



SUBJECT PROPERTY

STONE MOUNTAIN HWY

Atlanta Area Home Depot Outparcel
Development Parcel | ±1.35 Acres

4175 STONE MOUNTAIN HWY
LILBURN, GA 30047





Table of Contents

03	EXECUTIVE SUMMARY
04	PROPERTY OVERVIEW
06	PHOTOS
08	SURVEY
09	SITE PLAN
10	AERIALS
12	ABOUT THE AREA
14	IN THE AREA
15	DEMOGRAPHICS
16	ATLANTA AT A GLANCE
19	BROKER PROFILE
21	CONFIDENTIALITY AGREEMENT

CONTACT

DANIEL LATSHAW, CCIM

Partner

770.740.4766 x102

daniel.latshaw@vcacre.com

Vision Commercial Advisors, Inc.

770 Dobbs Road, Woodstock, GA 30188

770.740.4766





01

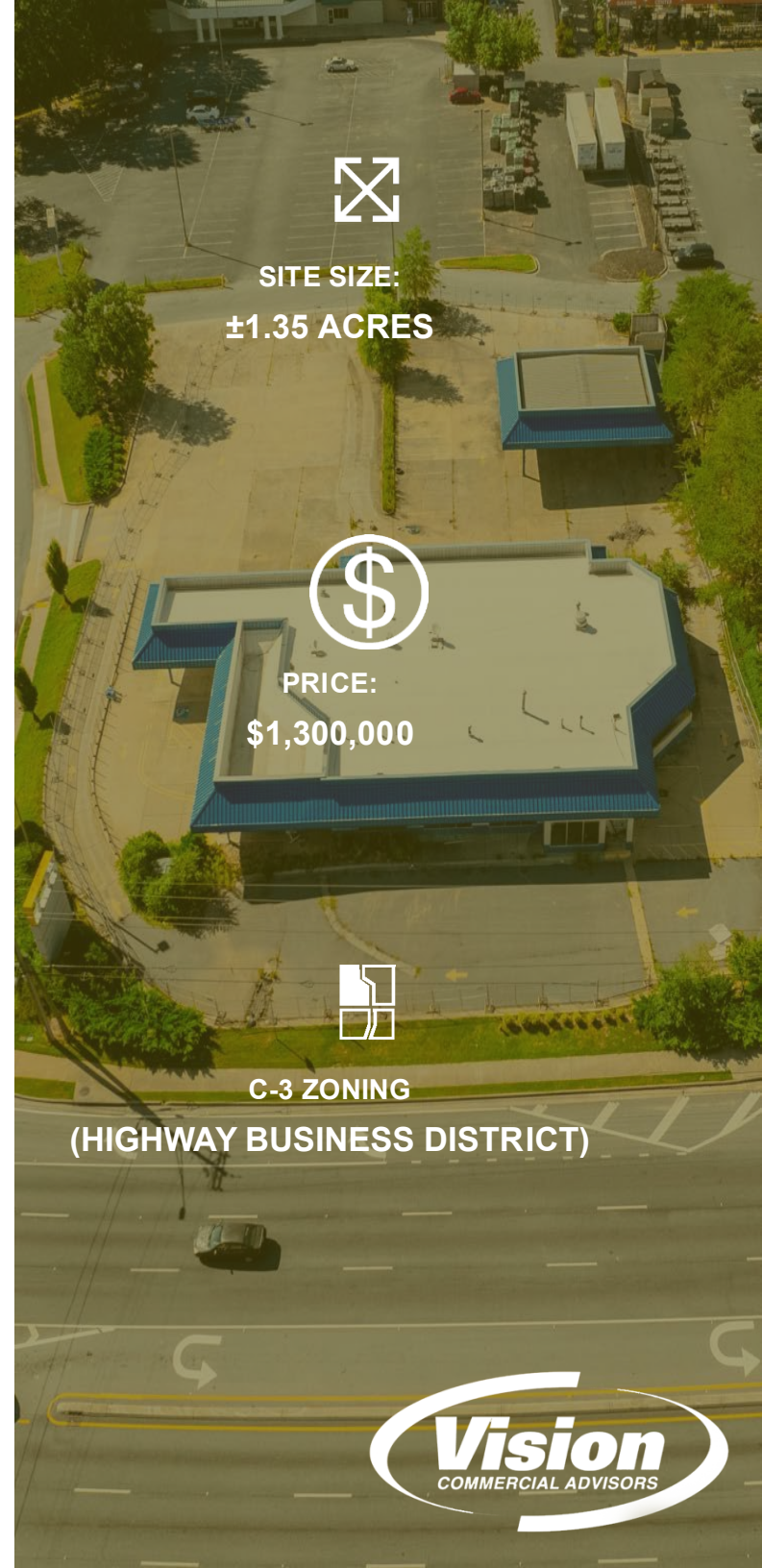
PROPERTY OVERVIEW

Executive Summary

Unmatched opportunity to develop a high exposure location at the entrance to a successful ±181,542 SF Home Depot anchored retail center. This site is seen by 72,600 cars per day, has dual access points, and benefits from a population of 64,236 with \$106,628 average household income within a 3-mile radius. In the heart of a popular retail area, surrounding amenities include Home Depot, Starbucks, Lidl, IHOP, Chili's, Dunkin, Longhorn Steak House, Suntrust, Chase, Bank of America, and multiple major auto dealerships. The large ±1.35-acre level site contains a ±6,125 SF shell of a former car wash building and benefits from a large existing monument sign.

Flexible C-3 Highway Business District Zoning allows for a variety of uses including car wash, QSR, bank branch, medical office, oil/lube, auto parts, coffee, etc.

