



ROSWELL ROAD

5810 Roswell Rd Sandy Springs, GA 30328

Offering Memorandum

Prime Redevelopment or Re-purpose site in Sandy Springs at the Atlanta Perimeter.

High visibility location at Roswell Road and I-285.





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678 613 5519

Exclusively listed by Keller Knapp Inc

715 East Lake Drive Decatur GA 30030

OFFER SUMMARY

**PRIME
REDEVELOPMENT
OR RE-PURPOSE
SITE
ON ROSWELL ROAD
& I-285**



Keller Knapp Realty is pleased to offer this unique opportunity to acquire a 1.35-acre site in Sandy Springs, GA for redevelopment or re-purposing of the existing automotive repair building. The property is currently occupied by the successful long-term tenant, NAPA Auto Care, through March 2023. The current NNN rents average \$10,700 per month and \$128,402 annually for the remaining term.

This is a high visibility site at the corner Roswell Road & Allen Road just north of the I-285 access ramps. There are three existing curb cuts, one on Roswell Road and two on Allen Road. Roswell road averages over 38,000 +/- vehicles per day and I-285 averages over 200,000 vehicles per day. The site is Adjacent to the 250+ unit Cliftwood Apartment community and the Plaza at City Springs Mall housing Starbucks, Mod Pizza, Tin Drum Asian Kitchen and Zoes Kitchen.

The property is zoned "CS-3" aka City Springs overlay district allowing for a multitude of uses and mixed uses including: residential attached, multifamily, retail, restaurant, office, medical, micro production (e.g. micro-brewery or distillery), hotel, senior living, minor vehicle sales and minor vehicle service and repairs.

The City of Sandy Springs developed the CS zoning designation to achieve a variety of objectives through the City Center Master Plan including enhancing quality of life, promoting economic development and strengthening sense of community. CS-3 zoning allows for 85% lot coverage and height up to three (3) stories and 53 feet. Main Street and Side Street setbacks can be a low as 3 feet and Rear and Side setbacks can be 0 feet.

The property will be rendered free from all environmental contaminants and hazardous substances at lease expiration. The underground storage tanks (UST) on site are closed and will be removed by the tenant if required by the owner/landlord.

Please call broker for further details.



Offered at \$4,000,000

Site Size | +/- 1.35 Acres

INVESTMENT HIGHLIGHTS



VERSATILE ZONING

The property is zoned "CS-3" aka City Springs overlay district allowing for a multitude of uses and mixed uses including: residential attached, multifamily, retail, restaurant, office, medical, micro production (e.g. micro-brewery or distillery), hotel, senior living, minor vehicle sales and minor vehicle service and repairs.

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The existing 6,520 SF +/- automotive building and ten repair bays on-site could be grandfathered and re-purposed as automotive service and repair. (Fuel pumps and gasoline stations are a prohibited use in this zoning district.)

All typical utilities are available on-site

HIGH-PROFILE SITE

184' of frontage on Roswell Road

Traffic counts of 38,000 +/- VPD on Roswell Road

Easy access to I-285 with 200,000 +/- VPD

Potential visibility from I-285 with a multi-story development and strategic signage

Located less than 3 miles from Perimeter Mall, Sandy Springs MARTA station, Northside Hospital and the hundreds of employers and retailers in the Central Perimeter area

STRONG DEMOGRAPHICS, ECONOMIC ACTIVITY AND NEW DEVELOPMENTS

Mercedes-Benz, Inspire Brands and State Farm have new corporate and regional headquarters within 3 miles from the site

UPS, Newell Rubbermaid, Haverty's, Cox Communication and First Data are established high volume employers in the area

Sandy Springs claims more Fortune 500 corporations per capita than any other city in the U.S.

The City of Sandy Springs recently built City Springs, a new community hub and special events entertainment venue located less than 1 mile from this property.



