

RETAIL PROPERTY FOR SALE

3 Building Retail Shopping Center Totaling 53,540+/- SF
337, 345, 357 Cobb Pkwy South, Marietta, GA 30060



STABLER
COMMERCIAL Real Estate



Paul Stabler

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Stabler Commercial Real Estate | 5784 Lake Forrest Dr., Atlanta, GA 30328 | (404)-451-4605

Cobb Parkway South (US 41)

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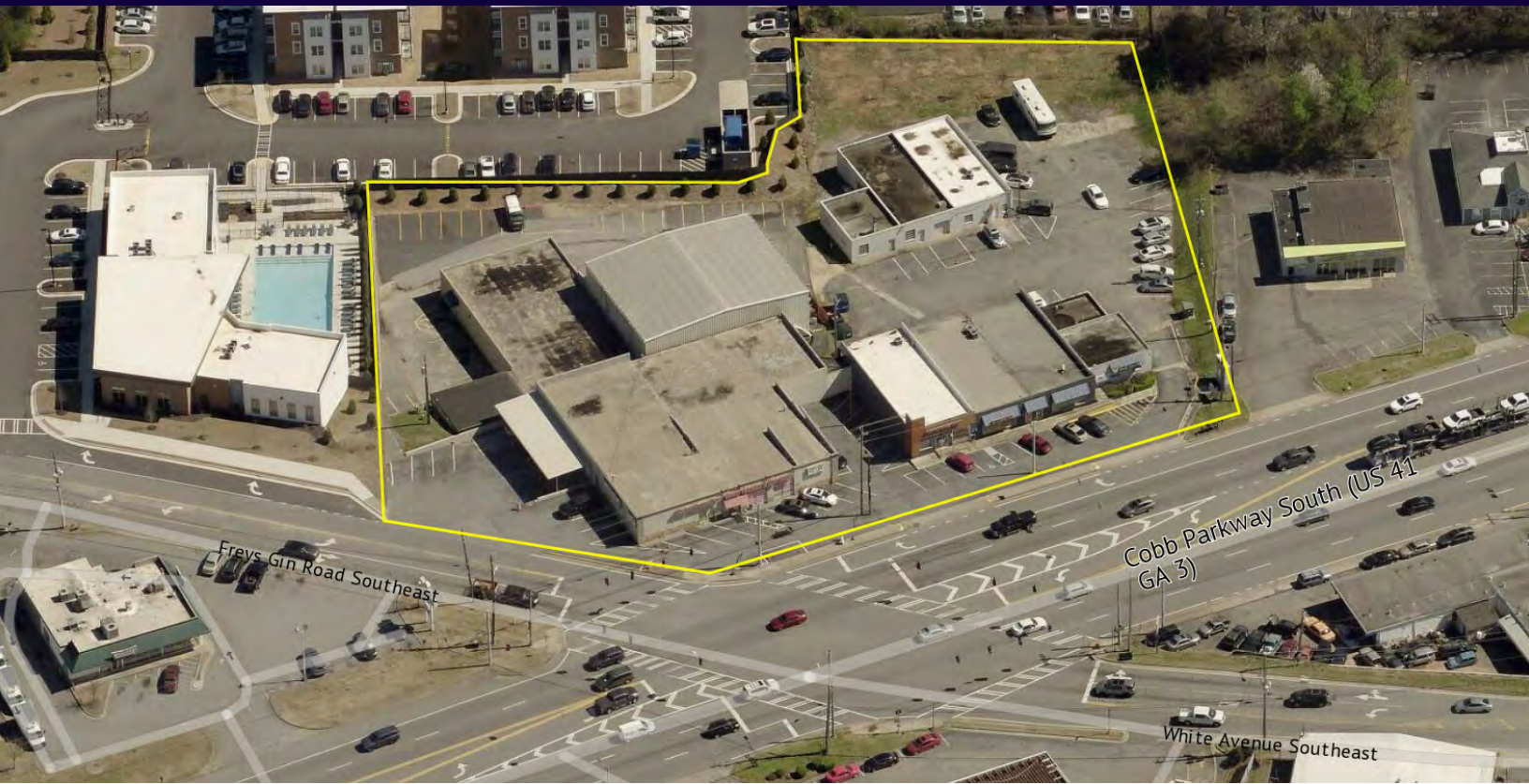
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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 Stabler Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



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Property Description

Retail Shopping Center
3 Buildings Totaling 53,540+/- SF

Property Highlights

- 100% Leased / 9 Tenants
- Strip Shopping Center
- 3 Retail Buildings
- Highly Visible on Cobb Parkway
- Great Opportunity for Value Add Investment
- Below Market Rents can be Negotiated Upwards
- Possible Redevelopment Opportunity
- High Traffic Count