- Opportunity to develop a ±1.35-acre site with ±6,125 SF shell of former car wash building
- High exposure location at the entrance to a successful ±181,542 SF Home Depot anchored retail center
- 72,600 cars per day, dual access points
- Strong demographics — population of 64,236 with \$106,628 average household income within 3-mile radius
- In the heart of a popular retail area, surrounding amenities include Home Depot, Lidl, IHOP, Chili's, Dunkin, Longhorn Steak House, Suntrust, Chase, Bank of America, and multiple major auto dealerships
- Newly constructed Starbucks next door
- Level site with large monument sign previously used as a car wash
- Flexible C-3 Highway Business District Zoning allows for a variety of uses including car wash, QSR, bank branch, oil/lube, auto parts, coffee, etc.



Property Overview

ADDRESS:	4175 Stone Mountain Highway Lilburn, GA 30047
COUNTY:	Gwinnett
ZONING:	C3 (Highway Business District – Gwinnett County)
PARCEL ID:	6010037
NUMBER OF BUILDINGS:	1 + canopy
SITE SIZE:	±1.35 Acres
BUILDING SIZE:	±6,125 SF shell of former car wash building
IDEAL USE:	Commercial Development
TOPOGRAPHY:	Mostly Level
TRAFFIC COUNT:	72,600 VPD on Stone Mountain Hwy
NEIGHBORING BUSINESS:	The Home Depot, Mavis Tires, Chase Bank, Venue 78, Starbucks
CROSS STREETS:	Paxton Drive SW
SALE PRICE:	\$1,300,000



