



Offering Memorandum

# Decatur Auto Repair

2342 Lawrenceville Hwy, Decatur (Atlanta MSA), GA 30033



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# Executive Summary

Sale Price

**\$1,743,500**

## Offering Summary

Cap Rate:	6.5%
NOI:	\$113,323
Building Size:	7,000 SF
Lot Size:	0.92 Acres
Year Built:	1986

## Property Highlights

- Occupied 2 tenant  $\pm$ 7,000 SF auto repair facility situated on approximately 0.92 acres
- Located on Lawrenceville Hwy with 37,500 cars passing per day
- Excellent visibility and frontage with strong signage exposure
- Auto repair layout with ample parking and outdoor vehicle storage
- Historically multi-tenant configuration, allowing flexibility for single or multiple users
- Long-term automotive use history including repair, transmission, and specialty service operators
- Proximity to I-285 and US-78 providing strong regional accessibility
- Dense and growing demographics with over 306,000 residents within 5 miles and \$140K+ average HH income, supporting long-term stability.
- Massive Lulah Hills development happening now in the immediate area.



## Property Description

This is an opportunity to buy an occupied two tenant freestanding building of approximately 7,000 SF specific operated as an auto repair facility The property is approximately 0.92 acres, within a dense infill submarket of DeKalb County. The property has a long-standing history of automotive use and features a functional layout with service areas, ample parking, and outdoor vehicle storage, making it well-suited for a variety of automotive related use.

Strategically positioned along Lawrenceville Highway, with 37,500 cars passing per day, the property benefits from strong visibility, and convenient connectivity to I-285, US-78, and surrounding population centers. Historically configured for multi-tenant occupancy, the asset offers flexibility for an owner-user or investor looking to own a property within a high-demand corridor for automotive repair.

# Additional Photos



# Additional Photos



# Aerial Photo



# Aerial Photo



# Across From Home Depot



# Lease Abstract – Lewis Motorwerks



## Tenant Overview

<b>Tenant:</b>	Lewis Motorwerks
<b>Square Feet:</b>	3,150 SF
<b>Lease Start Date:</b>	November 07, 2000
<b>Lease Expiration Date:</b>	November 30, 2031
<b>Annual Base Rent:</b>	\$34,800
<b>Current Reimbursement:</b>	NNN
<b>Renewal Options:</b>	5 Years
<b>Website:</b>	<a href="https://lewismotorwerks.com/">https://lewismotorwerks.com/</a>

## Rent Schedule

Lease Years	Annual Base Rent	Rent Per SF/YR
11/15/17-11/14/26 – Current	\$34,800	\$11.05
<b>Extension #8 (Signed)</b>		
12/01/26-11/30/27 *	\$50,923	\$16.17
12/01/27-11/30/28	\$53,971	\$17.13
12/01/28-11/30/29	\$55,591	\$17.65
12/01/29-11/30/30	\$57,259	\$18.18
12/01/30-11/30/31	\$58,977	\$18.72



Lewis Motorwerks was established in 1995 to offer Audi and Volkswagen owners quality service and an affordable alternative to the dealers. We pride ourselves in knowing that each client’s vehicle will be serviced as if it is our very own. We use only factory specified equipment or OEM parts; but if a better than factory is available our clients are given the option.

Tenant is responsible for maintaining and repairing the entire Premises, including structural and non-structural elements, as well as adjacent sidewalks, landscaping, parking areas, and signage. Landlord has no maintenance obligations, and Tenant waives any right to require repairs by Landlord or to terminate the lease due to maintenance issues.

# Lease Abstract – Mr. Transmission

## Tenant Overview

<b>Tenant:</b>	Mr. Transmission
<b>Square Feet:</b>	3,850 SF
<b>Lease Start Date:</b>	April 07, 1992
<b>Lease Expiration Date:</b>	May 31, 2031
<b>Annual Base Rent:</b>	\$60,000
<b>Current Reimbursement:</b>	NNN
<b>Website:</b>	<a href="https://mrtransmission.com/decaturn-auto/">https://mrtransmission.com/decaturn-auto/</a>

