

AVAILABLE RETAIL SPACE

±2,100 SF to ±41,721 SF

Austell - Atlanta MSA



SUBJECT PROPERTY



5055 Austell Road
Austell, GA 30106



38,500 VPD





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Executive Summary

Opportunity to lease a $\pm 2,100$ SF second generation restaurant space up to $\pm 41,721$ SF at Austell Plaza, in a $\pm 115,603$ SF retail shopping center. Austell Plaza contains a healthy blend of local and national co-tenants including City Trends and Dollar General. This highly visible center has access at signalized intersection, excellent frontage and visibility along Austell Road and storefront signage available to a new tenant.

Located in the City of Austell, Georgia, Austell Plaza is extremely well-located within the Atlanta MSA. This property is accessible via 4 ingress/egress points (including a signalized intersection) along Austell Road ($\pm 38,500$ VPD). Situated just South of Cobb High School, these suites are conveniently accessible from Highway 278 (1 mile south) and Interstate I-20 (3.5 miles South). In the immediate area are numerous restaurants, retailers and entertainment options including Target, Lowes, CVS, Burlington, Kohl's, U-Haul, Walgreens, Chili's, TJ Maxx, and Dairy Queen. Below are some of the highlights for this space at Austell Plaza:

- Approximately $\pm 2,100$ SF previous restaurant space - \$15.00/SF/YR NNN
- Approximately $\pm 41,721$ SF former Big Lots - \$10.00/SF/YR NNN
- Former Big Lots may be demised into $\pm 16,155$ or $\pm 29,621$ SF
- Great signage and exposure in popular Mableton/Austell/Marietta sub-market
- Signalized intersection with 38,500 vehicles per day
- Quick access to Highway 278 and Interstate I-20



BUILDING SIZE:
 $\pm 115,603$ SF



SPACE AVAILABLE:
 $\pm 2,100$ SF
 $\pm 16,155$ SF
 $\pm 21,621$ SF
 $\pm 41,721$ SF



PARKING
 ± 435 SPACES

Property Overview

GENERAL:

PROPERTY NAME: Austell Plaza
ADDRESS: [5055 Austell Road, Austell, GA 30106](#)
MUNICIPALITY: City of Austell - Cobb County - Atlanta MSA

SITE/BUILDING:

CENTER NAME: Austell Plaza
BUILDING SIZE: ±115,603 SF
AVAILABLE SPACE: ±2,100 SF to ±41,721 SF
YEAR BUILT/
RENOVATED: 1972/2020
ZONING: (PSC) Planned Shopping Center
SITE SIZE: ±10.44 Acres
INGRESS/EGRESS: 4 (including 1 signalized intersection)
CEILING HEIGHT: ±14'-17' (±2,100 SF space) or ±33' (±41,721 SF space)
LOADING: 2 Dock High loading doors
(Loading in rear for ±2,100 SF space)
SPRINKLERED: Yes, throughout
AGE OF ROOF: 5 years (with 15-year warranty for ±41,721 SF space)
PARKING SPACES: ±435 surface spaces

