



METRO BROKERS



Stone Mountain / former veterinarian clinic

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

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Second Floor
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FOR SALE

**4899 Redan Road,
Stone Mountain, GA 30088**

CONFIDENTIALITY STATEMENT

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.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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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.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



METRO BROKERS

Stone Mountain / 4,997 ± SF office-retail

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Stone Mountain / 4,997 ± SF office-retail

EXECUTIVE SUMMARY

THE PROPERTY

4899 Redan Rd
 Stone Mountain, GA 30088



PROPERTY SPECIFICATIONS

Property Type:	Office/Retail
Building Size:	4,997 ± SF
Land:	0.70 ± Acres
Number of Stories:	1
Year Built:	1975

PRICE

Sale Price \$420,000 USD

INVESTMENT HIGHLIGHTS

- A freestanding former veterinarian clinic
- Adaptable to various types of uses (medical, office, retail, etc...)
- Excellent direct road frontage
- Outstanding visibility
- Two curb cuts
- Easy ingress and egress
- Ample amount of parking
- Located adjacent to DeKalb County Public Library: Hairston Crossing Branch

PROPERTY TAX

- \$8,581.50

LOCATION HIGHLIGHTS

- Near the intersection of South Hairston Road and Redan Road
- 0.3 ± mile east from the intersection of S. Hairston Road and Redan Road
- 3.8 ± mile from of I-285 / Memorial Drive Exit 41
- 3.7 ± mile from of I-285 / Covington Hwy Exit 43



PROPERTY PHOTOS



Stone Mountain / 4,997 ± SF office-retail

PROPERTY PHOTOS



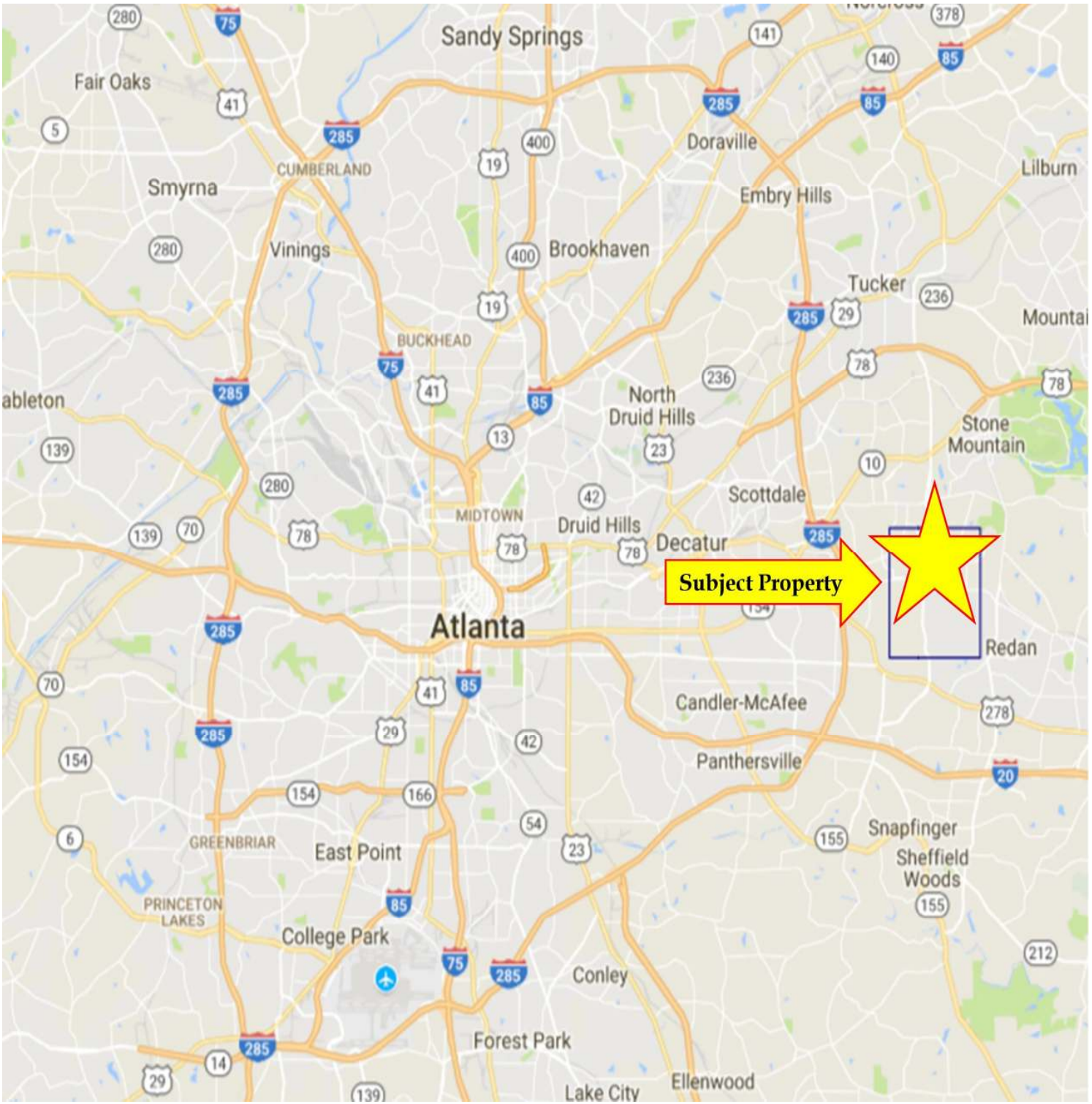
Stone Mountain / 4,997 ± SF office-retail