Offering Summary

Sale Price:	\$8,750,000
Number of Units:	9
Lot Size:	2.5 Acres
Building Size:	53,540 SF
NOI:	\$428,640.00
Cap Rate:	4.9%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,613	93,244	316,344
Total Population	8,665	213,025	750,737
Average HH Income	\$52,542	\$85,196	\$112,854

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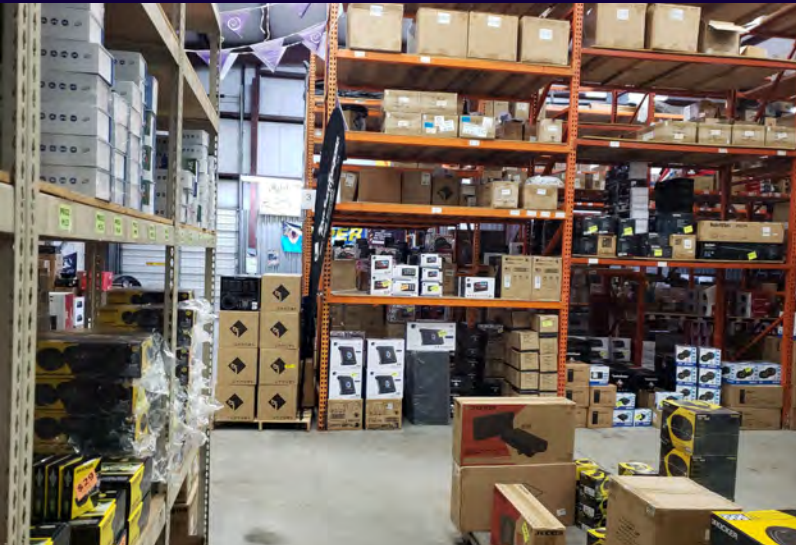


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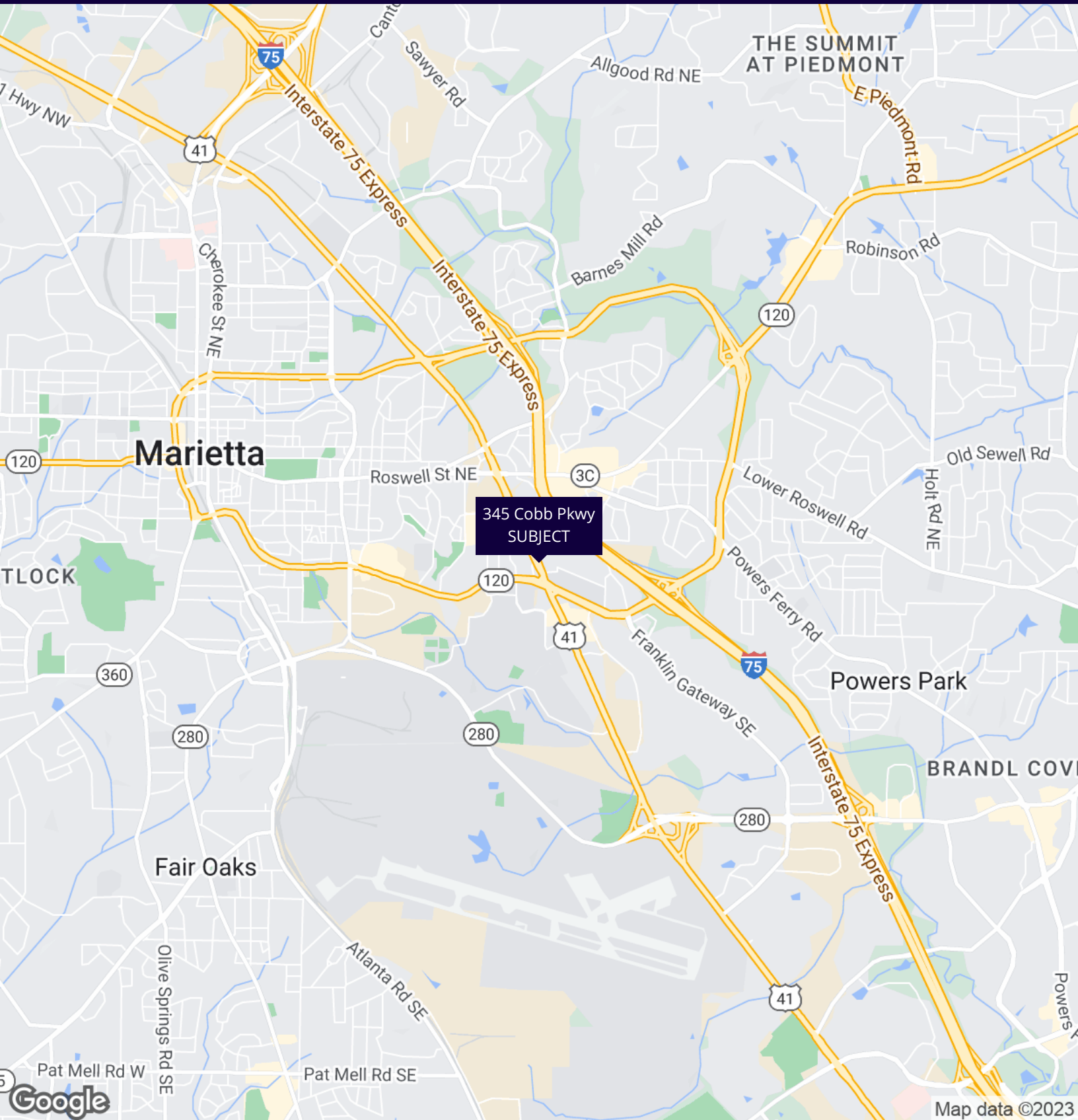
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LOCATION INFORMATION