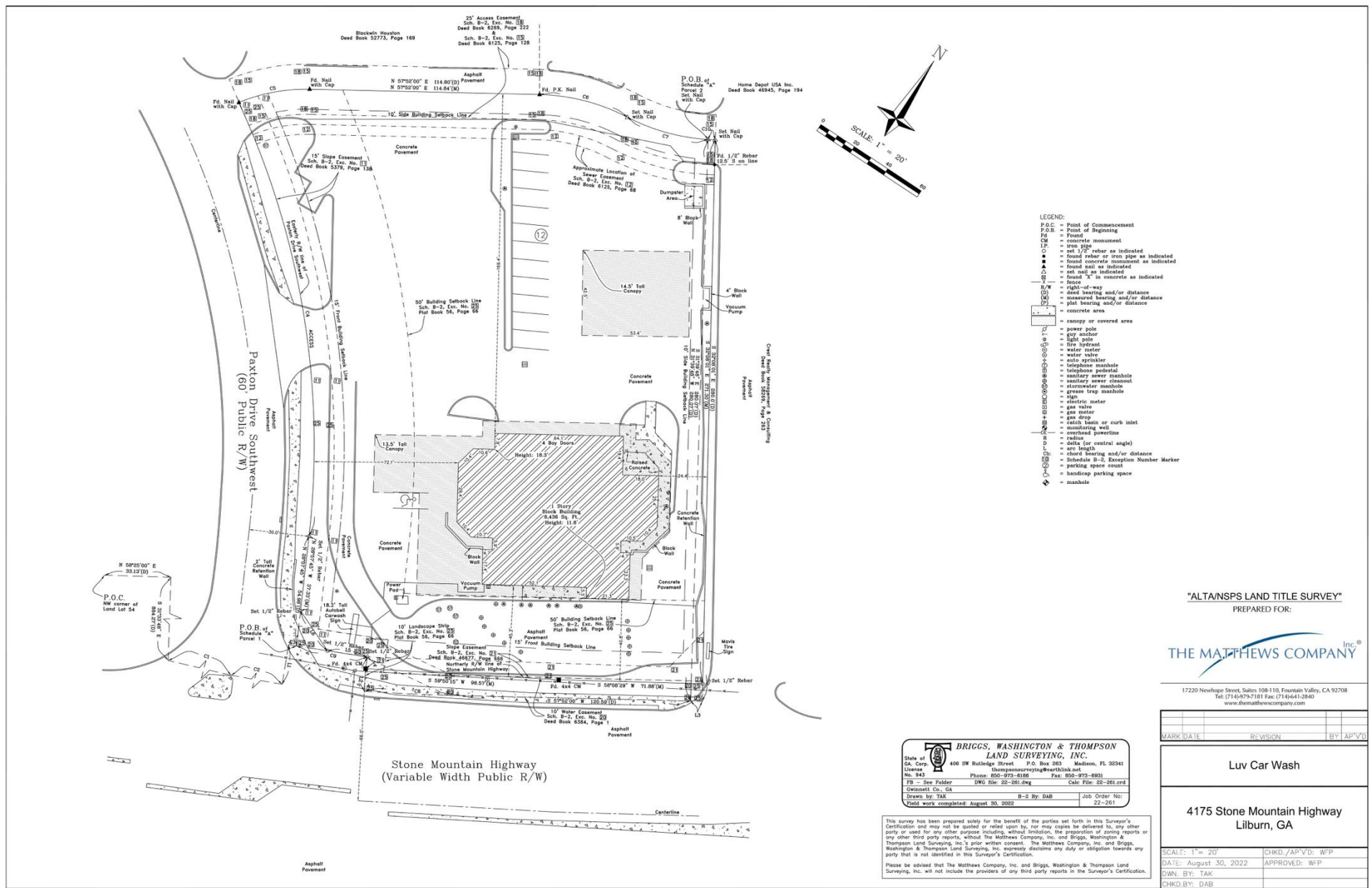
AERIAL PHOTOS



±6,125 SF SHELL OF FORMER CAR WASH BUILDING



ALTA/NSPS Land Title Survey — The Matthews Company, Inc. / Briggs, Washington & Thompson Land Surveying, Inc. | Dated August 30, 2022



Full survey (Sheets 1-2, including legal description and Schedule B-2 exceptions) available upon execution of Confidentiality Agreement.

Site Map





SUBJECT PROPERTY





72,600 VPD



SUBJECT PROPERTY





02

AREA OVERVIEW



About the Area

LILBURN, GEORGIA

Lilburn was one of the first Gwinnett County cities to develop as population growth spread from Atlanta. The city is rooted in the railroad that still runs hourly through Old Town, where high-end residential development, mixed-use Main Street retail, and a new retirement community are reshaping the historic core — alongside new detached homes and renovations of older properties throughout Old Town.

