



686 GRAYSON HWY
LAWRENCEVILLE, GA 30046

OFFERING MEMORANDUM



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PROPERTY OVERVIEW

Asking Price: \$1,895,000

Building Square Footage: 5,000 SF

Tenancy: Former Meineke

Signage: Back-Lit Monument Signage

FF&E: Meineke FF&E package
Included in Sale

Taxes: Tax Freeze until October 2027

Acreage: 1.46 AC Total (Additional
0.46 AC Rear Parcel Included in Sale)

Zoning: General Business (BG)

**Tours by Appointment Only.
Do Not Disturb Current Tenant.*



INVESTMENT SUMMARY

Rise Property Group is pleased to present 686 Grayson Hwy, a turn-key auto repair shop with a (2022) FF&E package included in sale.

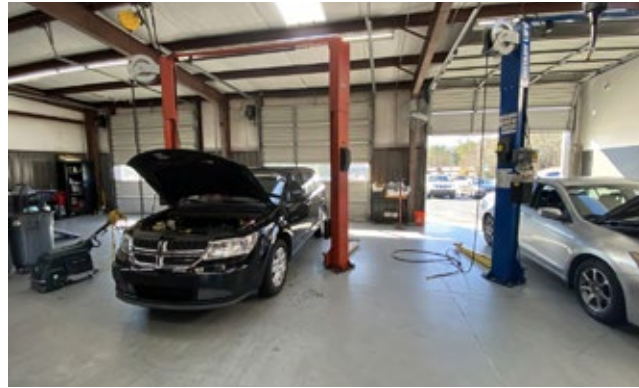
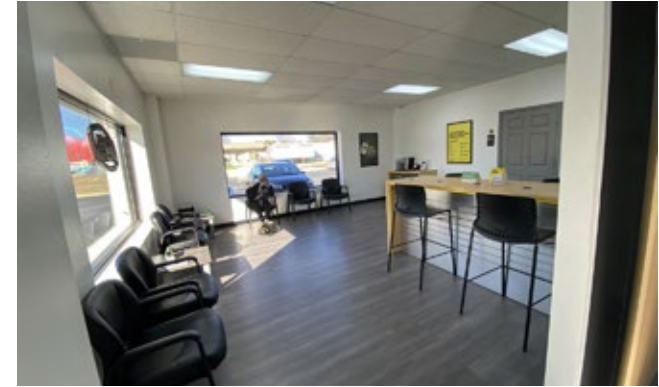
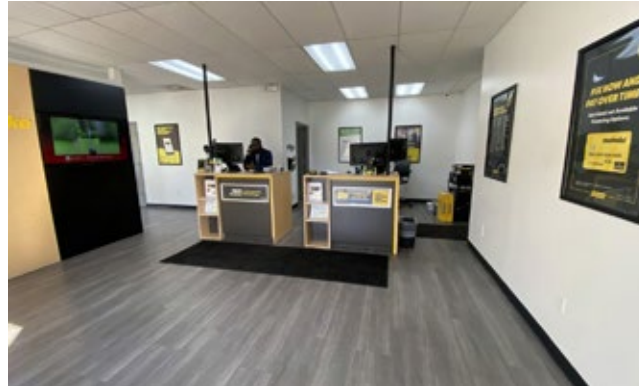
This property features 3 double-bays, an employee break room and a large customer reception area. The entire property, including the parking lot, interior/ exterior of the building, roof, & signage have been recently renovated as of 2022.

This property features back-lit monument signage on Grayson Hwy and is located within the retail trade corridor of Lawrenceville.

Additional rear outside storage and a contiguous +/- 0.46 acre pad-ready parcel behind the building is included in this offering.



PROPERTY PHOTOS





RECENT RENOVATIONS

- Major Roof Maintenance completed in Q2 2020
- New air distribution piping installed in Q3 2020
- New oil distribution system completed in Q3 2020
- All lifts overhauled or replaced in 2020

- Hunter Industrial Fan installed in Q2 2020
- LED lighting throughout the shop area
- New HVAC system installed in 2021
- New flooring installed in waiting room in 2020
- Shop floor was grinded and painted with Epoxy Paint in 2020

- Waiting room windows replaced in 2022
- New alarm and HD camera system installed for remote monitoring and security.
- Comcast 250 MB internet installed.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	8,276	73,850	185,250
2024 Population	8,676	74,814	189,341
2029 Population Projection	9,102	78,005	197,735
Annual Growth 2020 - 2024	1.2%	0.3%	0.6%
Annual Growth 2024 - 2029	1.0%	0.9%	0.9%
HOUSEHOLDS			
2020 Households	2,726	23,445	58,456
2024 Households	2,868	23,828	59,948
2029 Households Projection	3,012	24,867	62,670
Annual Growth 2020 - 2024	1.05%	0.5%	0.8%
Annual Growth 2024 - 2029	1.0%	0.9%	0.9%
INCOME			
Avg Household Income	\$77,401	\$96,487	\$99,773
Median Household Income	\$52,448	\$75,156	\$81,353





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BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.