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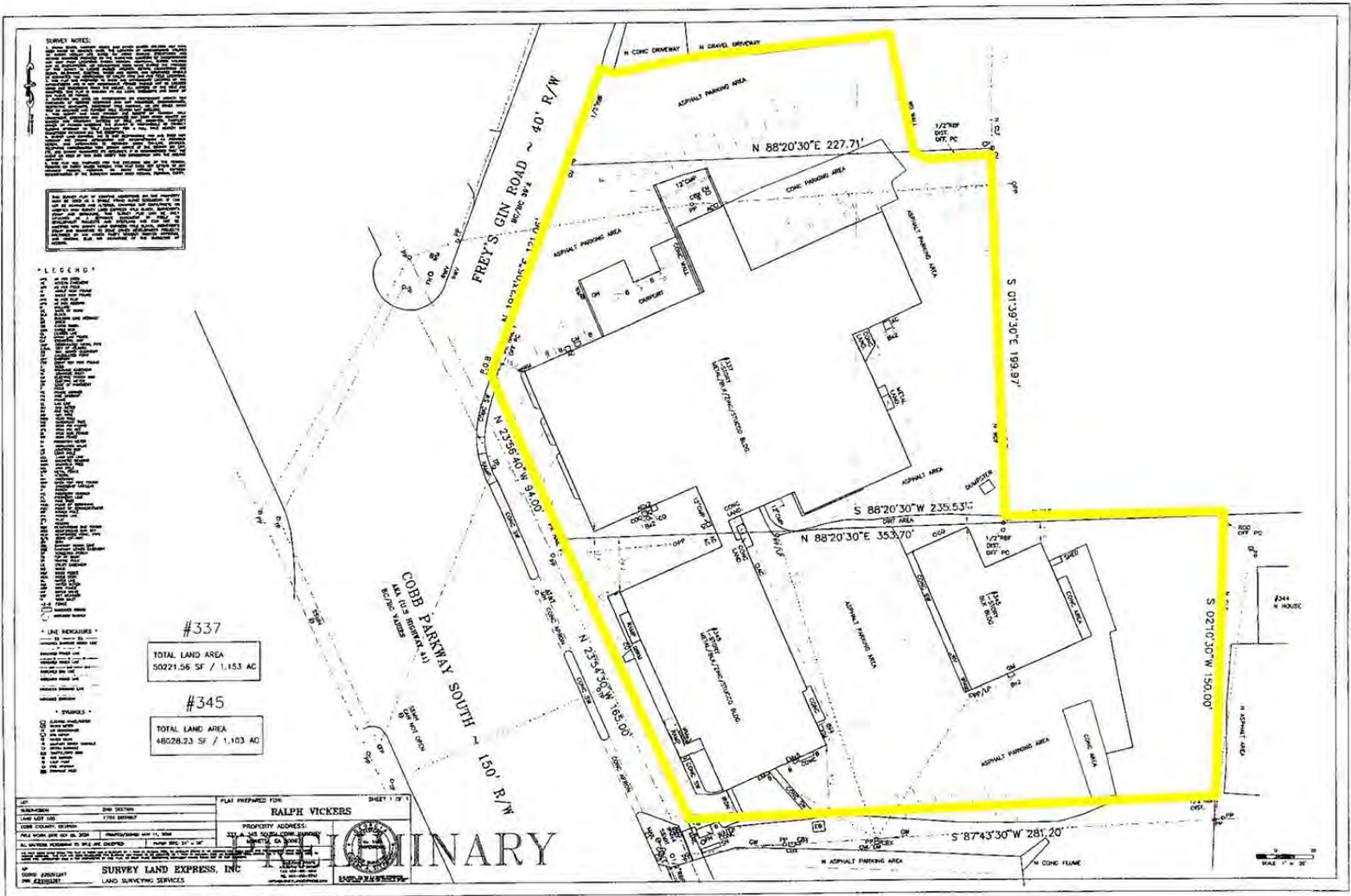
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FINANCIAL ANALYSIS