PROPERTY INFORMATION

GENERAL

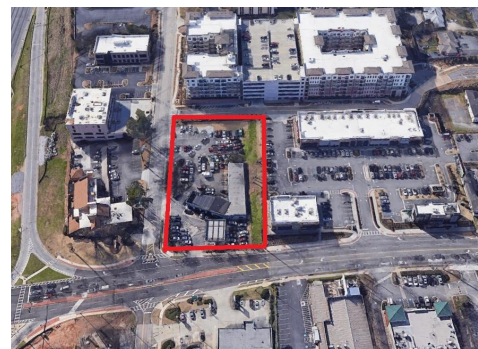
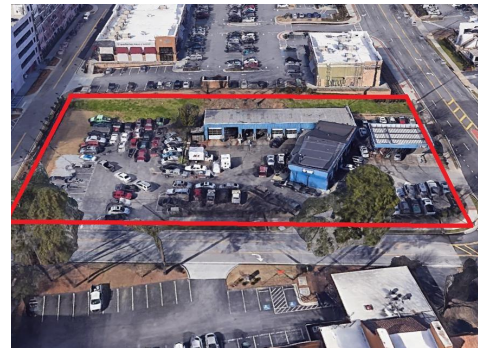
Property Address: 5810 Roswell Road,
Atlanta, GA 30328

County: FULTON

FINANCIAL

Current Lease Rate: \$10,700/month,
\$128,402/annual NNN Rents

Sale Price: Offered at \$4,000,000



SITE

Site Size: ± 1.35 Acres

Buildings on Site: 2

Building Size: 6520 SF +/-

Bays: 10

Zoning: CS-3 (CITY SPRINGS,
CITY OF SANDY SPRINGS)

Codes Link:

https://library.municode.com/ga/sandy_springs/codes/development_code

Proposed Use: Redevelopment
or Re-Use as Automotive Repair

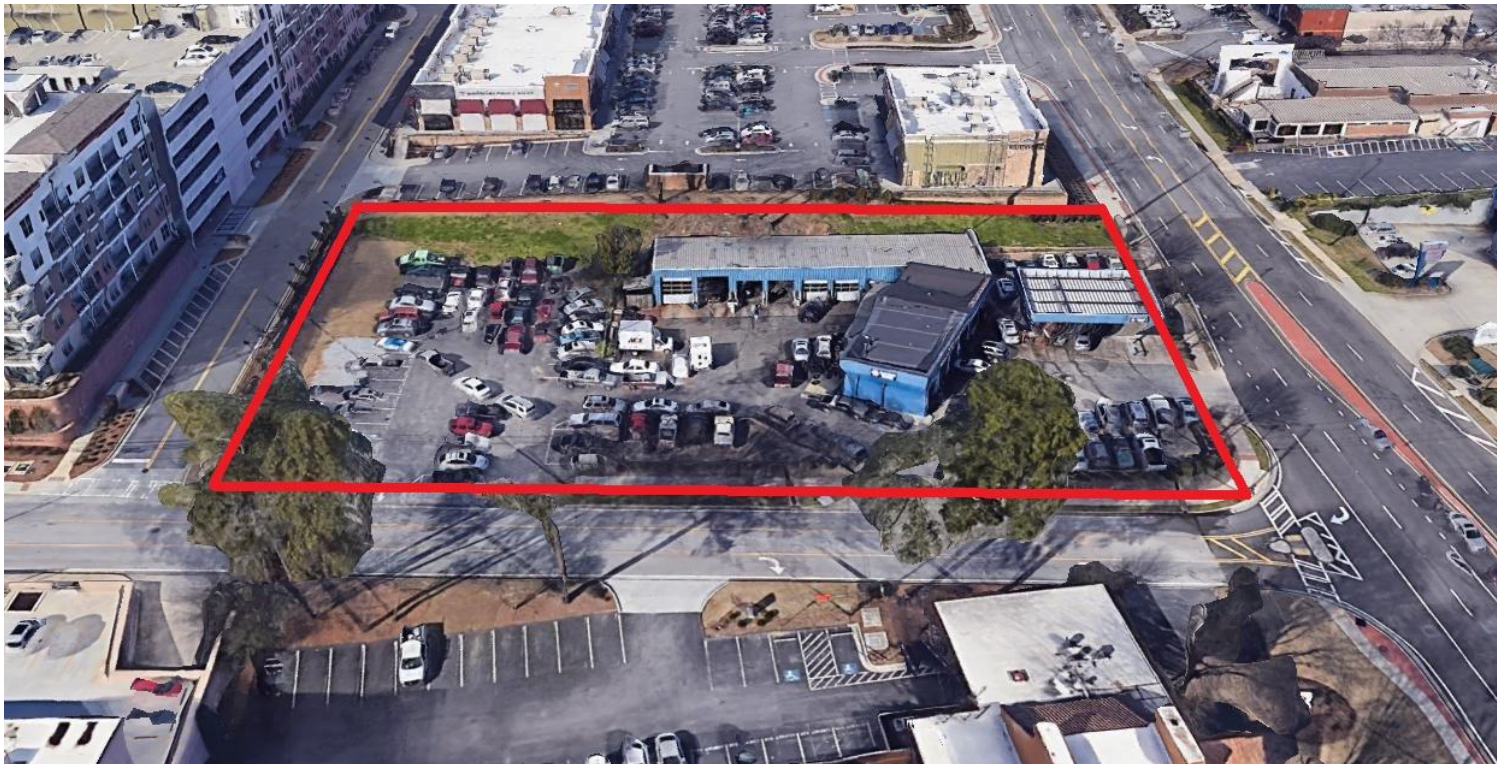
Utilities: All typical utilities
on-site