## Rent Schedule

<b>Lease Years</b>	<b>Annual Base Rent</b>	<b>Rent Per SF/YR</b>
06/01/24–05/31/25	\$57,600	\$14.96
06/01/25–05/31/26	\$60,000	\$15.58
06/01/26–05/31/27 *	\$62,400	\$16.21
06/01/27–05/31/28	\$64,800	\$16.83
06/01/28–05/31/29	\$67,200	\$17.45
06/01/29–05/31/30	\$69,600	\$18.08
06/01/30–05/31/31	\$72,000	\$18.70

Tenant is responsible for maintaining and repairing the entire Premises, including structural and non-structural elements, as well as adjacent sidewalks, landscaping, parking areas, and signage. Landlord has no maintenance obligations, and Tenant waives any right to require repairs by Landlord or to terminate the lease due to maintenance issues.



Mr. Transmission has your back in the Decatur, GA area. The transmission repair services are backed by a team of expert technicians who diagnose and repair all damaged or worn parts in your transmission. Getting you and your vehicle back on the road as fast as possible—all without unnecessary strain to your bank account.

Mr. Transmission can perform factory-recommended maintenance and repairs without voiding your new car warranty, making us a cost effective and convenient alternative.

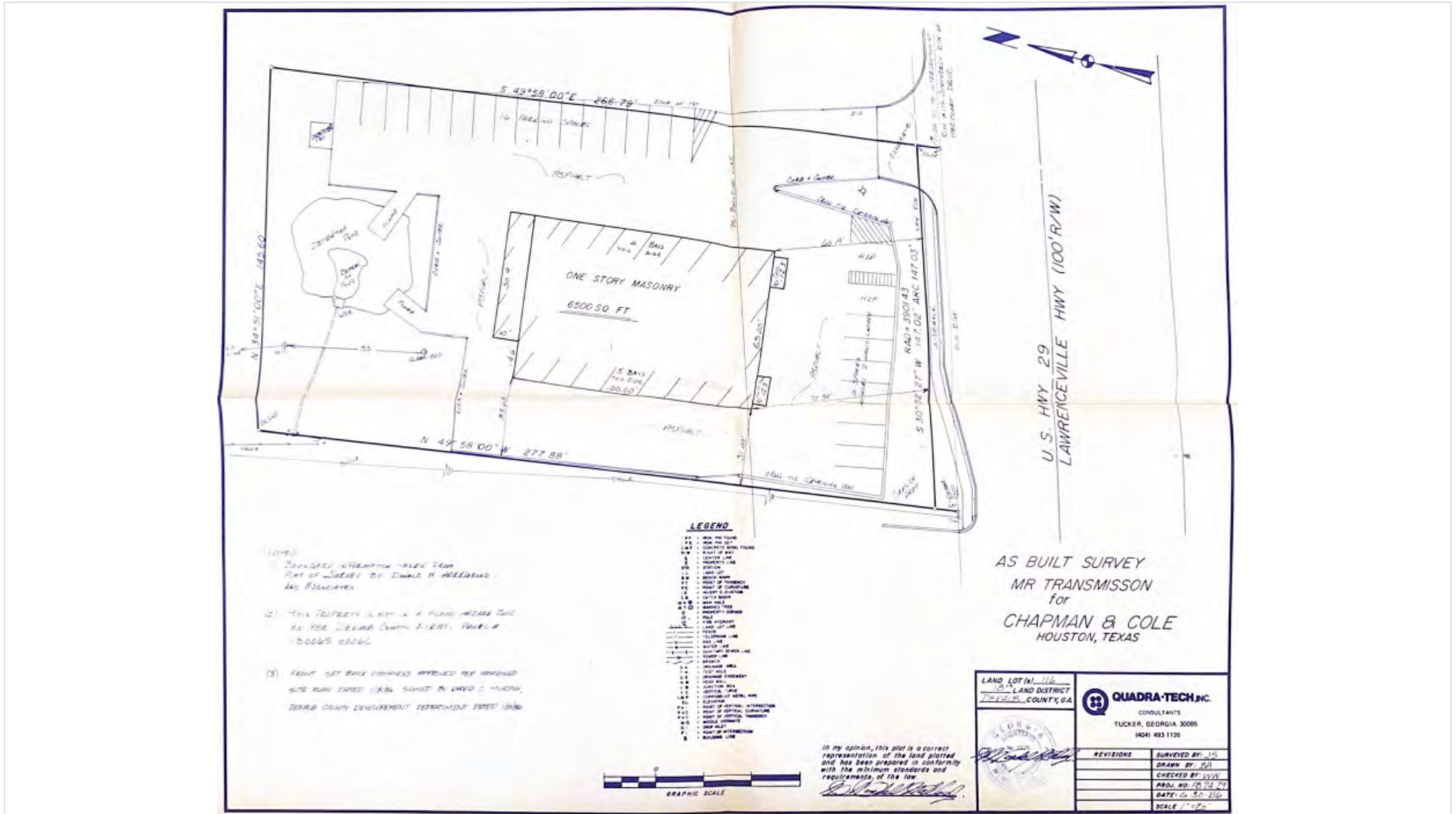
# Retailer Map



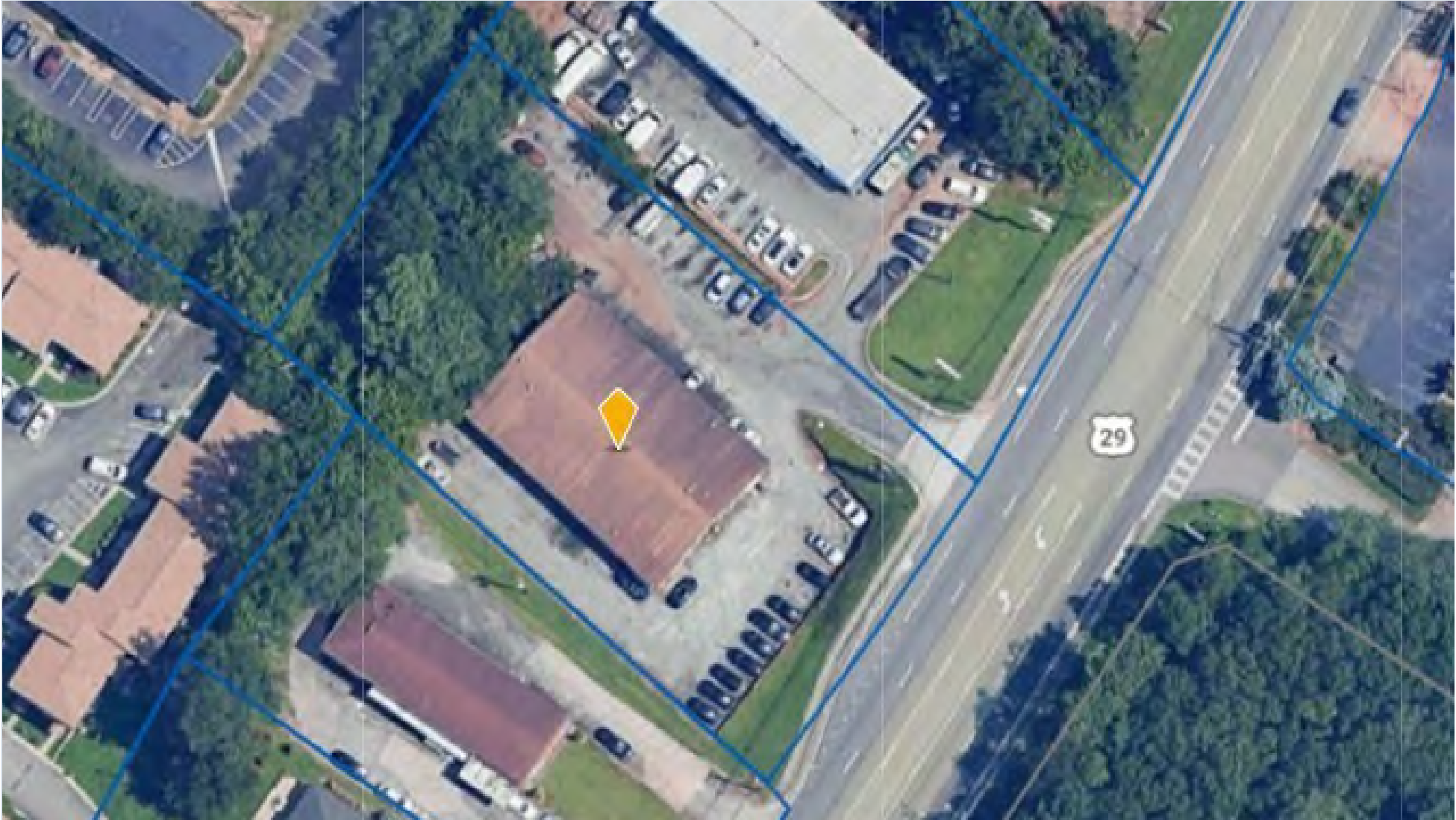
# Retailer Map



# Survey



# Parcel Map



# Lulah Hills - New Development Nearby

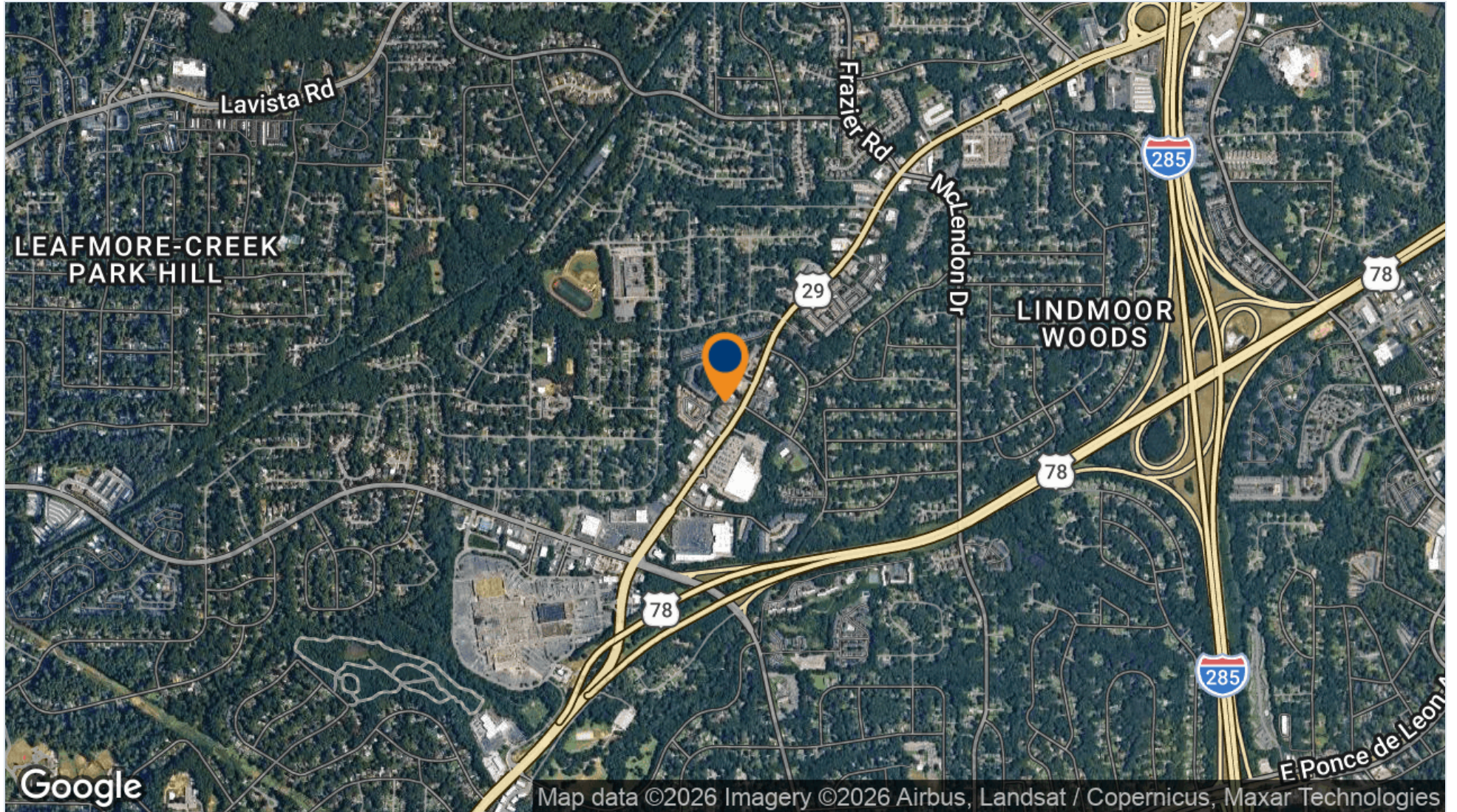


Lulah hills reimagines a derelict mall in Atlanta's North DeKalb county as a new mixed used community. The 73-acre mixed-use destination is the evolution of community, designed to inspire all who visit.