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Investment Overview

Price	\$8,750,000
Price per SF	\$163
Price per Unit	\$972,222
GRM	17.77
CAP Rate	4.90%
Cash-on-Cash Return (yr 1)	4.90%
Total Return (yr 1)	\$428,640

Operating Data

Gross Scheduled Income	\$492,434
Total Scheduled Income	\$492,434
Gross Income	\$492,434
Net Operating Income	\$428,640
Pre-Tax Cash Flow	\$428,640

Financing Data

Down Payment	\$8,750,000
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**RENT ROLL EXPENSES
STRIP SHOPPING CENTER
345 COBB PKWY, MARIETTA, GA 30060**

AUGUST 2023

Retail address	Tenant	Use	Gross SF	Rate/SF	Monthly Rate	CAM/OPEX	Gross Rent	Lease Ends
337 Cobb Pkwy	Sound Sensations	Sound Systems Cars & bldgs	35,000	\$ 5.82	\$ 17,000.00	\$ 4,389.25	\$ 21,389.25	8/16/2027
345 Cobb Pkwy								
Suite A & B	341 Cobb Pkwy, LLC	Clothing	4,200	\$ 19.00	\$ 6,650.00	\$ 1,327.00	\$ 7,977.00	
Suite C	D. Thomas	Cosmetology	2,100	\$ 16.36	\$ 2,910.00	\$ 220.00	\$ 3,130.00	4/30/2026
Suite D & E	Kalena's Beautiful	Beauty Shop	2,440	\$ 15.26	\$ 3,104.00	\$ -	\$ 3,104.00	2/1/2026
Suite F	Kiwi Tools, LLC	Tools	2,000	\$ 7.20	\$ 1,200.00	\$ 25.00	\$ 1,225.00	3/31/2027
Suite G	Mr. Nadson Borges	Marketing	2,000	\$ 5.91	\$ 985.00	\$ -	\$ 985.00	11/30/2026
Suite H	Phil Cool Heating	HVAC Systems	1,050	\$ 7.42	\$ 650.00	\$ -	\$ 650.00	10/30/2026
357 Cobb Pkwy								
Suite A	Headlight & Wheels	Auto	2,750	\$ 6.44	\$ 1,476.00	\$ -	\$ 1,476.00	12/31/2023
Suite B	Mr. Brian Carter	Appliance Repair	2,000	\$ 6.60	\$ 1,100.00	\$ -	\$ 1,100.00	6/30/2026
TOTALS			53,540		\$ 35,075.00	\$ 5,961.25	\$ 41,036.25	

Annual Gross Income	\$ 492,435.00
NOI	\$ 428,640.00
CAP RATE	4.90%
ASKING PRICE	\$ 8,750,000.00