AREA

Traffic Count: 38,000 +/- VPD
along Roswell Road

Frontage: 184' Roswell Road

AERIAL & SURVEY



ZONING INFORMATION

CS-3

ZONING



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The site could also be grandfathered and re-purposed as automotive service and repair. Note fuel pumps and gasoline stations are a prohibited use in this zoning district.

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AREA OVERVIEW

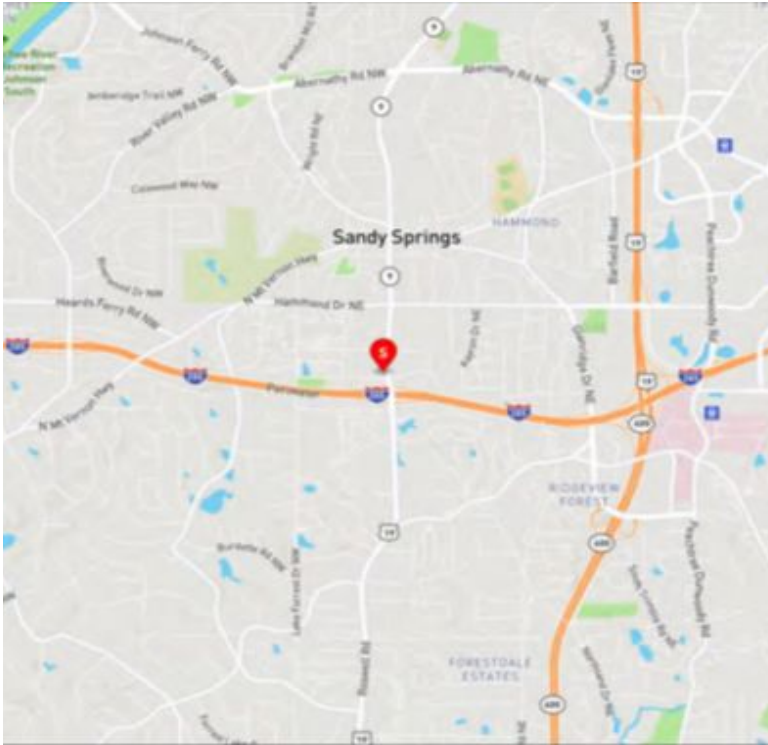


SANDY SPRINGS, GA

The City of Sandy Springs was incorporated in 2005, and it is the sixth largest city in Georgia and the second largest city in the metropolitan Atlanta area. The City prides itself as an economic growth hub providing efficient and responsive services to residents and business owners alike. In 2010, the City undertook a strategy of contracting with public service providers, creating efficiencies, and passing those savings through to residents. Ever adaptable efficiency conscious inn 2018, the City transitioned Department Heads from contract positions to city-held positions.

In 2019, for further efficiency goals, the City Council approved moving General City Services including Public Works, Community Development, Finance, IT, Communications, Facilities, Recreation and Parks, Municipal Court and Economic Development from contract service providers to city-held positions, saving the City more than \$14m over five years as compared with proposed costs to private sector partners.

Sandy Springs boasts one of the wealthiest demographic areas in Georgia. Rental demand is also very robust in Sandy Springs.



DEMOGRAPHICS	1 Mile Radius	3 Mile radius	5 Mile Radius
2023 Population	18,546	96,260	254,298
2023 Households	8413	43192	117,738
2018 Average Household Income	\$121,299	\$149,123	\$145,045
2018 Median Age	34.7	37.8	37.9
2018 Median Home Value	\$482,947	\$517,000	\$487,627



MARKET OVERVIEW

The Subject site is less than three miles from some of the largest economic drivers in the entire region.

Sandy Springs is home to the hospital cluster of Northside Hospital, Children's Healthcare of Atlanta, and St. Joseph's. Northside Hospital is a 245-bed facility with over 80 physicians and 4000+ employees. Northside is one of Georgia's largest and most respected health care delivery systems.