Old Town offers a lifestyle of walkability to the park, restaurants, retail shops, a first-rate library, and a concert venue — small-town charm backed by close proximity to Atlanta and the successful Parkview high school cluster, plus multiple private schools.



3,200

Acres, Stone Mtn Park

4M+

Annual Visitors

6 mi

East of Downtown

10 mi

From Hartsfield-Jackson

Stone Mountain Park

Listed in the National Register of Historic Places, Stone Mountain Village blends rich cultural heritage with modern amenities amid picturesque natural beauty. Year-round events like the Yellow Daisy Festival and Scottish Highland Games make DeKalb County a diverse, eclectic hub of museums, art centers, music venues, universities, and one-of-a-kind shops — a desirable destination for both visitors and residents. The park itself, the centerpiece of the area, spans 3,200 acres and attracts over 4 million visitors annually, offering family-friendly activities, recreational opportunities, and historic sites including its famous laser show.



Natural Beauty

Beyond Stone Mountain Park, the area boasts stunning green spaces including Wade-Walker Park, Yellow River Park, Tribble Mill Park, and Harbins Park.



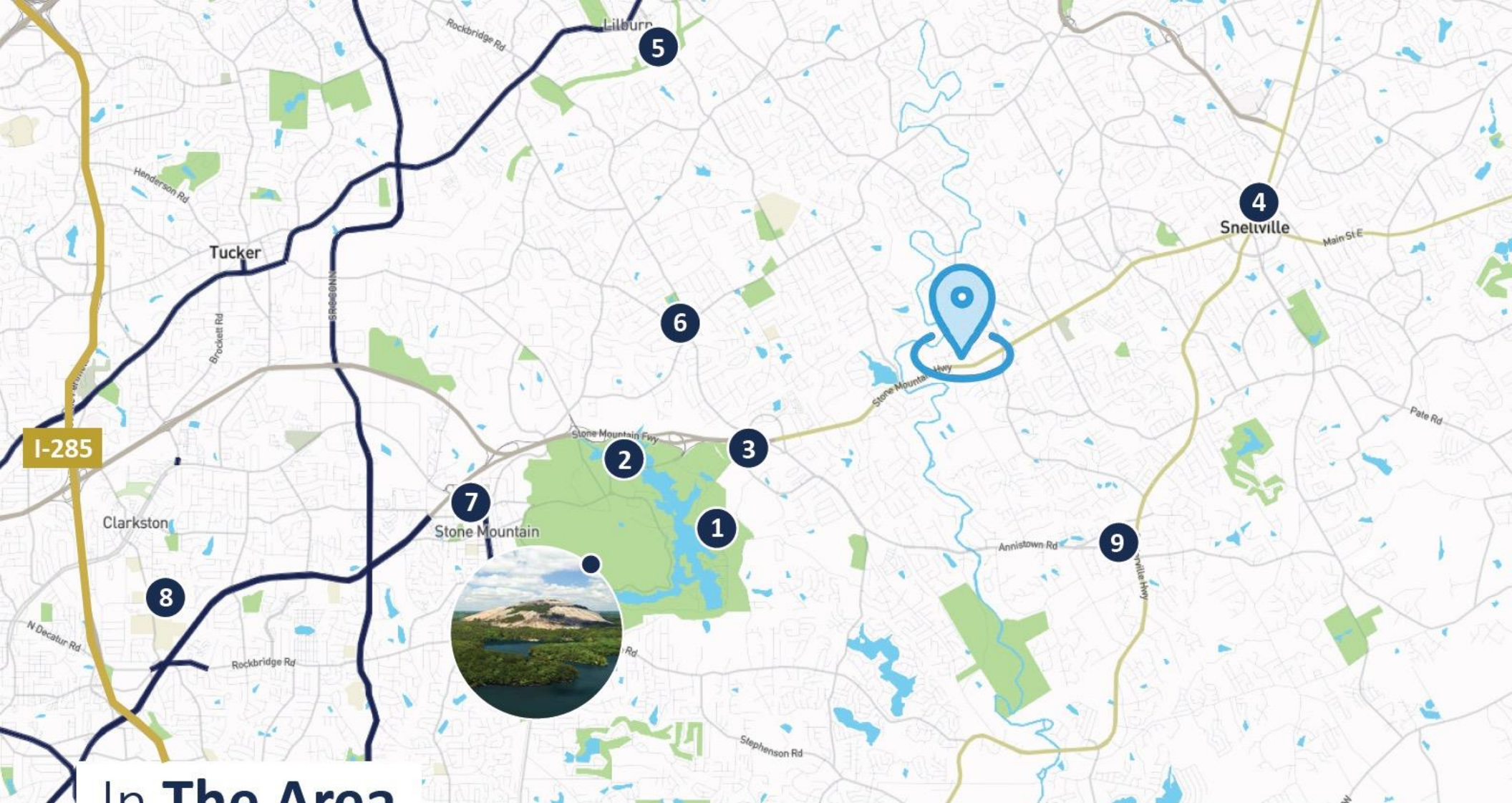
Historical Significance