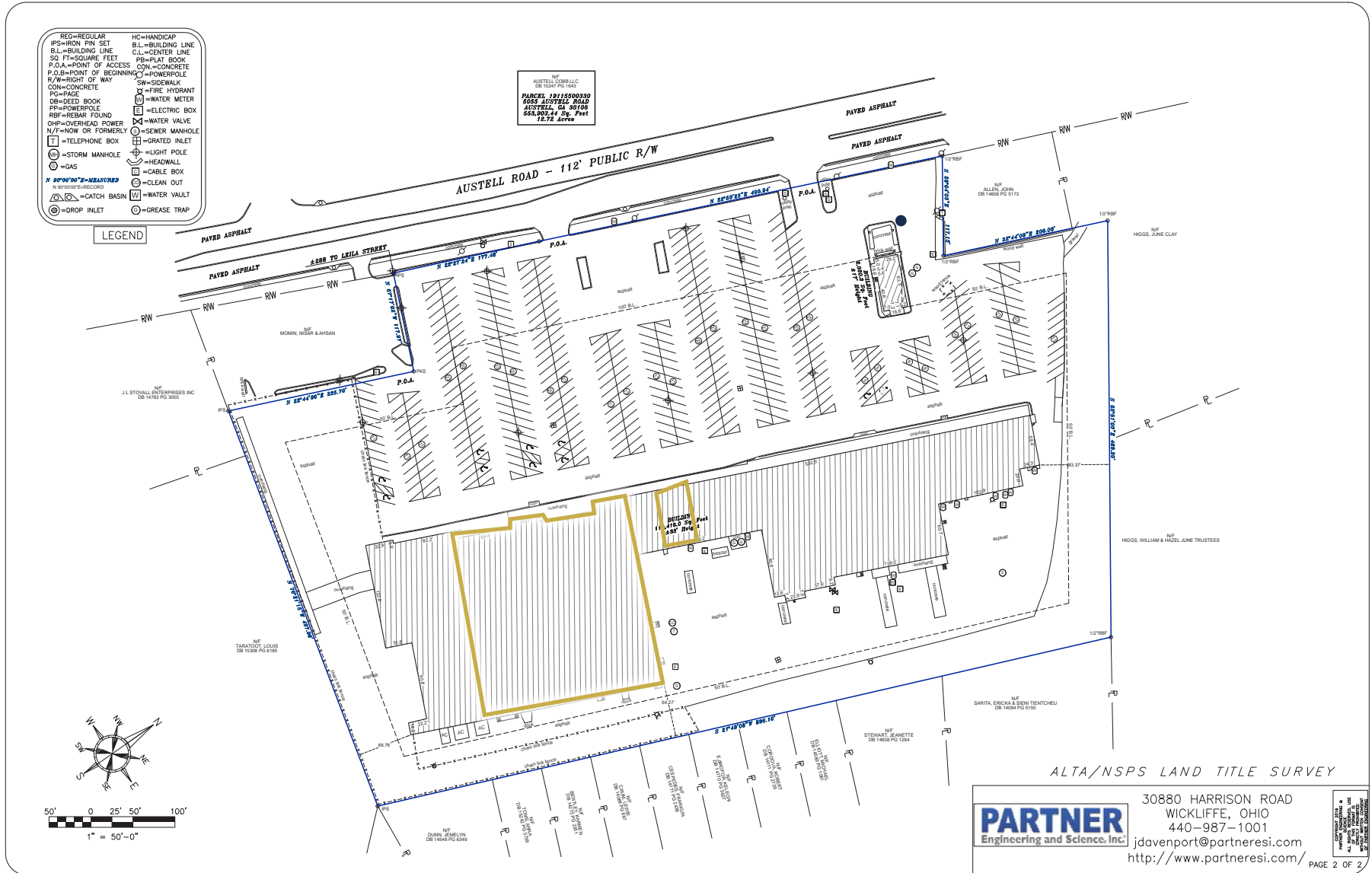
FINANCIAL:

BASE LEASE RATE: \$10.00 to 15.00/SF/YR NNN
OPERATING EXPENSES: \$2.33/SF (estimate)
AVAILABILITY: Immediate