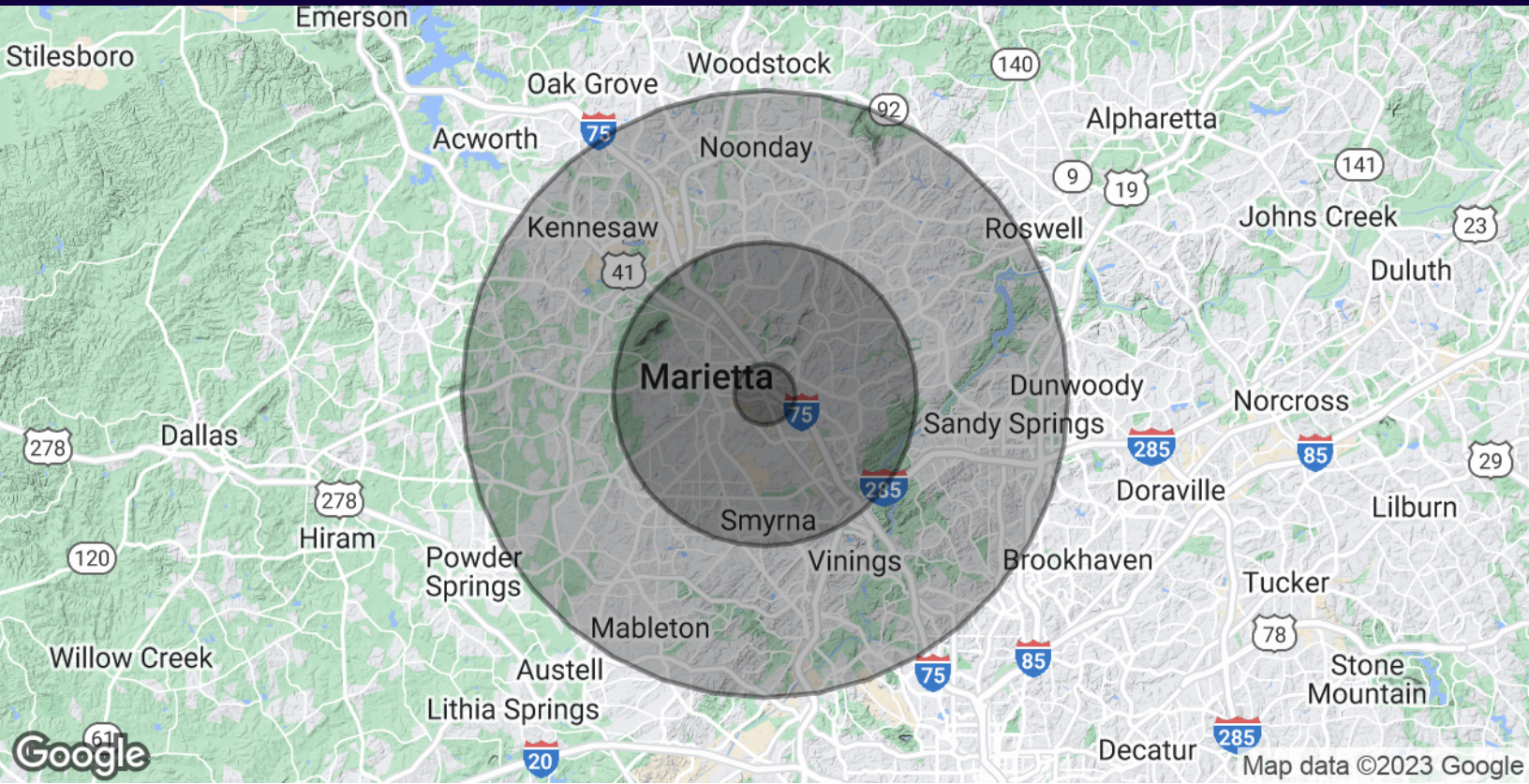


DEMOGRAPHICS



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Population	1 Mile	5 Miles	10 Miles
Total Population	8,665	213,025	750,737
Average Age	27.8	36.8	38.6
Average Age (Male)	27.1	34.8	37.2
Average Age (Female)	28.9	38.3	39.6
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,613	93,244	316,344
# of Persons per HH	3.3	2.3	2.4
Average HH Income	\$52,542	\$85,196	\$112,854
Average House Value	\$141,062	\$239,140	\$322,177

* Demographic data derived from 2020 ACS - US Census

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Direct: **404.451.4605****Professional Background**

Paul Stabler is the founder and President of Stabler Commercial Real Estate. He focuses on the sale and leasing of industrial and retail properties in the Greater Atlanta market. With over 30 years' experience in the real estate industry, he has completed over 325 transactions valued at \$270 million. He began his career with CBRE selling and leasing industrial buildings, primarily warehouses. Mr. Stabler later worked for King Industrial Realty before starting his own company. He holds a real estate license in the State of Georgia and is the Broker of his firm.

Mr. Stabler enjoys sailing, hiking, and foreign travel. He and his wife of 23 years reside in Atlanta.

Education

Mr. Stabler graduated from the University of Texas at Austin with a BBA in Finance. He holds a degree in International Finance from the American Graduate School of International Management. Before entering the real estate business, Mr. Stabler worked for the Export divisions of American multi-national companies Pfizer, Tokyo, Japan; Ford Motor Co., Tehran, Iran; ABC Dunhill Music, Beverly Hills; and Morgan-Neville Intl Corp, Los Angeles.

Memberships

Atlanta Commercial Board of Realtors
Georgia Association of Business Brokers

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