With historic ties reaching back over 100 years, Stone Mountain features the world's largest bas-relief sculpture, a defining regional landmark.



Easily Accessible

Six miles east of downtown and ten miles from Hartsfield-Jackson, Stone Mountain is reachable via I-85, I-75, I-675, I-285, and MARTA.



In The Area

- 1** Stone Mountain Golf Club, Stone Mountain Park Campground
- 2** Crossroad Village, The Inn at Stone Mountain Park, Stone Mountain Railroad Station
- 3** Walmart, Burn Boot Camp, Metro Cafe, Applebee's, Ross, Dunkin', Chick-fil-A, Lowes Home Improvement, Panda Express
- 4** McDonald's, Chick-fil-A, Walmart, Racetrac, At Home, Ulta Beauty, Kohl's, Cook Out, Belk, Smoothie King, Starbucks, Mellow Mushroom
- 5** Tropical Smoothie Cafe, Waffle House, Burger King, 1910 Public House, Antiques in Old Town
- 6** Kroger, Lush Nail Bar, UPS Store, Walgreens, Bruster's Real Ice Cream
- 7** **Downtown Stone Mountain** - Cherokee BBQ Bar, Gilly Brew Bar, Stone Mountain Public House, Front Porch Taqueria, Sweet Potato Cafe
- 8** Georgia State University - Perimeter Campus, Burlington, Planet Fitness, Taco Bell, Dollar Tree, Georgia Piedmont Technical College
- 9** Publix, ALDI, El Jinete, Walmart, Dunkin', Calliber Collision, Waffle House

