



Elliott Kyle

SVP | Partner

404.812.8927

ekyle@skylineseven.com

Chase Murphy

SVP | Partner

404.812.8925

cmurphy@skylineseven.com

800 Mt. Vernon Highway NE
Suite 425
Atlanta, GA 30328

SKYLINESEVEN.COM

Offering Memorandum

Canton Road Properties

3085, 3095, 3097 Canton Road Marietta, GA 30066



Executive Summary

Sale Price

\$2,750,000

Offering Summary

NOI:	\$202,544
CAP:	7.37%
Building Size:	12,195 SF
Lot Size:	1.48 Acres
Year Built:	1979

Property Highlights

- Excellent opportunity for an investor to acquire 3 single tenant buildings located at a signalize corner
- Established internet resistance tenants
- Rent growth opportunity as tenants pay below market rents
- Located in Marietta, an excellent suburb of northern Atlanta
- Strong property visibility with signage along bustling Canton Road with 30,850 cars passing per day
- Robust demographics with over 180,000 residents residing within a 5-mile radius
- Excellent 1-mile Average household income of \$113,720 with strong 15.7% growth projected in the next 5 years
- Proximity to National Retailers and Shopping Centers such as Market Square, Blackwell Plaza, Wendy's, McDonald's, and more



Property Description

Marietta, GA, located in Cobb County near Atlanta, boasts a rich blend of history and modernity, with a diverse population. It features a competitive real estate market, offering everything from historic homes near Marietta Square to modern family residences, appealing to various tastes and budgets. The city's economy thrives on sectors like education and retail, supporting a vibrant community life. Cultural landmarks, such as the Gone with the Wind Museum and Kennesaw Mountain National Battlefield Park, enrich residents' lives. Marietta is known for its excellent schools and community amenities, making it a sought-after location for families and professionals alike. This balance of cultural richness, educational excellence, and a healthy real estate market defines Marietta as a prime place to live and work.

Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers



Mercedes-Benz



Drone Photo



3085 - Photos



3095 - Photos



3097 – Photos



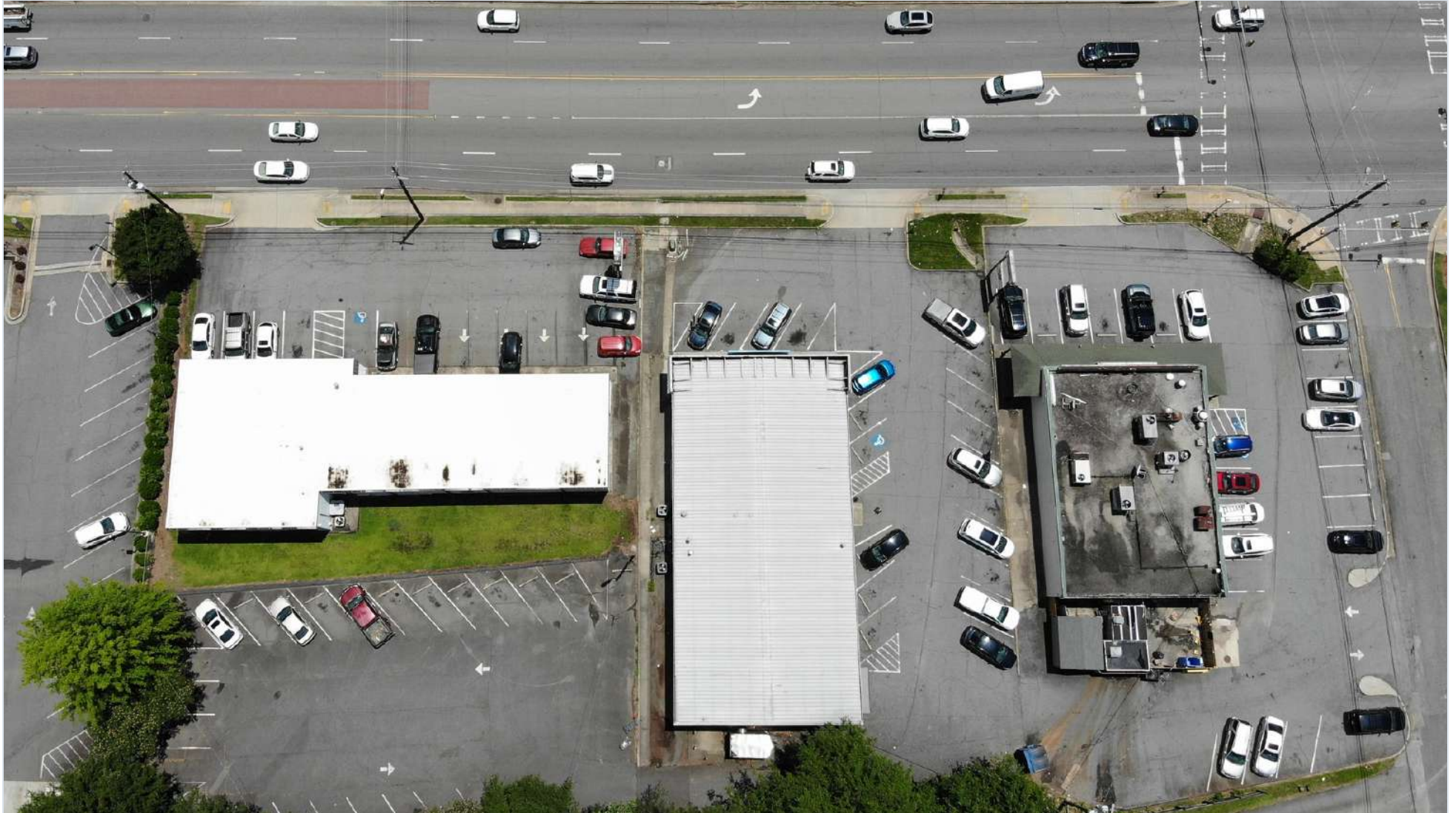
Aerial Photo



Aerial Photo



Aerial Photo



Aerial Photo



Rent Roll



Unit	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
3085	Sabores de Mexico DF	2,990	24.52%	06/01/2025	09/30/2030	\$95,471	\$31.93	\$9,955	\$3.33
3095	Enterprise Link	5,005	41.04%	05/01/2019	04/30/2029	\$60,060	\$11.00	\$0	-
3097	Custom Automotive	4,200	34.44%	10/01/2025	09/30/2028	\$78,220	\$18.62	\$6,980	\$1.66
Totals/Averages		12,195				\$233,751	\$19.17	\$16,935	\$1.39
Occupied		12,195				\$233,751		\$16,935	
Vacant		0				\$0		\$0	

Net Operating Income

Income Summary		Current
Gross Scheduled Income		\$233,751
Other Income		\$16,935
Total Scheduled Income		\$250,686
Vacancy Cost		\$0
Gross Income		\$250,686
Expense Summary		List Price
Property Taxes		\$19,985
Insurance		\$10,358
Landscaping		\$775
Maintenance and Repairs		\$6,000
Management		\$11,024
Gross Expenses		\$48,142
Net Operating Income		\$202,544

Lease Abstract



Tenant Overview – Suite 3085

Tenant:	Sabores de Mexico DF
Square Feet:	2,990 SF
Lease Start Date:	June 01, 2025
Lease Expiration Date:	September 30, 2030
Annual Base Rent:	\$92,690
Current Reimbursement:	\$9,955

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
Months 1-4	\$0	\$0
10/01/25-09/30/26 – Current	\$92,690	\$31.00
10/01/26-09/30/27	\$95,471	\$31.93
10/01/27-09/30/28	\$98,335	\$32.89
10/01/28-09/30/29	\$101,285	\$33.87
10/01/29-09/30/30	\$104,323	\$34.89

Tenant is responsible for maintaining the property (excluding normal wear and tear), including all systems, structures, common areas, and improvements, as well as trash, compliance, and any association or management fees. The property must be returned in similar condition at lease end, with all keys surrendered.

Tenant Overview – Suite 3095

Tenant:	Enterprise Link
Square Feet:	5,005 SF
Lease Start Date:	November 01, 2018
Lease Expiration Date:	April 30, 2029
Annual Base Rent:	\$60,060
Current Reimbursement:	\$0

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/18-04/30/19	\$0	\$0
05/01/19-04/30/24	\$55,055	\$11.00
05/01/24-04/30/29 – Current	\$60,060	\$12.00
05/01/29-04/30/34 (Option 1)	\$65,065	\$13.00
05/01/34-04/30/39 (Option 2)	\$70,070	\$14.00

The tenant operates a 5,000 SF laundromat offering self-service machines, drop-off wash-and-fold, pick-up and delivery, and dry-cleaning services, with security cameras throughout. The landlord is responsible for the roof, building exterior, and parking lot, while the tenant handles maintenance of common areas, adjacent parking spaces, and plate glass.

