

SALE

3113 Stone Mountain St Lithonia, GA 30058



SALE PRICE

\$650,000

Kimberly Aaron
678 320 4800

Orville Devonish
470 261 6521

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

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WHY COLDWELL BANKER COMMERCIAL METRO BROKERS

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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THE PROPERTY

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SCOPE OF SERVICE

Coldwell Banker Commercial Metro Brokers to represent Owner in the sale of 3113 Stone Mountain St.

MARKET INFO

An exceptional location for business within proximity to downtown Lithonia, 3113 Stone Mountain Street gives easy access to local amenities, including grocery stores, restaurants, and schools. This venue also hosts weddings, corporate meetings and other entertainment events throughout the year. Stone Mountain Park, a prominent natural attraction, is just a short drive away, The area is well-connected by roadways, making it convenient for commuting to nearby cities like Atlanta.

MARKETING THE PROPERTY

Coldwell Banker Commercial Metro Brokers has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Lithonia Market, we recommend the property be sold for \$650,000.00.

ABOUT COLDWELL BANKER COMMERCIAL METRO BROKERS

Coldwell Banker Commercial Metro Brokers is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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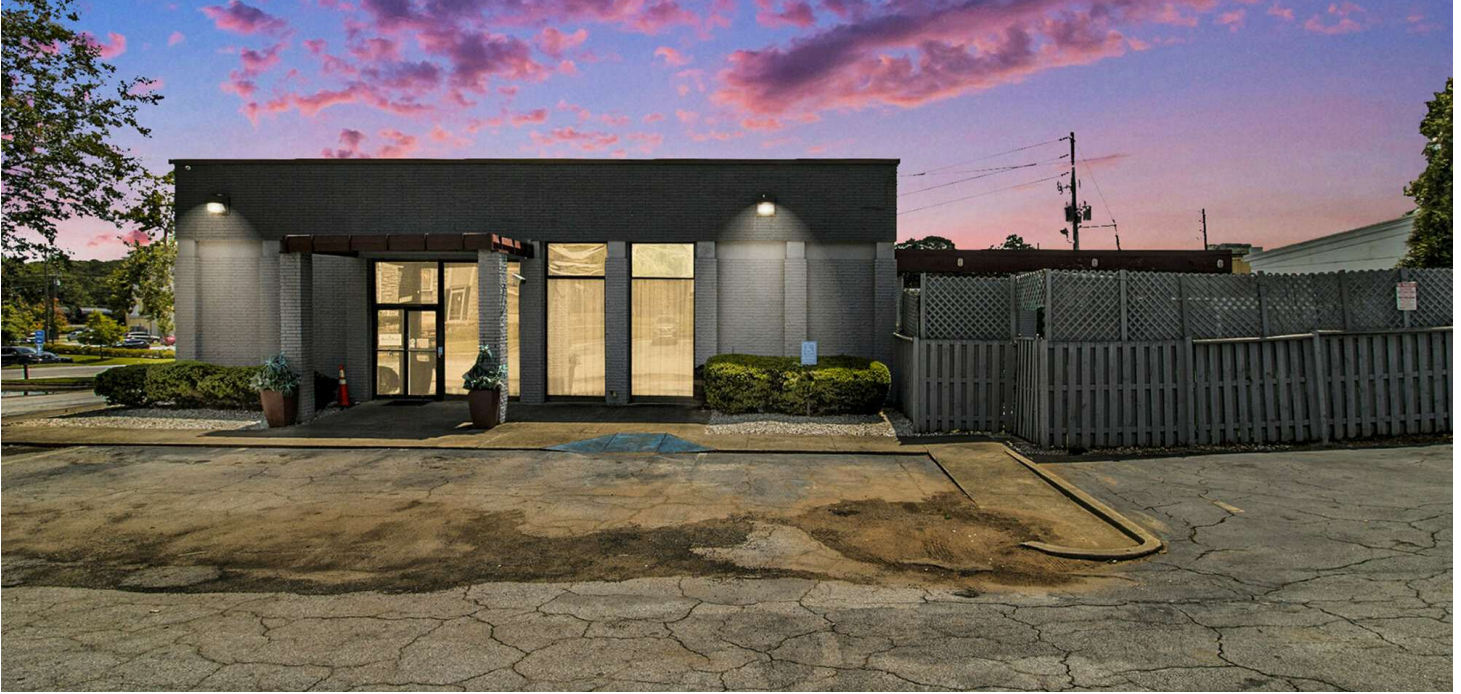
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PROPERTY DESCRIPTION