Demographics

POPULATION

1 Mile	8,280
3 Miles	64,236
5 Miles	161,483

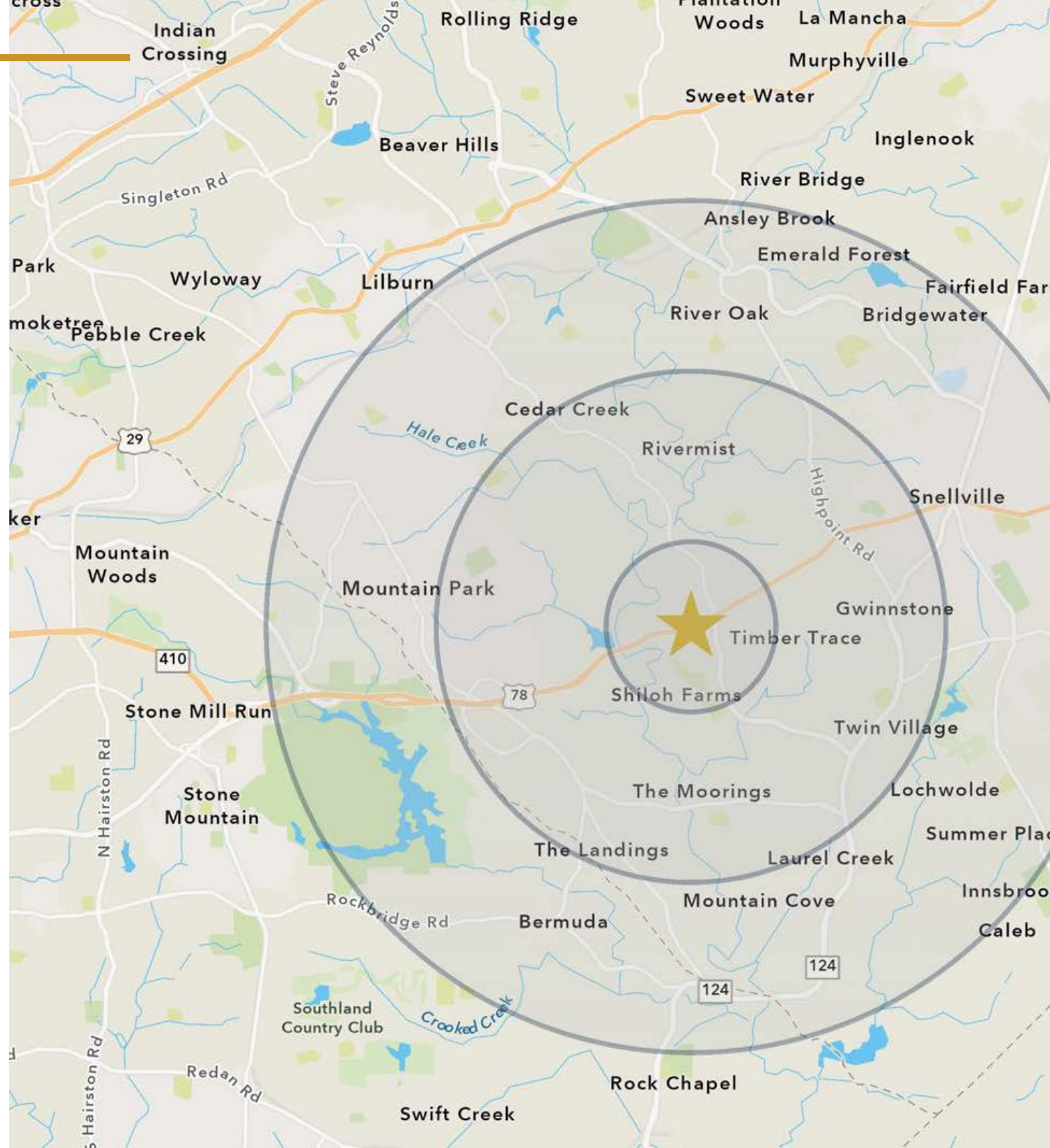
HOUSEHOLDS

1 Mile	2,993
3 Miles	21,084
5 Miles	52,724

AVG HOUSEHOLD INCOME

1 Mile	\$98,773
3 Miles	\$106,628
5 Miles	\$111,482

Source: ESRI 2024



ATLANTA

AT A GLANCE



BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”



WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned, creating 130,000 jobs across all industries in Georgia. Institutions include Georgia Tech, Emory, Georgia State, Agnes Scott, Oglethorpe, Clark Atlanta (HBCU), Morehouse (HBCU) and Spelman (HBCU).



ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the \$1.5 billion home of the Atlanta Falcons, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.

#1

TOP TRAVELED
AIRPORT IN THE WORLD

\$270B

GDP IN
METRO-ATLANTA

13

FORTUNE 500
HQ IN ATLANTA

#1

LOWEST COST OF
DOING BUSINESS (TOP
U.S. METRO)

TOP 10

U.S. METROS: STUDENTS
ENROLLED,
RESEARCH SPENDING,
DEGREES EARNED

#8

LARGEST METRO AREA
IN THE U.S. (2020 CENSUS)

Economy & Employers

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area — including global HQs for The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH

LARGEST U.S. METRO

2020 U.S. Census

#6

BEST CITIES FOR JOBS IN U.S.