Lease Abstract



Tenant Overview – 3097

Tenant:	Custom Automotive
Square Feet:	4,200 SF
Lease Start Date:	10/01/2025
Lease Expiration Date:	09/30/2028
Annual Base Rent:	\$78,220
Current Reimbursement:	\$6,980

Lease Term	Annual Base Rent	Rent Per SF/YR
10/01/25-09/30/28	\$78,220	\$18.62

Unique Way Custom Automotive provides auto repair, auto maintenance, and routine automotive maintenance.

Tenant is responsible to keep the Property including systems such as HVAC, electrical, plumbing, and structural components, as well as common areas and improvements in good condition, allowing for normal wear and tear. The Tenant is also responsible for removing trash and complying with all relevant laws. If an owners' association or property manager oversees certain maintenance, the Tenant will pay the associated fees instead of handling the work. At the end of the lease, the Tenant must return the Property in comparable condition to its original state, except for reasonable wear and tear, and provide all keys to the Landlord.

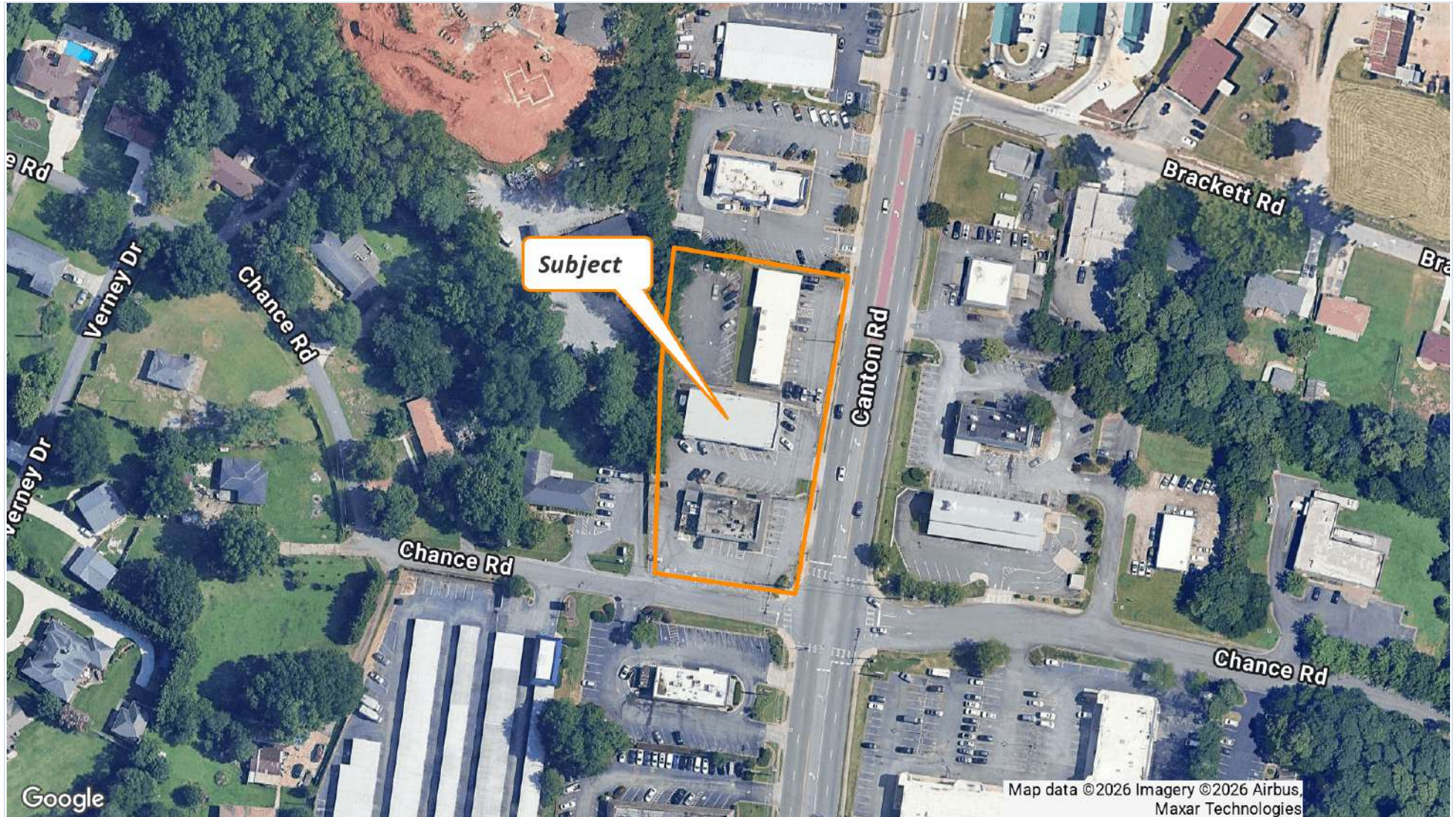
Retailer Map



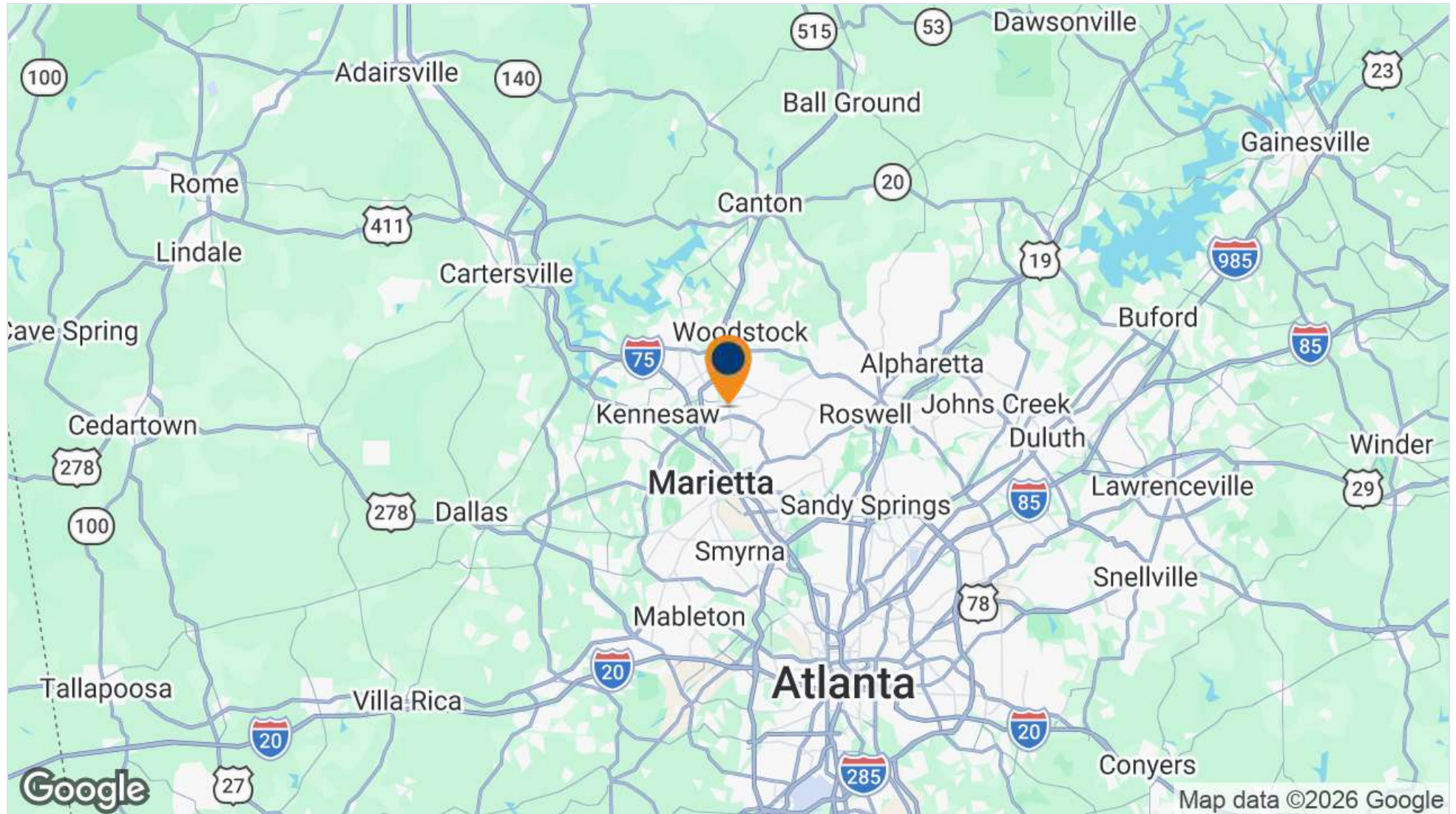
Retailer Map



Aerial Map

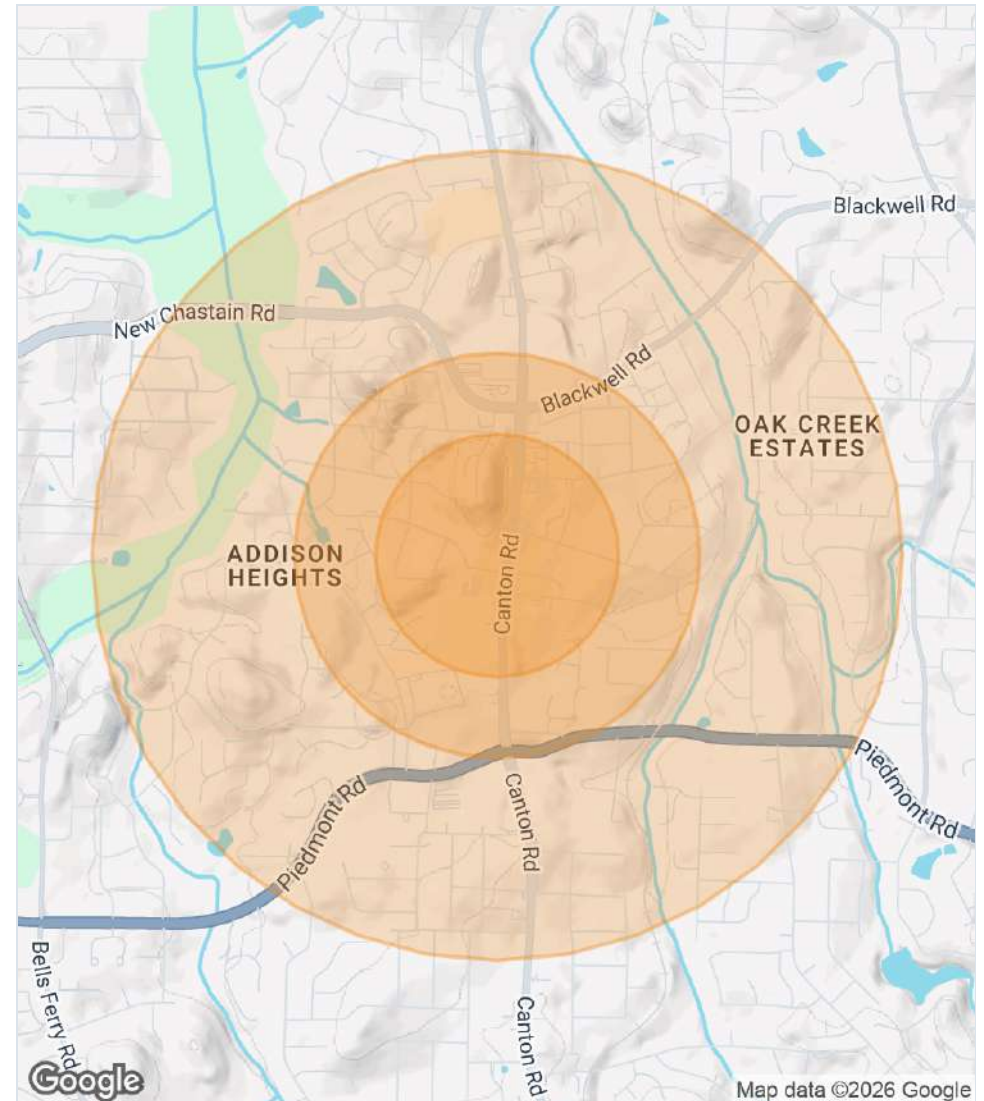


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	5,005	64,964	198,197
2030 Population	5,163	67,518	207,726
5 Year Projected (2035)	5,403	70,839	219,661
Households			
2025 Population	1,860	24,465	75,405
2030 Population	1,918	25,462	79,084
5 Year Projected (2035)	2,007	26,760	83,739
Income			
2025 Average Household Income	\$153,397	\$128,150	\$135,346
5 Year Projected (2030)	\$192,375	\$160,539	\$169,506



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GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Advisor Biographies Page



Elliott Kyle

SVP | Partner

ekyle@skylineseven.com

404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

SVP | Partner

cmurphy@skylineseven.com

404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.