



2957 Holcomb Bridge Rd | Alpharetta, GA 30022
\$3,244,512 | 4.10% CAP



125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
www.SilberProperties.com

Actual Photo



INVESTMENT SUMMARY

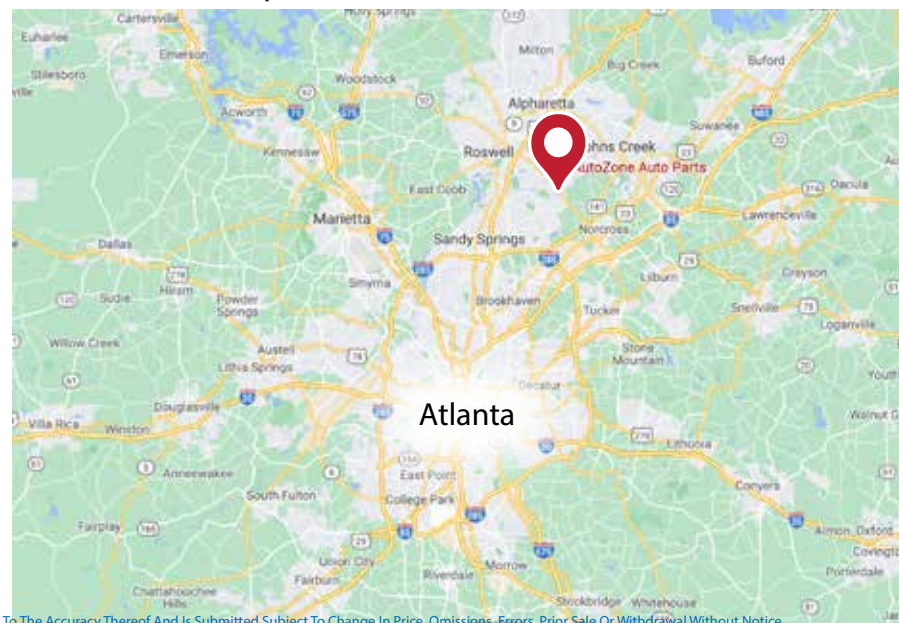
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FINANCIAL INFORMATION

Lease Expiration	December 2033
Annual Rent	\$133,025
Options	Four @ Five Years
Increases	6% increases in the first three options and the 4th option is 10% increase
Building Size	7,081 SF
Lot Size	.90 Acres
Lease Type	Absolute NNN Ground Lease
Price	\$3,244,512 4.10% CAP

INVESTMENT HIGHLIGHTS

- New lease extension of more than 11.5 years through December 2033, showing both a strong commitment to the location and a well performing store
- Affluent North Atlanta neighborhood with 21% population growth the last 10 years
- Extremely high traffic counts – 60K VPD - at the intersection of Holcomb Bridge Rd. and Nesbit Ferry Rd.
- Located on a hard corner at a traffic light regulated intersection
- The property sits in a dense retail corridor with neighboring retailers including McDonalds, Chick-Fil-A, Kroger, CVS, Smoothie King and many more
- Absolute NNN ground lease provides ZERO landlord maintenance and makes for a passive income stream





PROPERTY AERIAL

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WAFLE
HOUSE

STUDIO
MOVIE GRILL

THE ZOO
HEALTH CLUB & SPA

Holcomb Center



HOLCOMB BRIDGE RD- 44,830 VPD

NESBIT FERRY RD- 17,383 VPD

DISCOUNT
TIRE

jiffylube

WELLS
FARGO



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NEIGHBORHOOD AERIAL

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Holcomb Bridge Middle School

 **Piedmont UrgentCare**
BY WellStreet

Holcomb Center
STUDIO MOVIE GRILL
THE ZOO HEALTH CLUB & SPA



Waffle House

HOLCOMB BRIDGE RD- 44,830 VPD

Rivermont Square Shopping Mall
  
 