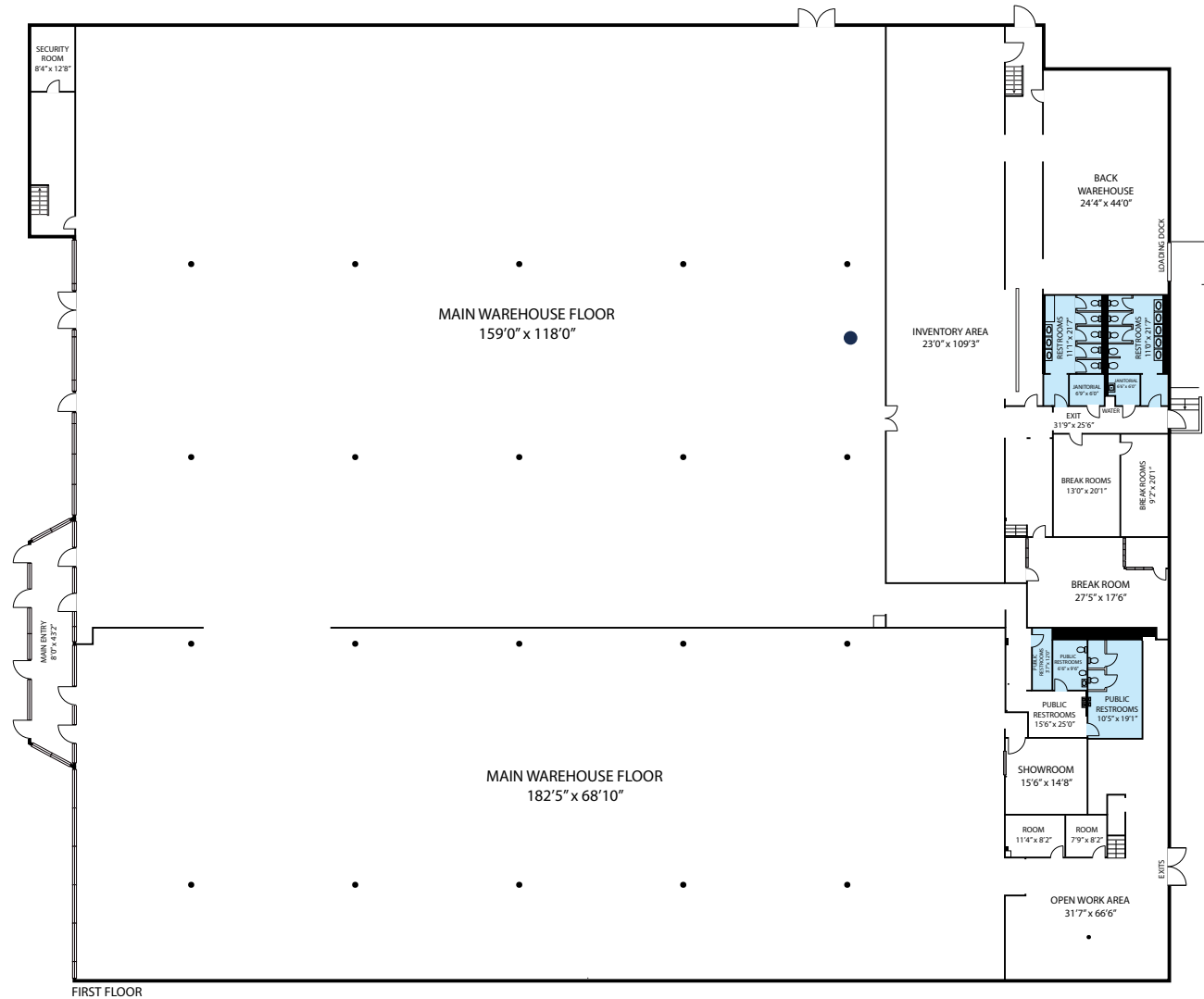


Survey

[View Full Survey Here](#)