MAPS & AERIALS



Stone Mountain / 4,997 ± SF office-retail

MAP





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Stone Mountain / 4,997 ± SF office-retail

DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	10,766	83,455	230,244
Total Population (Current Year)	11,559	89,070	244,680
Total Population (Five Year Projection)	11,204	89,049	248,723
Adult Population (US Census 2010)	7,922	60,907	168,629
Adult Population (Current Year)	8,787	67,127	182,726
Adult Population (Five Year Projection)	8,533	67,306	185,803
% Female Population (US Census 2010)	53.8%	53.8%	53.22%
% Male Population (US Census 2010)	46.2%	46.2%	46.78%
% Female Population (Current Year)	54.3%	54.29%	53.79%
% Male Population (Current Year)	45.7%	45.71%	46.21%
% Female Population (Five Year Projection)	54%	54.12%	53.7%
% Male Population (Five Year Projection)	46%	45.88%	46.3%
Total Daytime Population	6,120	53,494	174,036
Population aged 16 and under (Children)	1,720	18,017	51,886
Daytime population (Age 16+)	4,400	35,477	122,150
Civilian 16+, at Workplace	1,341	13,134	58,715
Retired population (Age 65+)	729	6,326	17,475
Homemakers (Age 16+)	710	5,857	15,113
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0%	0%
% Flourishing Families	0%	0%	0%
% Booming with Confidence	0%	0%	1.67%
% Suburban Style	60.64%	72.04%	61.56%
% Thriving Boomers	0%	0%	0.68%
% Promising Families	0%	0%	0%
% Young City Solos	0%	0%	0.87%
% Middle-class Melting Pot	0%	0%	0%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	0%	0%	0%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	39.36%	27.96%	33.16%
% Cultural Connections	0%	0%	0.84%
% Golden Year Guardians	0%	0%	0%
Age	1-mi.	3-mi.	5-mi.
Median Age, Total	35.19	36.75	34.9
% Age 18+	75.55%	74.78%	74.14%
% Age 55+	21.7%	22.86%	21.25%
% Age 65+	7.7%	8.7%	8.66%

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Stone Mountain / 4,997 ± SF office-retail