Currently operating as the Stone Manor Event Facility, a venue known for hosting various events such as weddings, corporate meetings, and other special occasions. The facility boasts a European-inspired design with a brick and stucco exterior that reflects elegance and sophistication.

Venue's interior features an intimate ballroom with 16-foot ceilings and decorative chandeliers, creating a grand and luxurious atmosphere for events. The space is designed to accommodate up to 100 guests, making it ideal for smaller to mid-sized gatherings. The property also includes an outdoor garden area with a covered patio, which is perfect for outdoor ceremonies or receptions.

Located in downtown Lithonia, the property is well-positioned within a historic town, adding charm and character to the venue. The surrounding area is somewhat walkable, with nearby amenities including churches, schools, and local businesses, making it a convenient location for hosting events.

OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	28,418 SF
Building Size:	2,979 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,020	2,492	8,849
Total Population	2,608	6,084	22,113
Average HH Income	\$58,230	\$55,829	\$71,899

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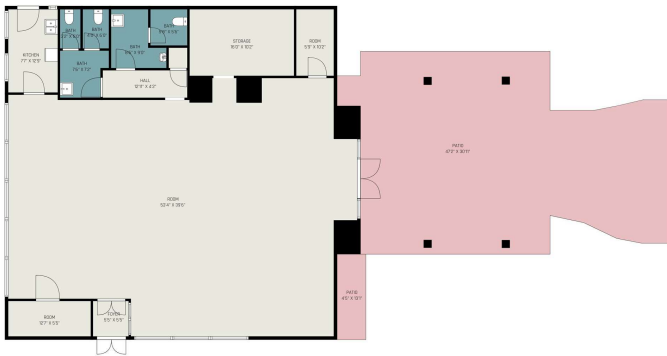
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PROPERTY HIGHLIGHTS

- Commercial Lot is intended for general commercial uses that cater to a wide variety of retail, service, and business activities.
- Land Use designates the property as a Social/Fraternal Hall, which typically refers to facilities used by social, civic, or fraternal organizations. These can include lodges, meeting halls, and event spaces for clubs, fraternities, sororities, and similar groups. The designation permits the property to be used for activities such as meetings, events, social gatherings, and other functions hosted by these organizations.



TOTAL: 2402 sq. ft.