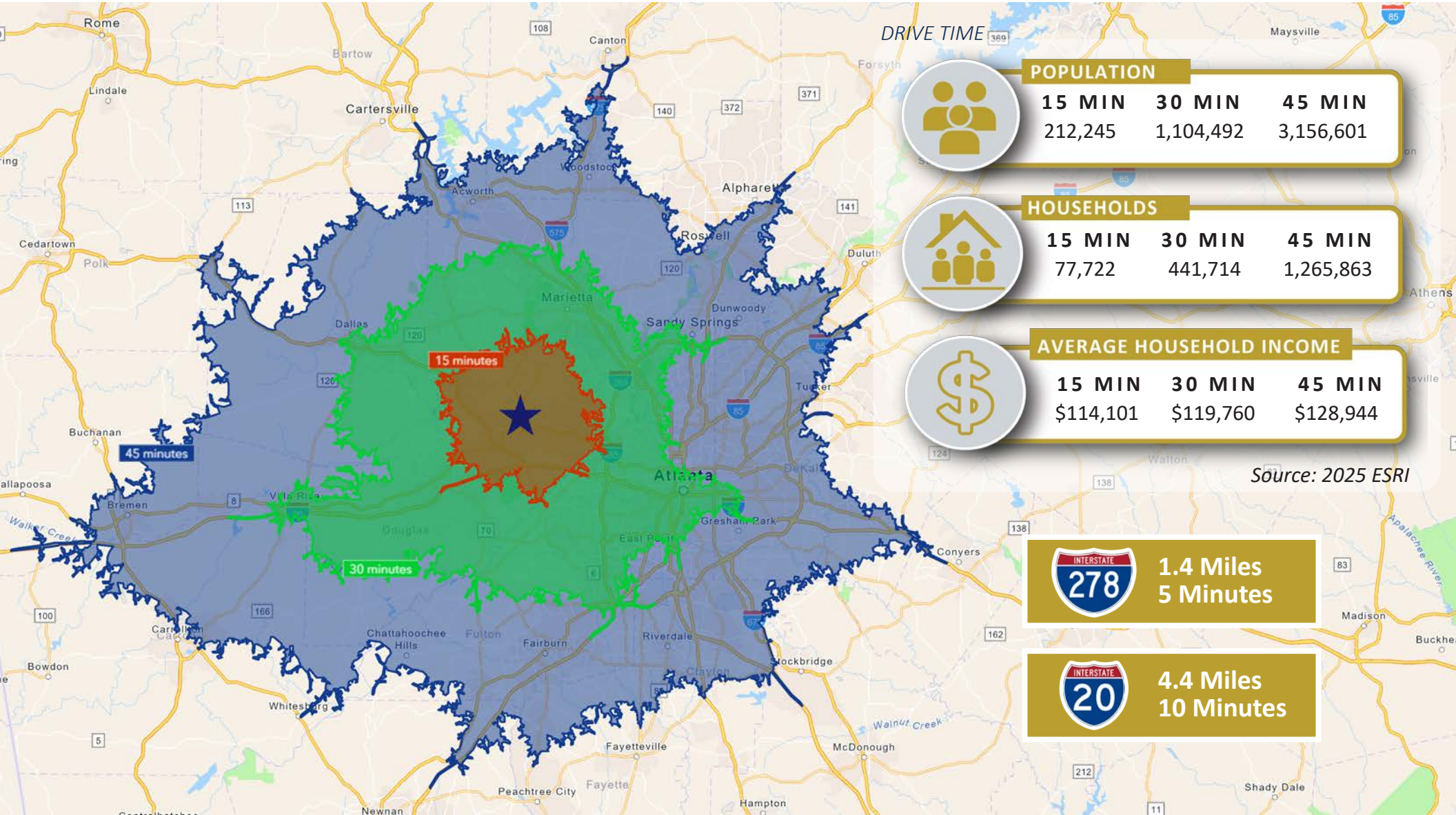
Floor Plan



The ±41,721 SF former Big Lots may be demised back to two separate stores to ±16,155 or ±29,621 SF. Contact the broker for floor plans of smaller suites.

Demographics

Austell, GA



In The Area



Broker Profiles



WILL YOUNG
Partner, President | The
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Will Young delivers over 19 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelor of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company.

Will joined Bull Realty in 2016 and is a partner of the firm. He began building his brokerage practice based on integrity, superior client service, and exceptional results. Will is a licensed broker and previously gained valuation experience as an appraiser and broker by the State of Georgia. Will has extensive knowledge of retail trends throughout the Southeast and focuses especially on emerging markets and metro Atlanta's multi-tenant retail real estate market. He continues to enhance value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

Will is a member of the Atlanta Commercial Board of Realtors (ACBR), Urban Land Institute (ULI), a candidate member of the Certified Commercial Investment Member Institute (CCIM), a Lifetime Member of the Million Dollar Club (MDC), and is a member of the International Council of Shopping Centers (ICSC).

Broker Profiles



JARED DALEY
Commercial Real Estate
Advisor
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404-876-1640 x 111

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than four hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate.



ANGIE SARRIS
Commercial Real Estate
Advisor
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Angie assists public and private equity clients, REITs, and developers with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in the metro Atlanta area.

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.



MEGAN DALEY
Commercial Real Estate
Advisor
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Megan Daley is a part of a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan works with experienced agents Jared Daley and Angie Sarris to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team, with over 17 years of experience, offers deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

