

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive

Cumming, GA 30040

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commercial400.com



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**2359 BROWNS
BRIDGE RD**

Office Building :

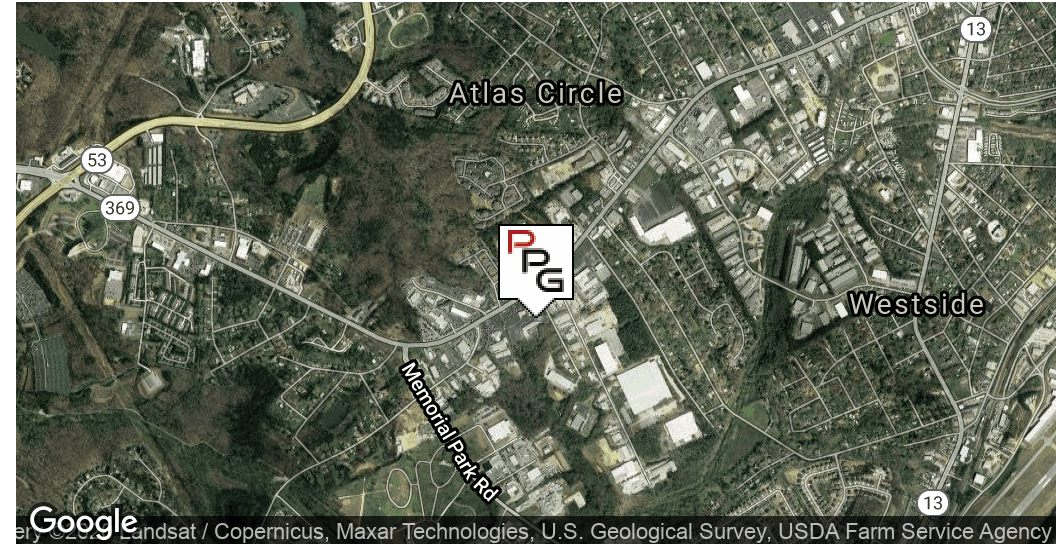
2355 BROWNS BRIDGE RD, GAINESVILLE, GA 30504

FOR SALE



2359 BROWNS BRIDGE RD

2355 BROWNS BRIDGE RD, GAINESVILLE, GA 30504



OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Sale Price: | \$5,500,000 |
| Building Size: | 24,920 SF |
| Lot Size: | 10.72 Acres |
| Price / SF: | \$220.71 |
| Market: | Atlanta |
| Submarket: | Metro Atlanta, North Georgia, |

PROPERTY OVERVIEW

Largest tract for sale with the most road frontage on Browns Bridge (Hwy 369)

Currently a Cadillac and Mazda dealership
Mazda dealership available as a separate asset sale
Property being sold by ex-Naval Academy graduate and veteran
This property is immaculate as everything is in ship-shape condition

PROPERTY HIGHLIGHTS

- Lease with option to purchase
- Term sheet available With NDA
- Pricing reflects current market
- No deferred maintenance
- Over \$1.5 million spent on renovations in the last 3 years including new induction lighting with 10-year warranties for the show lot
- State of the art alignment machine
- Showrooms and bathrooms renovated

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LOCATION INFORMATION

| | |
|---------------------|-------------------------------|
| Building Name | 2359 Browns Bridge Rd |
| Street Address | 2355 Browns Bridge Rd |
| City, State, Zip | Gainesville, GA 30504 |
| County | Hall |
| Market | Atlanta |
| Sub-market | Metro Atlanta, North Georgia, |
| Signal Intersection | No |

BUILDING INFORMATION

| | |
|----------------|-----|
| Building Class | A |
| Free Standing | Yes |

PROPERTY HIGHLIGHTS

- Includes both 2355 and 2359 Browns Bridge Road
- New induction lighting with 10-year warranties for the show lot
- Buildings retrofitted with LED lighting
- New lifts including 15k pound specialty lift for buses
- State of the art alignment machine
- Showrooms and bathrooms renovated
- All new HVAC systems
- New car wash system