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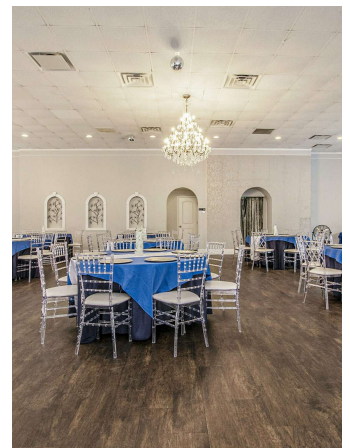
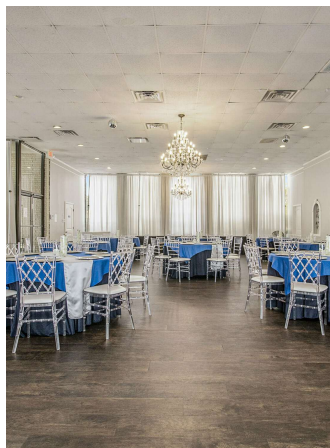
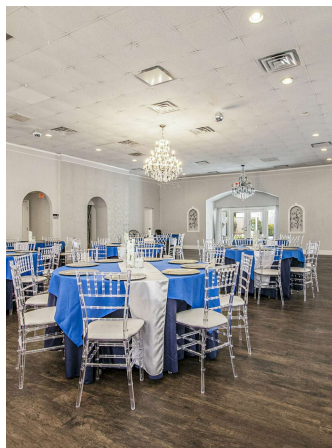
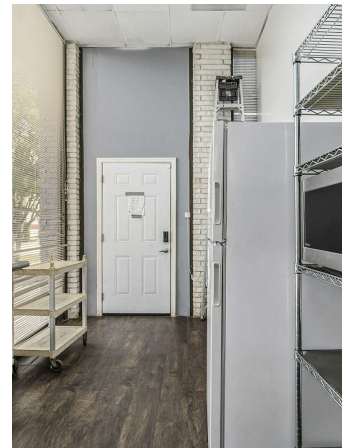
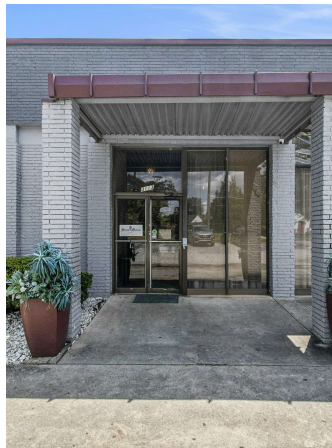
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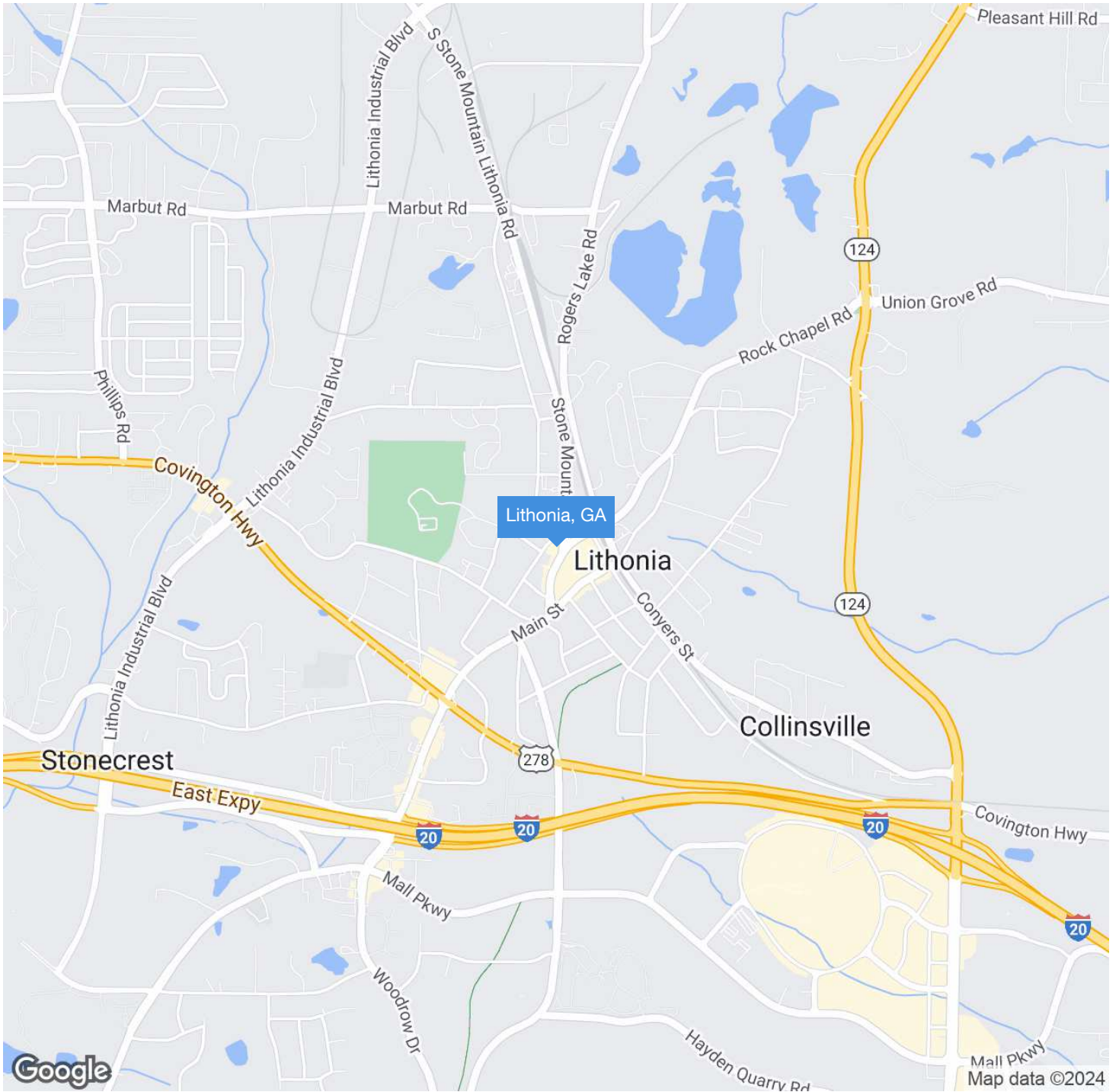
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Google