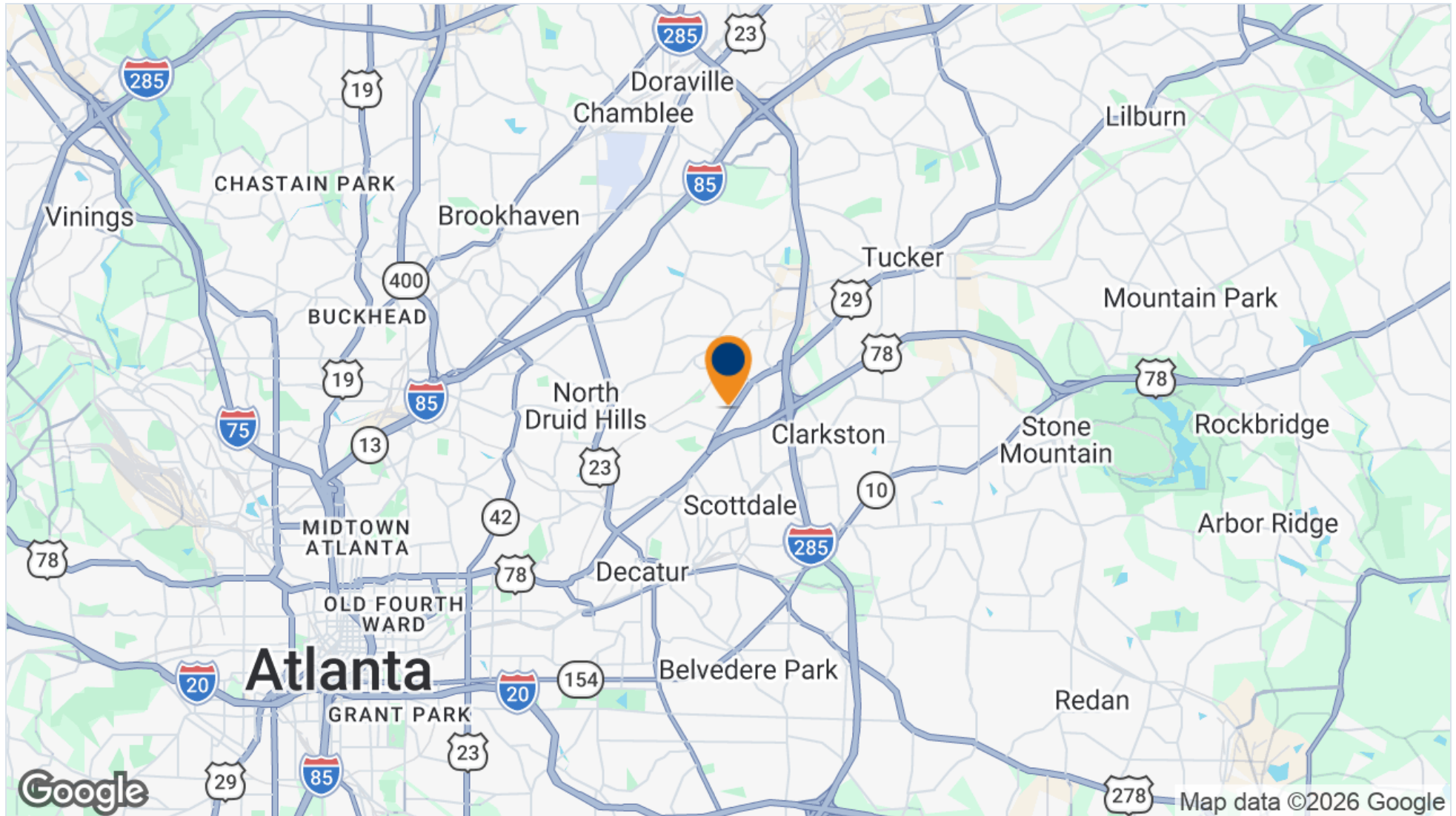
# Conceptual Site Plan – Lulah Hills



# Aerial Map

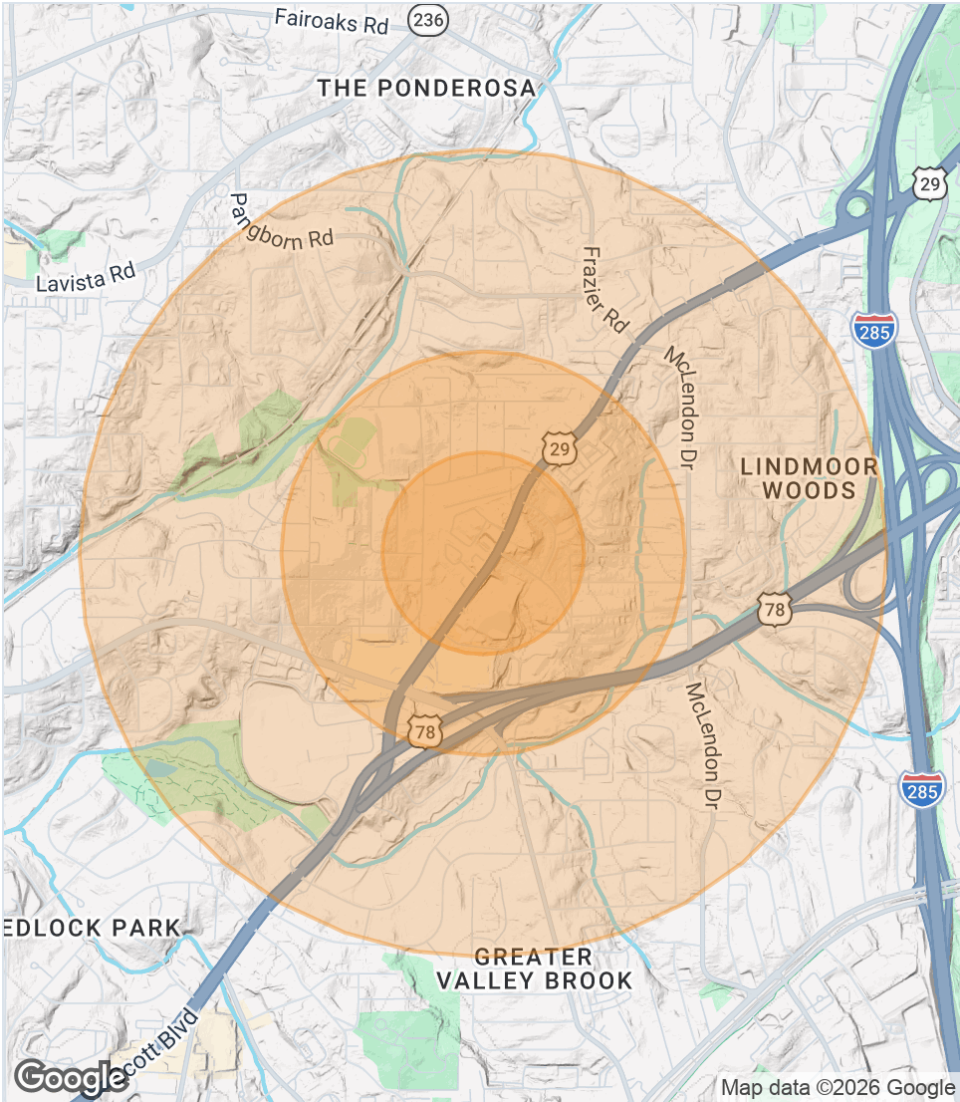


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2025 Population</b>	9,836	108,168	306,831
<b>2030 Population</b>	10,379	110,788	315,865
<b>5 Year Projected</b>	10,845	114,051	325,992
<b>Households</b>			
<b>2025 Population</b>	4,212	44,397	125,445
<b>2030 Population</b>	4,445	45,775	129,656
<b>5 Year Projected</b>	4,643	47,295	134,153
<b>Income</b>			
<b>2025 Average Household Income</b>	\$149,296	\$142,049	\$144,550
<b>5 Year Projected (2030)</b>	\$193,011	\$184,432	\$186,772



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# Advisor Biographies Page



**Elliott Kyle**

**SVP | Partner**

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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**

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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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