DEMOGRAPHICS

Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	4.32%	6.76%	9.5%
% Black/African American (2010 US Census, Not Hispanic/Latino)	92.35%	89.48%	84.48%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.19%	0.21%	0.22%
% Asian (2010 US Census, Not Hispanic/Latino)	1.25%	1.66%	3.73%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.07%	0.04%	0.04%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.31%	0.26%	0.26%
% Two or more races (2010 US Census, Not Hispanic/Latino)	1.51%	1.58%	1.77%
% White (2010 US Census, Hispanic/Latino)	22.33%	24.32%	23.14%
% Black/African American (2010 US Census, Hispanic/Latino)	34.2%	28.97%	28.4%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	0.8%	1.38%	1.17%
% Asian (2010 US Census, Hispanic/Latino)	0.32%	0.48%	0.88%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0%	0%	0.04%
% Some other race (2010 US Census, Hispanic/Latino)	25.96%	35.33%	36.77%
% Two or more races (2010 US Census, Hispanic/Latino)	16.38%	9.52%	9.6%
% White (Current Year, Not Hispanic/Latino)	4.17%	6.61%	9.36%
% Black/African American (Current Year, Not Hispanic/Latino)	92.08%	89.14%	83.85%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.2%	0.23%	0.23%
% Asian (Current Year, Not Hispanic/Latino)	1.53%	1.96%	4.26%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.07%	0.04%	0.04%
% Some other race (Current Year, Not Hispanic/Latino)	0.31%	0.27%	0.27%
% Two or more races (Current Year, Not Hispanic/Latino)	1.65%	1.75%	1.99%
% White (Current Year), Hispanic/Latino	21.43%	23.94%	22.73%
% Black/African American (Current Year, Hispanic/Latino)	40.45%	35.39%	34.65%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0.74%	1.28%	1.18%
% Asian (Current Year, Hispanic/Latino)	0.33%	0.53%	1.17%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0%	0%	0.04%
% Some other race (Current Year, Hispanic/Latino)	21.77%	29.55%	30.91%
% Two or more races (Current Year, Hispanic/Latino)	15.28%	9.31%	9.32%
% White (Five Year Projection, Not Hispanic/Latino)	3.93%	6.14%	8.79%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	92.09%	89.26%	84.11%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.21%	0.24%	0.23%
% Asian (Five Year Projection, Not Hispanic/Latino)	1.58%	2.1%	4.35%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.06%	0.04%	0.04%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.31%	0.27%	0.27%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	1.81%	1.94%	2.21%
% White (Five Year Projection, Hispanic/Latino)	21.68%	23.68%	22.51%
% Black/African American (Five Year Projection, Hispanic/Latino)	39.79%	35.83%	34.96%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	0.72%	1.21%	1.1%
% Asian (Five Year Projection, Hispanic/Latino)	0.32%	0.51%	1.14%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0%	0%	0.04%
% Some other race (Five Year Projection, Hispanic/Latino)	21.74%	29.36%	30.78%
% Two or more races (Five Year Projection, Hispanic/Latino)	15.75%	9.4%	9.46%

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Stone Mountain / 4,997 ± SF office-retail

DEMOGRAPHICS

Housing and Household's	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	2.99	27.63	74.6
Total Housing Units (Current Year)	4,626	34,866	98,239
Total Households (Current Year)	4,289	32,027	89,675
Total Households (Five Year Projection)	4,270	32,917	93,753
Owner-Occupied: Owned with a mortgage or loan	1,842	16,062	39,222
Owner-Occupied: Owned free and clear	296	2,789	7,520
Renter-Occupied	2,140	13,084	42,725
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	9	94	297
Housing Value \$10,000-\$14,999	17	196	460
Housing Value \$15,000-\$19,999	31	193	486
Housing Value \$20,000-\$24,999	10	65	243
Housing Value \$25,000-\$29,999	14	52	184
Housing Value \$30,000-\$34,999	43	140	260
Housing Value \$35,000-\$39,999	20	205	399
Housing Value \$40,000-\$49,999	31	366	920
Housing Value \$50,000-\$59,999	46	489	1,110
Housing Value \$60,000-\$69,999	102	689	1,625
Housing Value \$70,000-\$79,999	178	1,323	2,505
Housing Value \$80,000-\$89,999	134	1,364	3,092
Housing Value \$90,000-\$99,999	221	1,952	4,096
Housing Value \$100,000-\$124,999	473	3,933	8,410
Housing Value \$125,000-\$149,999	298	2,734	6,384
Housing Value \$150,000-\$174,999	221	1,820	4,846
Housing Value \$175,000-\$199,999	163	1,343	3,753
Housing Value \$200,000-\$249,999	76	912	3,054
Housing Value \$250,000-\$299,999	22	382	1,836
Housing Value \$300,000-\$399,999	11	285	1,464
Housing Value \$400,000-\$499,999	12	115	589
Housing Value \$500,000-\$749,999	0	80	357
Housing Value \$750,000-\$999,999	1	33	178
Housing Value \$1,000,000 or more	5	87	193
Total Owner-occupied housing units (OOHU)	2,138	18,851	46,742
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$21,890	\$21,579	\$21,236
Per Capita Income (Current Year, based on Total Population)	\$20,530	\$20,644	\$21,093
Per Capita Income (Five Year Projection, based on Total Population)	\$22,684	\$23,004	\$23,528
Average (Mean) Household Income (Current Year)	\$55,387	\$57,484	\$57,137
Median Household Income (Current Year)	\$45,113	\$46,707	\$43,944

