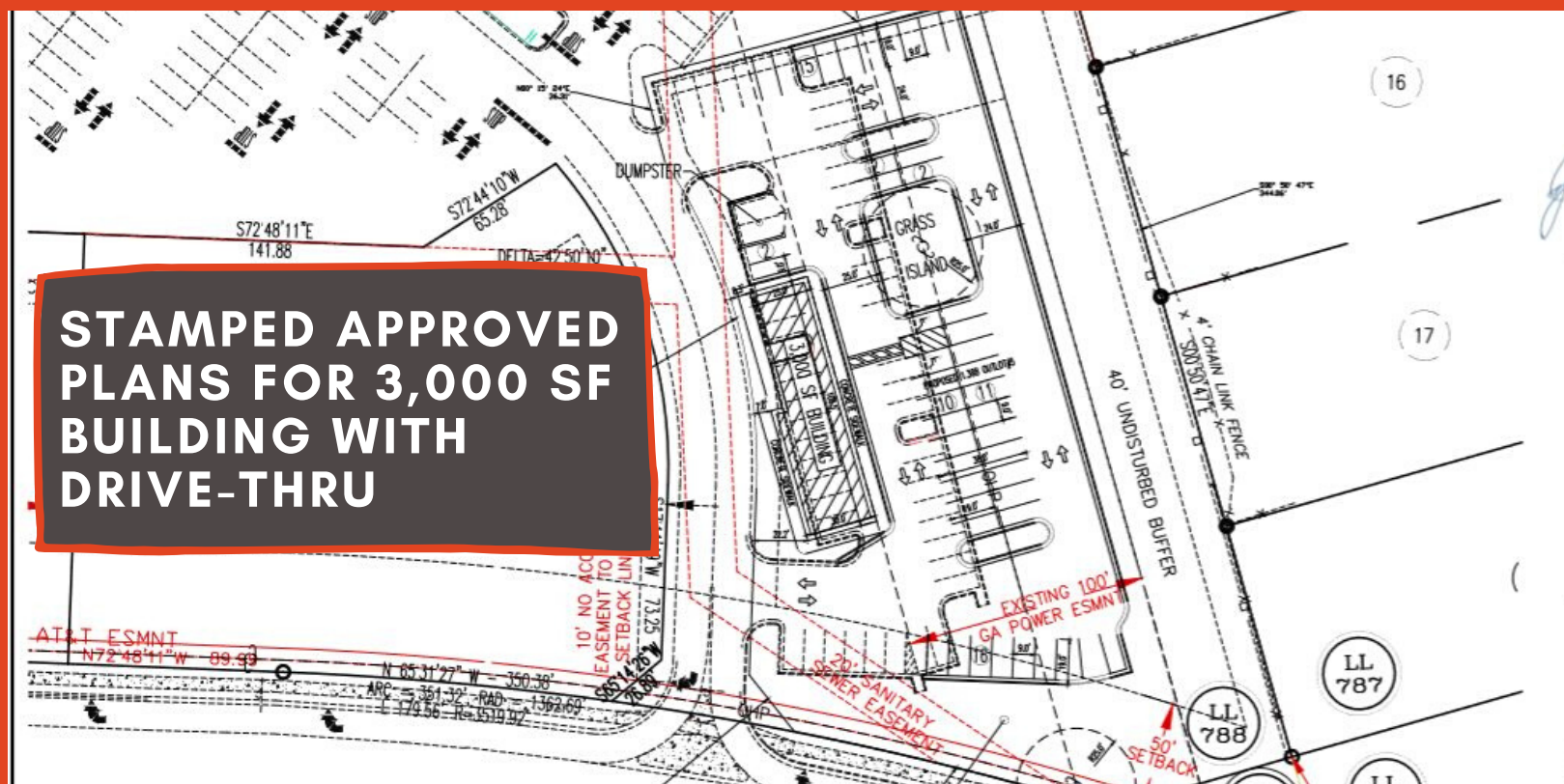
FREESTANDING PAD



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**STAMPED APPROVED
PLANS FOR 3,000 SF
BUILDING WITH
DRIVE-THRU**



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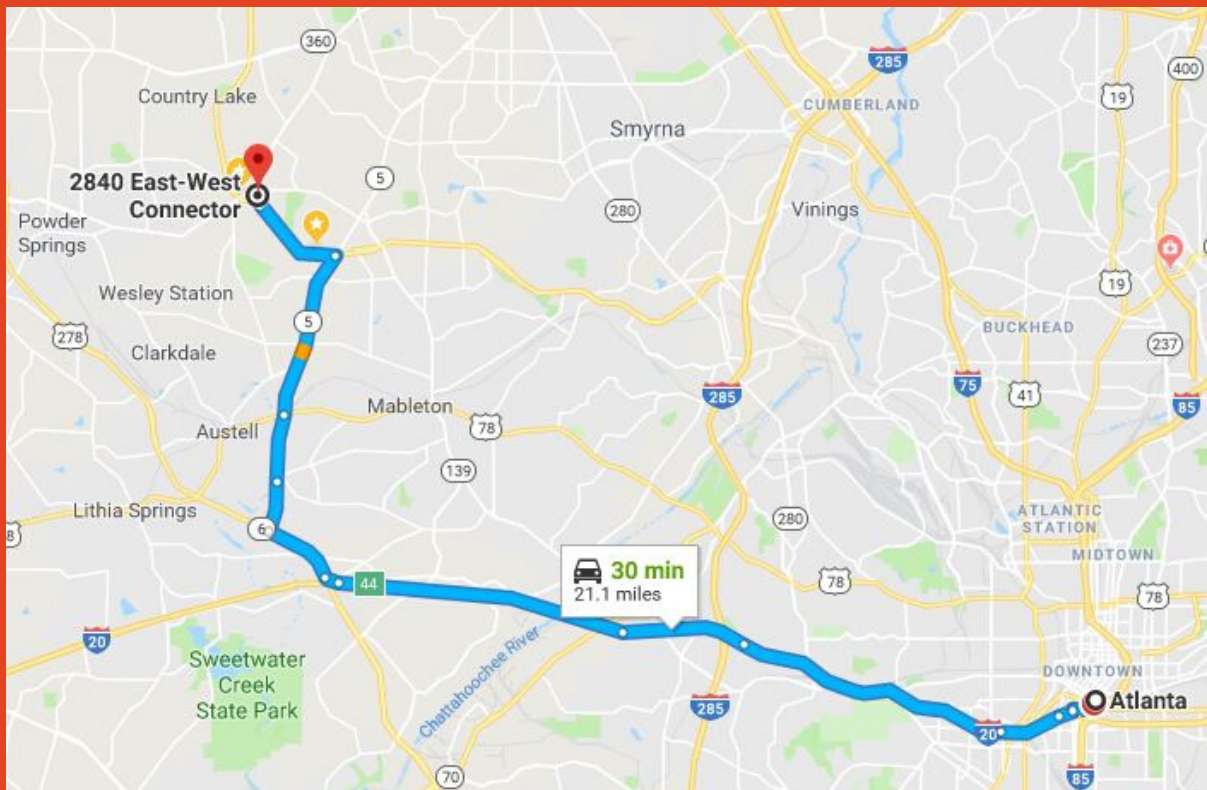
LOCATION



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2840 East-West Connector Austell, GA 30106

- East-West Connector: 41,800 AADT (2018)
- Powder Springs Rd: 22,400 AADT (2018)
- 7 miles from Marietta Square
- **Nearby retail:** Lidl, McDonalds, Goodwill, **Walmart**, Firehouse Subs, LGE Credit Union, Waffle House, BB&T, Racetrac, Dollar Tree, Bank of America, Dogwood Golf Club.
- **Healthcare district:** Kaiser Permanente West Cobb Medical Center, WellStar Cobb Hospital, Fresenius Kidney Care



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INVESTMENT OVERVIEW



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Features

- Located in an established area of metro Atlanta which is still rapidly growing
- Includes 3 parcels:
 - Parcel 19078800020 = 6.6 Acres
 - Parcel 19078800090 = 1.3 Acres
 - Parcel 19078800150 = 0.124 Acres
- Recently sealcoated and given a fresh coat of paint with a modern look.