WalletHub 2024

1.18%

PROJECTED 5-YEAR POP. GROWTH

ESRI 2023

#4

FASTEST GROWING U.S. METRO '10-'19

Freddie Mac 2021

46%

Gen Z Population

34%

Millennial Population

3.9%

Unemployment Rate

(Data based on 1 mile radius of Downtown — ESRI 2023)

MAJOR EMPLOYERS

- The Coca-Cola Company
- The Home Depot
- Delta Air Lines
- AT&T Mobility
- UPS
- Google
- Microsoft
- Salesforce
- Accenture
- PwC
- Honeywell
- NCR
- Invesco
- Truist
- King & Spalding
- Emory University Hospital Midtown
- Georgia Institute of Technology

Accolades & Culture

8

BEST CITY IN THE SOUTH

Southern Living, "The South's Best Cities, 2020"

1

TOP TRENDING DESTINATION FOR 2022

Booking.com

2

MOVING DESTINATION IN THE NATION

Penske, "Annual Top Moving Destinations, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters, including The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid, and the world-renowned Center for Disease Control.



Atlanta Hawks | State Farm Arena



Atlanta Braves | Truist Park



Atlanta Falcons | Mercedes-Benz Stadium



Atlanta United FC | Mercedes-Benz Stadium

Broker Profile



DANIEL LATSHAW, CCIM

Partner

daniel.latshaw@vcacre.com

Direct: 770.740.4766 x102 | Cell: 404-849-7688

GA #240668

PROFESSIONAL BACKGROUND

Since acquiring his first investment property in 1995, Daniel has had a passion for Atlanta real estate. While earning his MBA at Emory University's Goizueta Business School, where he was founder and first president of the Goizueta Real Estate Group, the Virginia Tech undergrad decided to make a career out of what started as a hobby. After graduation, Daniel managed acquisitions for ING Barings, the UK's top institutional real estate investment house, in London. Upon returning to Atlanta, Daniel spent 24 years at Bull Realty, where he earned Partner status and the CCIM designation, consistently exceeding client expectations on hundreds of assignments. He now feels "at home" partnering with his old friend David Hacker, who started Vision Commercial Advisors, where he enjoys providing tailored, personal service for clients. Daniel loves spending time with his wife and four daughters, serving in local church leadership, and overseas missions. When not making waves in real estate, the avid surfer enjoys catching waves in exotic destinations around the world.

EDUCATION

BS, Virginia Polytechnic Institute and State University, 1994 | MBA, Emory University (Goizueta Business School), 1999

MEMBERSHIPS

Certified Commercial Investment Member (CCIM), Atlanta Commercial Board of Realtors, National Association of Realtors



Disclaimer & Limiting Conditions

All materials and information received or derived from Vision Commercial Advisors, Inc., its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Vision Commercial Advisors, Inc., its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Vision Commercial Advisors, Inc., will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Vision Commercial Advisors, Inc., makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Vision Commercial Advisors, Inc., does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. 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 Vision Commercial Advisors, Inc., in compliance with all applicable fair housing and equal opportunity laws.

Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Vision Commercial Advisors, Inc. (“Broker”). Now therefore, in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information

Receiving Party will receive confidential information regarding property referred to as 4175 Stone Mountain Highway, Lilburn, GA 30047. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof.

The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

III. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. This agreement will expire two years from the date hereof.

Receiving Party

Print Name:

Date:

Company / Entity:

Phone:

Email:

Signature:

Broker of Record

Vision Commercial Advisors, Inc. | 770 Dobbs Road, Woodstock, GA 30188 | 770.740.4766
Daniel Latshaw, CCIM — Partner | Georgia Real Estate License #240668

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.