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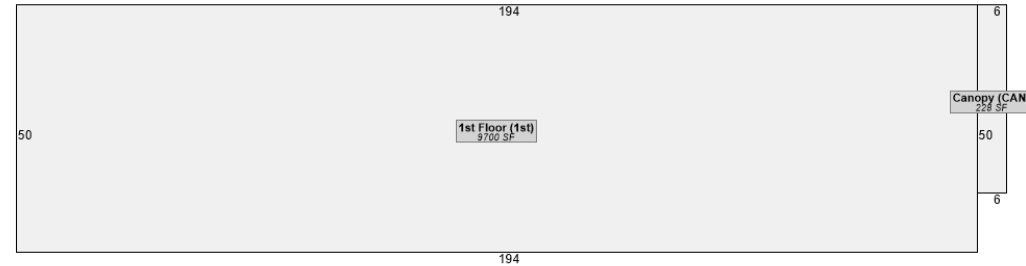
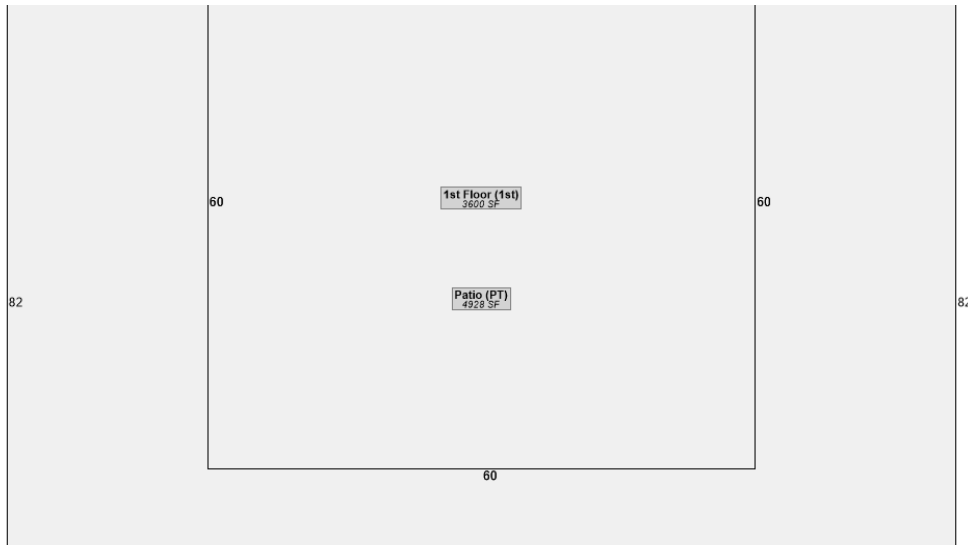
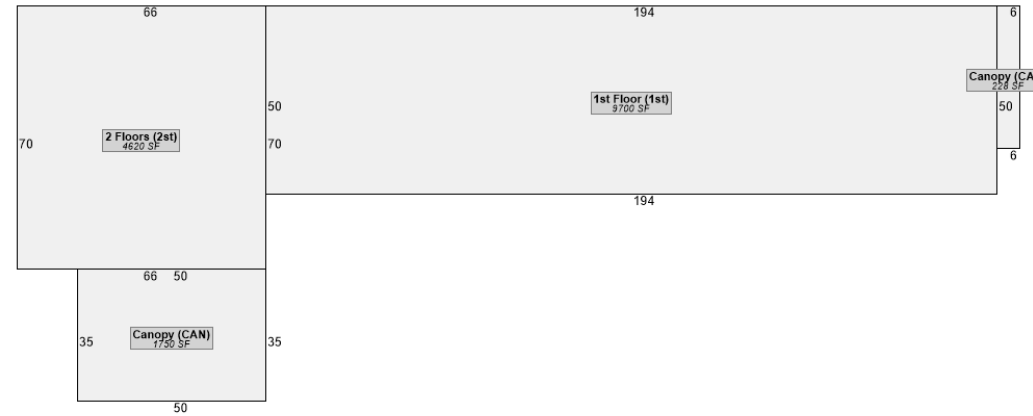
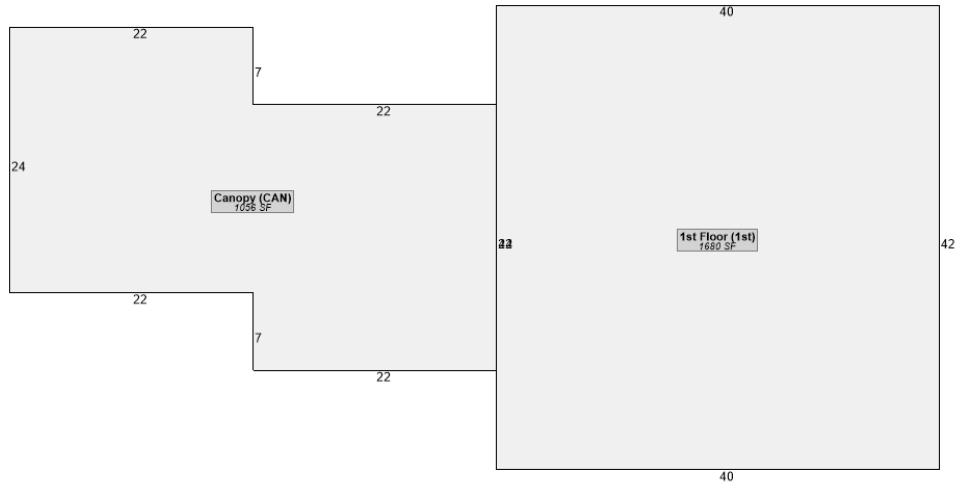