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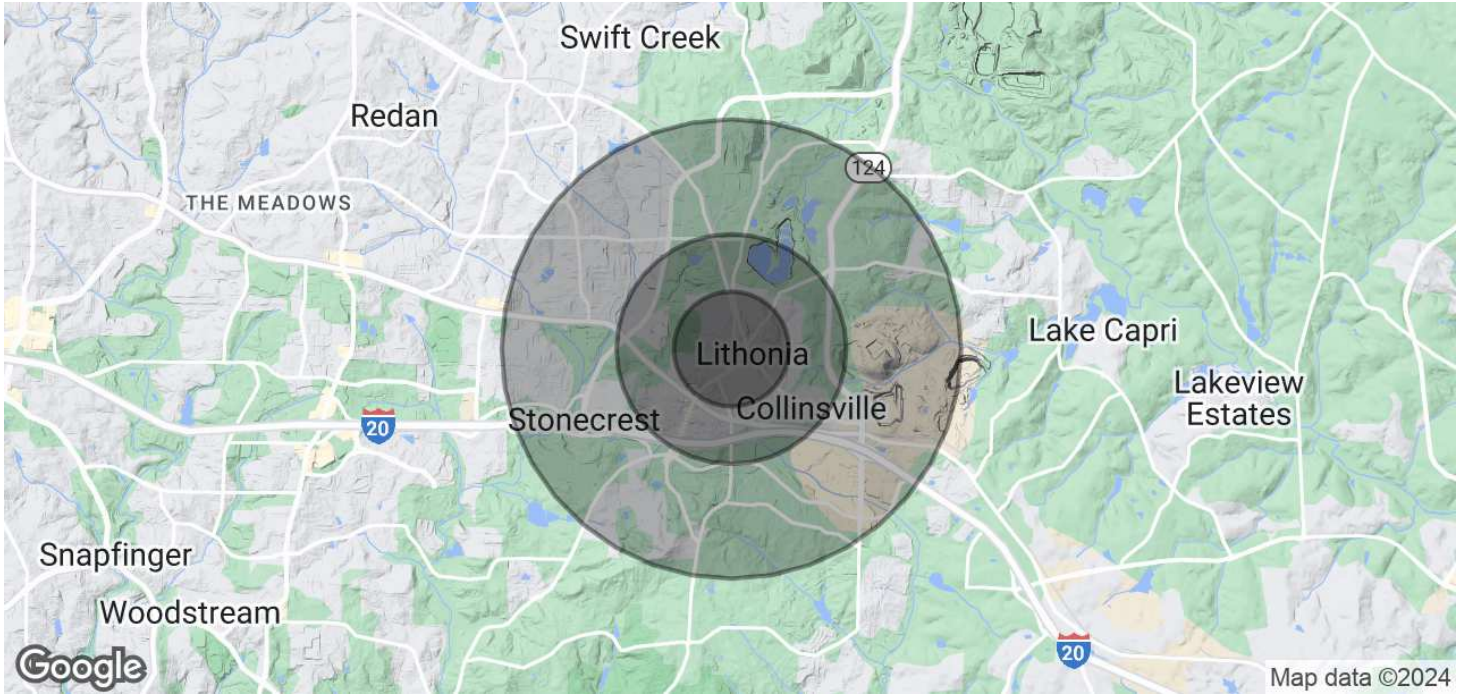
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POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	2,608	6,084	22,113
Average Age	36	37	37
Average Age (Male)	34	35	34
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	1,020	2,492	8,849
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$58,230	\$55,829	\$71,899
Average House Value	\$195,530	\$222,784	\$245,821