Actual Photo

 **jiffylube**



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DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	9,137	67,568	202,325
2020 POPULATION	9,701	73,389	221,079
2024 POPULATION PROJECTION	10,070	76,212	229,359
ANNUAL GROWTH 2010-2019	0.60%	0.80%	0.80%
ANNUAL GROWTH 2020-2024	0.80%	0.80%	0.80%
2020 POPULATION BY RACE:			
WHITE	6,873	53,819	146,696
BLACK	1,801	11,361	42,704
AMERICAN INDIAN/ALASKAN NATIVE	19	230	1,247
ASIAN	\$735	6,258	24,310
HAWAIIAN & PACIFIC ISLANDER	4	31	184
TWO OR MORE RACES	269	1,689	5,938
HISPANIC ORIGIN	940	6,203	34,630
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	3,962	26,218	78,927
2020 HOUSEHOLDS	4,251	28,640	86,130
2024 HOUSEHOLD PROJECTION	4,422	29,771	89,351
ANNUAL GROWTH 2010-2019	0.20%	0.50%	0.50%
ANNUAL GROWTH 2020-2024	0.80%	0.80%	0.70%
OWNER OCCUPIED	\$2,758	\$21,869	\$52,571
RENTER OCCUPIED	\$1,664	\$7,903	\$36,780
AVG HOUSEHOLD INCOME	\$133,226	\$144,133	\$127,327
MEDIAN HOUSEHOLD INCOME	\$109,226	\$114,566	\$94,576

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PROPERTY PHOTOS

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ALPHARETTA | GEORGIA

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Alpharetta is a city located in northern Fulton County, Georgia, United States, and is a part of the Atlanta metropolitan area. The history of Alpharetta dates back to the 1830's, when settlers and pioneers traveled to the area seeking the promise of community in land ownership, raising families and fertile farmland. From its humble beginnings as a trading post, the community found prosperity and the City of Alpharetta was established on December 11, 1858; later becoming the seat of government for Milton County.

Alpharetta has known its challenges, from the 1863 smallpox epidemic to the ravages of the Civil War, but has always found a way to persevere and even thrive. In 1932, with the Great Depression ravaging the nation, Milton County was in a dire financial situation and merged with Fulton County to ensure continuation of services and future prosperity.

Alpharetta remained a small, largely agrarian community through the early 1980's, but shortly thereafter the city blossomed into one of the most prosperous communities in the United States. The community that had a population of only 3,000 in 1980 today is home to more than 65,000 residents and sees its population swell to more than 100,000 each workday. Alpharetta is now Georgia's 12th most populous city, boasts some of the best schools in the United States, and is known far and wide as the Technology City of the South due to the large number of tech-focused companies that call Alpharetta home.

Yet, while the community now has the trappings and success of a metropolitan city, Alpharetta remains known for its sense of community; an ideal environment for raising families, making friends, and enjoying a quality of life that is second to none.

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TENANT INFORMATION

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AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee. Originally a division of Memphis-based wholesale grocer Malone & Hyde, the company was known as Auto Shack. After the sale of the grocery operation to the Fleming Companies of Oklahoma City, Oklahoma, the name of the company was changed to AutoZone to reflect the new focus and to settle a lawsuit brought by Tandy Corporation for infringing on Tandy's "Radio Shack" trademark.

On July 4, 1979, the first store opened in Forrest City, Arkansas under the name of Auto Shack. Doc Crain was the store's first manager. Sales that first day totaled \$300.00. In 1981, Express Parts or VDP is implemented to get the customers hard to find parts by special ordering them through wholesalers. Total stores was 73 in 7 states.

In 1984, the company became the first auto parts retailer to create a quality control program for its parts. Total stores was 194 in 13 states. In 1985, Doc Crain coined the term WITTDJR, which stands for "What it takes to do the job right." Total store count is 263 in 14 states. By 1986, expansion had made the company grow into a large store chain across the South and the Midwest. That year, Darren Reltherford, manager of Auto Shack's Memphis, Tennessee store, received the first Extra Miler award, which has since been given to AutoZoners who show their dedication to customer satisfaction by "going the extra mile" for customer service. The Duralast line of alternators and starters is released. The Loan-A-Tool program begins allowing customers the ability to borrow specific tools for jobs. The 4th Distribution Center in Greenville, South Carolina opens. Total of stores is 339 in 15 states. In 1987, Auto Shack officially changed its name to AutoZone. The first AutoZone store was in Enid, Oklahoma. That year also, the company introduced WITT-JR, an electronic catalog used to look up parts and keep warranty information. Total of stores is now 459 in 16 states.

In 1989, the company began using a computerized store management system (SMS). The Duralast battery line is released consisting of Sub-Zero, Desert and long life. Total of stores is 513 in 17 states.

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Representative Photo

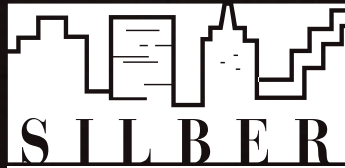


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FOR MORE INFORMATION



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