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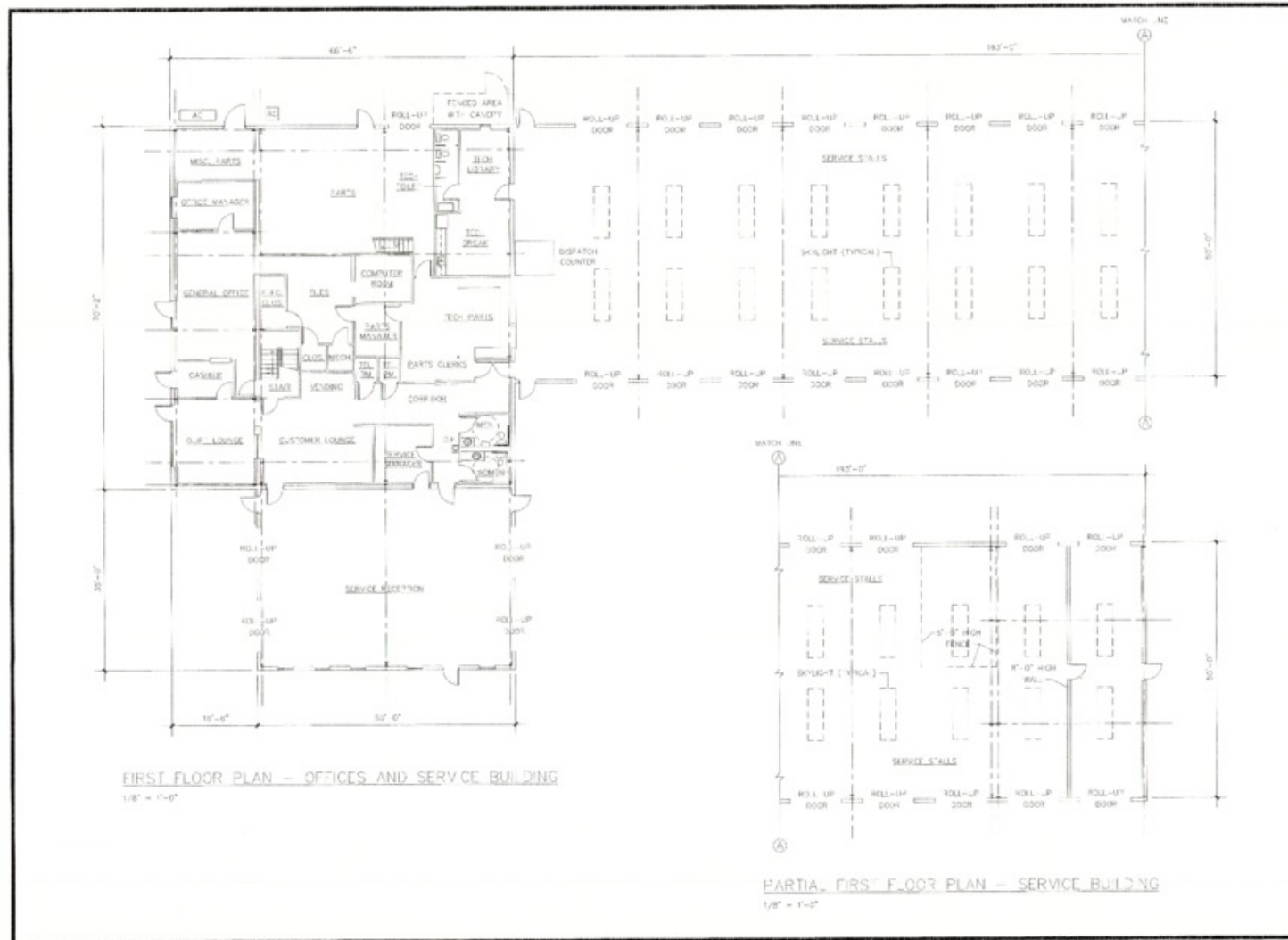
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Bailey Associates
Architect
Gainesville, Georgia 30601
Phone 770.535.9627