Demographics data derived from AlphaMap

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KIMBERLY AARON

CRE Associate Broker

kimberly.aaron@cbcmetrobrokers.com

Direct: 678.320.4800 | Cell: 678.598.2467

GA #175837

PROFESSIONAL BACKGROUND

Coldwell Banker Commercial Metro Brokers is a full-service commercial real estate company serving in the exponential growth markets of metro Atlanta and North Georgia.

As a Coldwell Banker Commercial Broker with over 28 years of experience in the real estate industry, I have honed my expertise across various facets of the field. My professional journey includes over 18 years specializing in commercial title insurance, giving me a unique depth of knowledge in ensuring that transactions are secure and efficient.

Additionally, I have owned and operated my own real estate brokerage, successfully managing a team of sales agents and overseeing numerous transactions. My combined experience in commercial real estate and title insurance, coupled with hands-on management of a brokerage, positions me as a trusted and seasoned professional dedicated to delivering exceptional service and results for my clients.

My team of Coldwell Banker Commercial Metro Brokers professionals specializes in a variety of property types: Retail, office space, manufacturing, warehouse, industrial, land, multi-family and more. Coldwell Banker Commercial Metro Brokers also affords the ability to give all listings the maximum market exposure and also grants access to all of the major commercial listing services in Georgia. With my knowledge as a commercial specialist combined with the resources at Coldwell Banker Commercial Metro Brokers, we have everything you need to locate, sell or exchange property that fits your individual business requirements.

Metro Brokers

5775 Glenridge Drive Building D, Suite 200
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ORVILLE DEVONISH

Sales Professional & Business Broker

orville.devonish@cbcmetrobrokers.com

Direct: 470.261.6521 | Cell: 301.832.2223

PROFESSIONAL BACKGROUND

I'm thrilled to introduce myself as a commercial specialist at Coldwell Banker Commercial Metro Brokers, serving the vibrant markets of metro Atlanta and North Georgia. With a deep-rooted commitment to personalized service and unwavering professionalism, I'm here to guide you through every aspect of your commercial real estate endeavors.

At Coldwell Banker Commercial Metro Brokers, we're not just another real estate company – we're a trusted partner dedicated to empowering our clients with comprehensive solutions tailored to their unique needs. With a focus on buying, selling, or leasing commercial properties, our team works tirelessly to ensure your objectives are met with precision and care.

My journey spans over 20 years of experience in retail management and distribution, providing me with a unique perspective and invaluable insights into the commercial landscape. Combined with the extensive resources and industry-leading expertise of Coldwell Banker Commercial Metro Brokers, I bring a wealth of knowledge to every client interaction.

I am proud to share that my dedication and achievements have been recognized within the industry. In 2023, I had the honor of receiving both the Commercial Entry Club Award and the Top Business Broker Award. These accolades underscore my commitment to excellence and my unwavering dedication to serving my clients' needs.

Together, our team specializes in a diverse array of property types, from retail and office spaces to manufacturing facilities, warehouses, industrial sites, land, and multi-family properties. With our finger on the pulse of the market and access to all major commercial listing services in Georgia, we're equipped to give your listings the maximum exposure they deserve.

At Coldwell Banker Commercial Metro Brokers, we believe in fostering open communication, maintaining the highest standards of professionalism, and ensuring discretion throughout the entire transaction process. Whether you're a seasoned investor or embarking on your first commercial venture, we're here to support you every step of the way.

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