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% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	5.79%	7.11%	8.46%
% Household Income \$10,000-\$14,999	3.2%	5.7%	5.73%
% Household Income \$15,000-\$19,999	5.4%	4.99%	5.65%
% Household Income \$20,000-\$24,999	7.37%	6.21%	6.85%
% Household Income \$25,000-\$29,999	6.95%	6.27%	6.48%
% Household Income \$30,000-\$34,999	7.16%	6.06%	6.49%
% Household Income \$35,000-\$39,999	8.48%	6.34%	6.09%
% Household Income \$40,000-\$44,999	5.49%	5.32%	5.38%
% Household Income \$45,000-\$49,999	6.85%	5.94%	5.51%
% Household Income \$50,000-\$59,999	9.77%	10.88%	9.64%
% Household Income \$60,000-\$74,999	9.98%	10.87%	10.5%
% Household Income \$75,000-\$99,999	11.98%	11.86%	10.66%
% Household Income \$100,000-\$124,999	6.52%	5.73%	5.51%
% Household Income \$125,000-\$149,999	2.76%	3.31%	3.1%
% Household Income \$150,000-\$199,999	1.66%	2.2%	2.47%
% Household Income \$200,000-\$249,999	0.27%	0.52%	0.56%
% Household Income \$250,000-\$499,999	0.25%	0.51%	0.62%
% Household Income \$500,000+	0.12%	0.18%	0.31%
Education	1-mi.	3-mi.	5-mi.
College undergraduate	907	7,023	18,620
Graduate or prof school	316	1,800	4,384
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	28	555	3,896
Nursery to 4th grade	7	130	844
5th and 6th grade	12	333	1,414
7th and 8th grade	72	626	1,916
9th grade	87	676	1,910
10th grade	88	987	3,353
11th grade	66	1,005	3,615
12th grade, no diploma	91	1,489	3,823
High school graduate, GED	2,312	16,707	42,868
Some college, <1 year	403	3,355	8,823
Some college, 1+ years	1,705	11,724	31,225
Associate's degree	918	6,159	14,050
Bachelor's degree	1,350	10,083	27,509
Master's degree	352	3,720	10,597
Professional school degree	35	493	1,831
Doctorate degree	83	665	1,817



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Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	5,346	39,598	107,174
Total Civilian employed population aged 16+ (Current Year)	5,968	44,209	118,357
Total Civilian employed population aged 16+ (Five Year Projection)	5,717	43,728	119,105

% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0.21%	0.15%	0.12%
% Civilian, Employed (2010 US Census)	89.07%	86.92%	86.7%
% Civilian, Unemployed (2010 US Census)	10.72%	12.93%	13.18%
% Not in Labor Force (2010 US Census)	27.73%	28.57%	29.76%
% Armed Forces (Current Year)	0.21%	0.15%	0.12%
% Civilian, Employed (Current Year)	93.46%	92.15%	92.06%
% Civilian, Unemployed (Current Year)	6.33%	7.7%	7.82%
% Not in Labor Force (Current Year)	30.2%	31.35%	32.24%
% Armed Forces (Five Year Projection)	0.21%	0.14%	0.12%
% Civilian, Employed (Five Year Projection)	94.08%	92.84%	92.76%
% Civilian, Unemployed (Five Year Projection)	5.72%	7.02%	7.12%
% Not in Labor Force (Five Year Projection)	31.51%	32.68%	33.39%

Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	5,968	44,209	118,357
Car, truck, or van	5,032	36,897	98,535
Public transport (not taxi)	676	4,815	12,999
Worked at home	196	1,643	4,252

Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	31	198	849
5-9 minutes	127	1,290	4,122
10-14 minutes	174	2,064	7,319
15-19 minutes	818	4,310	10,954
20-24 minutes	770	5,670	15,048
25-29 minutes	203	2,376	7,309
30-34 minutes	1,295	8,974	22,488
35-39 minutes	145	1,761	4,816
40-44 minutes	287	2,805	6,931
45-59 minutes	839	6,403	16,531
60-89 minutes	641	4,137	11,160
90+ minutes	442	2,576	6,578



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Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$1,407,838	\$11,172,987	\$31,536,675
Total Apparel and services	\$9,569,546	\$66,316,628	\$184,362,963
Total Cash contributions	\$7,600,607	\$58,750,901	\$156,178,806
Total Education	\$5,031,418	\$40,090,568	\$107,854,320
Total Entertainment	\$9,093,959	\$69,576,050	\$187,508,372
Total Food	\$23,553,259	\$179,192,965	\$493,812,329
Total Gifts	\$4,317,370	\$32,893,999	\$88,581,311
Total Healthcare	\$16,113,103	\$126,265,974	\$339,046,079
Total Housing	\$71,303,922	\$537,410,288	\$1,461,091,094
Total Miscellaneous	\$2,527,427	\$19,748,503	\$52,206,281
Total Personal care products and services	\$2,310,453	\$17,590,120	\$47,452,818
Total Personal insurance and pensions	\$28,752,881	\$218,727,918	\$579,658,205
Total Reading	\$267,941	\$2,131,730	\$5,803,918
Total Tobacco products and smoking supplies	\$1,375,677	\$10,543,679	\$29,105,253
Total Transportation	\$47,069,400	\$349,986,322	\$942,830,776
Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$169,452,473	\$1,265,345,965	\$3,451,078,331
Building Material & Garden Equipment & Supply Dealers	\$9,391,314	\$72,475,251	\$190,518,533
Clothing & Clothing Accessories Stores	\$11,127,265	\$76,926,634	\$213,747,719
Electronics and Appliance Stores	\$2,512,114	\$19,041,552	\$52,168,558
Food & Beverage Stores	\$19,731,217	\$147,775,792	\$408,843,863
Food Services & Drinking Places	\$15,807,311	\$124,716,244	\$340,698,150
Furniture & Home Furnishings Stores	\$3,172,019	\$24,459,161	\$65,810,565
Gasoline stations	\$15,479,265	\$114,214,803	\$310,966,429
General Merchandise Stores	\$20,173,398	\$149,154,060	\$410,998,824
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$40,166,426	\$293,270,861	\$807,473,542
Health & Personal Care Stores	\$7,989,698	\$62,570,287	\$169,402,918
Miscellaneous Store Retailers	\$3,237,387	\$24,676,114	\$66,629,289
Motor Vehicle & Parts Dealers	\$41,986,725	\$308,750,614	\$836,903,993
Nonstore retailers	\$16,417,386	\$122,637,736	\$335,273,549
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$2,427,374	\$17,947,717	\$49,115,940
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	4	31	94
Construction (15-17)	11	112	335
Finance, Insurance, & Real Estate (60-69)	26	194	602
Manufacturing (20-39)	6	48	222
Public Administration (90-98)	2	31	90
Retail Trade (52-59)	51	413	1,192
Services (70-89)	158	1,285	3,894
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	21	182	586
Wholesale Trade (50-51)	5	65	260

2016/2017 Demographics provided by Experian through Alteryx

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CONTACT INFORMATION

For more information, please contact:

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