Perimeter Mall is north Atlanta's premier shopping destination, home to 158 retailers and a spectacular streetscape that features a number of popular eateries. Perimeter Mall features 1,564,046 sf total retail space. Located alongside the interchange of Interstate 285 and Georgia 400, Perimeter Mall is one of Atlanta's most accessible luxury shopping malls. Surrounded by an affluent resident base and 33 million square feet of Class A office space, Perimeter Mall provides the region with one of Atlanta's premier retail destinations.

Nearby City Springs with over \$230m in investments delivers a Performing Arts Center, a City Green, dining, retail and special events spaces.

Sandy Springs is located at the intersection of Georgia-400 and Interstate-285 making it accessible to a large and qualified labor pool.

Sandy Springs has become a large employer company headquarter destination with a well qualified workforce and quality living environments. Mercedes-Benz (1,000+), Inspire Brands (750+) and State Farm (3,000+) all opened their new corporate and regional headquarters within 2 miles from the subject site, and Sandy Springs claims to have more Fortune 500 corporations per capita than any other city in the U.S.

Other nearby major employers include Children's Healthcare of Atlanta (5,000+), IBM Corporation (2,500+), UPS (1,200+), Cisco Systems (1,700+), Newell Rubbermaid (1,200+), First Data (1,100+), Delta Air Lines Inc., The Home Depot Inc., The Coca Cola Company, Georgia Tech and Emory University.

The average rental rate for this submarket is higher than the overall Atlanta MSA market. The subject submarket is considered an upper tier submarket as compared to the other submarkets in the overall Atlanta MSA area due to its strong occupancy rate, high asking rents and proximity to major highways.

Atlanta ranks as one of the top markets in the country for rent growth. Atlanta rents are now reaching the metro's pre-recession peak. Vacancies hovering near historical lows and with a construction pipeline that remains muted, landlords are in a better position to push rents than they were earlier this expansion. Affluent in-town submarkets are leading the way in terms of rent growth. Buoyed by limited supply pipelines and strong demographic trends, the Sandy Springs, Buckhead/Lenox, Midtown/Brookwood submarkets have seen some of the best rent growth over the past few quarters. Rent growth laggards include supply-heavy exurban submarkets like Cherokee/Woodstock, as well as areas with weaker demographic profiles like those in South Atlanta.

Atlanta has seen some of the strongest job growth and household formation in the nation over the past few years.

NOTABLES

- Located at GA-400 & I-285 intersection
- Close to Northside Hospital, Children's Healthcare of Atlanta & St. Joseph's
- Close to Perimeter Mall & City Springs
- More Fortune 500 Corporations per capita than any other U.S. city
- Higher rental rates than overall Atlanta MSA market



Mercedes-Benz



CITY SPRINGS



PERIMETER MALL



NORTHSIDE HOSPITAL



STATE FARM INSURANCE

INSPIRE Brands



KELLER KNAPP COMMERCIAL

ESTABLISHED IN 2001

AREA MAP



NEARBY MULTI-FAMILY DEVELOPMENTS



CONTACT INFORMATION

DARREN COMER

Darren is motivated and dedicated to the matching of parties in real estate and maximizing value. His decade long experience, marketplace knowledge and deal negotiating skills make him an ideal and reliable partner.

After receiving a Master's Degree in Finance from the Queen's University in Belfast, Northern Ireland, Darren spent several years in the financial capital markets. He has invested in and developed residential and commercial real estate giving him invaluable hands-on perspective. His entrepreneurial spirit has lead Darren to blend his credentials and experience to guide clients in important economic transactions. A native of Dublin, Ireland, Darren has made Atlanta home since he moved here to be a part of the 1996 Olympic Games. Since then, he has obtained in-depth knowledge of the Atlanta marketplace.

KELLER KNAPP

Keller Knapp Commercial is a boutique commercial brokerage with local knowledge, a sense of community, decades of experience and a desire to make a difference.

The boutique difference is fundamental and focuses on a strong relationship style that encompasses the experience of buying or selling commercial real estate with professional Realtors at your service. Our Keller Knapp commercial agents are all experienced Realtors that are trained to sell, negotiate and build relationships within the community and are empowered to make the decisions without any regional or corporate approval.

Keller Knapp Commercial agents have a strong sense of community and we take great pride in giving back to the communities we serve.

We maintain a community-focused approach with both time and resources. Our agents are actively involved with the community. Additionally, we believe in giving back to the community. Since 2003, Keller Knapp has given back 10% of its profits to the community each year.



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