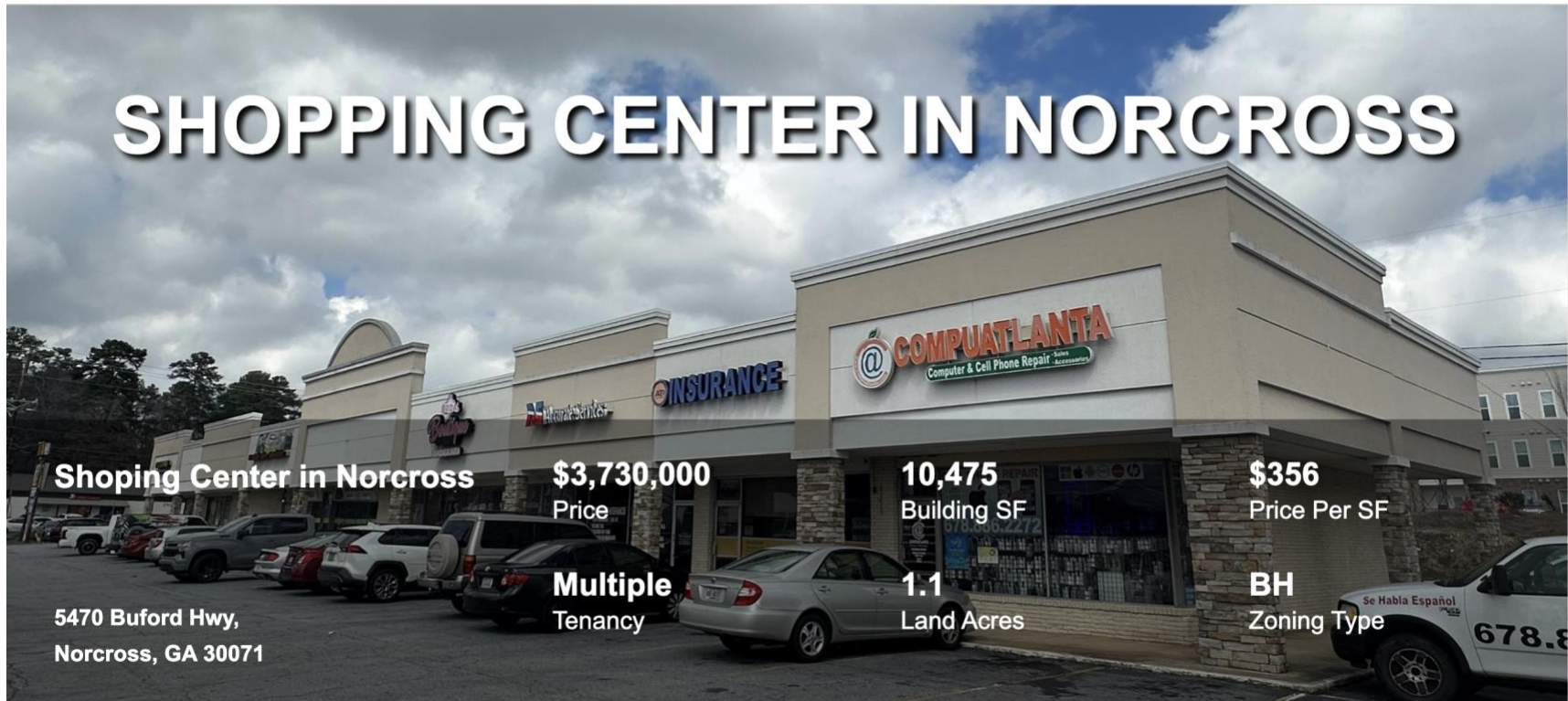


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**PeterShin** INC.