- New pylon sign just constructed with **two 4'x8' EMC signs**
- E-commerce resistant tenants
- Value Add development opportunity:
 - Freestanding pad approved for 3,000 SF building with drive-thru.
 - 56 parking spaces
 - Dedicated ingress lane
- No deferred maintenance

Numbers

- Price: \$6,450,000
- Price/SF: \$182
- CAP Rate: 7.5%
- NOI: \$484,000
- Year Built: 2004
- APN: 19-0788-0-002-0
- Occupancy: 100%
- Parking: 1,750 Spaces

Demographics

- Median Household Income (5-mile): \$62,500
- Median Housing Value: \$115,442
- Average Age (1-mile): 35
- Pop Growth 2019-2024: 5%

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TENANTS



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| Suite | Tenant | SF | Base Rent Monthly |
|-------|---------------------|---------------|-------------------|
| 300 | YouFit Health Clubs | 23,400 | \$ 22,000 |
| 310 | Etienne Glamour | 1,700 | \$ 1,744 |
| 320 | American Nails* | 1,050 | \$ 1,699 |
| 330 | Mamas Massage* | 1,600 | \$ 1,770 |
| 340 | Smoothie King | 1,050 | \$ 2,462 |
| 350 | DaVita | 6,565 | \$ 10,547 |
| OP | Outparcel | 3,000 | \$ - |
| | Total | 35,365 | \$ 40,222 |



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