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# SHOPPING CENTER IN NORCROSS



**Shoping Center in Norcross**

**\$3,730,000**  
Price

**10,475**  
Building SF

**\$356**  
Price Per SF

5470 Buford Hwy,  
Norcross, GA 30071

**Multiple**  
Tenancy

**1.1**  
Land Acres

**BH**  
Zoning Type

## OFFERING SUMMARY

ADDRESS	5470 Buford Hwy Norcross GA 30071
COUNTY	Gwinnett
BUILDING SF	10,475 SF
LAND ACRES	1.1
YEAR RENOVATED	2016

## FINANCIAL SUMMARY

PRICE	\$3,730,000
PRICE PSF	\$356.09
NOI (Pro Forma)	\$212,168
CAP RATE (PRO FORMA)	5.69%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,313	82,282	262,220
2026 Median HH Income	\$83,593	\$71,902	\$70,218
2026 Average HH Income	\$110,148	\$101,451	\$103,086

## Alternative to a Gas Station

- A simpler, lower-risk alternative to buying a gas station .  
Opportunity to have your own convenience store (no gas pumps) or to have a nice investment property in the hear of Gwinnett County Georgia.



Peter Shin  
(404) 642-0461  
retailcenter@gmail.com



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## PROPERTY FEATURES

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NUMBER OF SPACES	7
BUILDING SF	10,475
LAND ACRES	1.1
YEAR RENOVATED	2016
# OF PARCELS	1
ZONING TYPE	BH
NUMBER OF PARKING SPACES	Approx 62
STREET FRONTAGE	Approx 380 Feet
PRO FORMA CAP	5.7 %

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## NEIGHBORING PROPERTIES

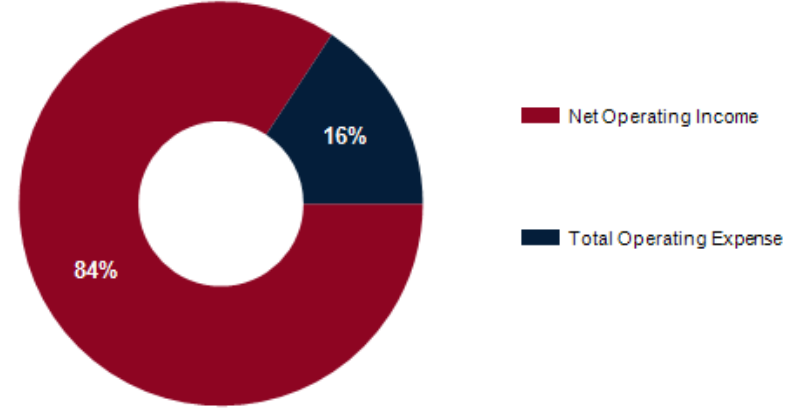
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NORTH	Buford Hwy
SOUTH	Beaver Ruin Rd

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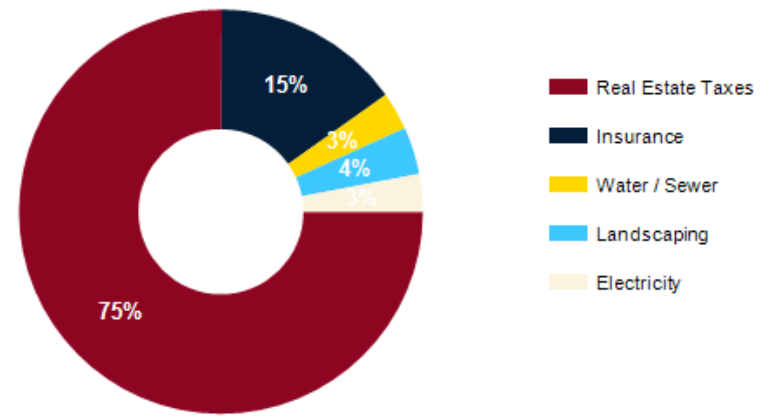
REVENUE ALLOCATION  
PRO FORMA

INCOME	PRO FORMA	
Gross Scheduled Rent	\$251,856	
<b>Gross Potential Income</b>	<b>\$251,856</b>	
Less Expenses	\$39,688	15.75%
<b>Net Operating Income</b>	<b>\$212,168</b>	



EXPENSES	PRO FORMA	
Real Estate Taxes	\$29,795	
Insurance	\$6,000	
Water / Sewer	\$1,200	
Landscaping	\$1,500	
Electricity	\$1,193	
<b>Total Operating Expense</b>	<b>\$39,688</b>	
Expense / SF	\$3.79	
% of EGI	15.75%	

DISTRIBUTION OF EXPENSES  
PRO FORMA



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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