Offices and Service Building
Moss Robertson Cadillac
Gainesville, Georgia

Project No. 11039
Drawn By JAB
Checked By
Date NOV. 18, 2011
Revised

A1
OF 3

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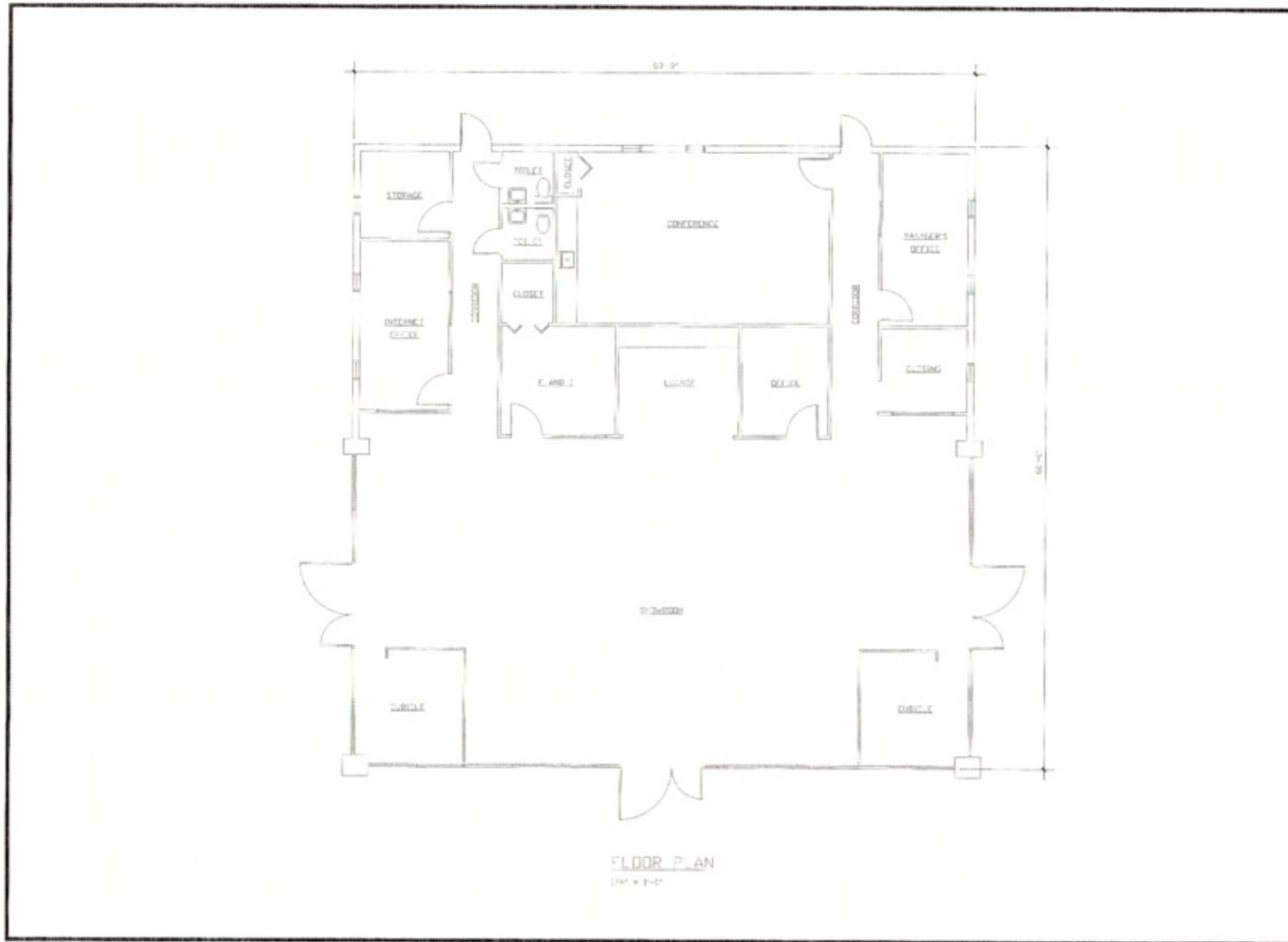
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BAILEY ASSOCIATES, INC.
278 E. 1st St. SE
GAINESVILLE, GA 30602

BAILEY ASSOCIATES, INC.
278 E. 1st St. SE
GAINESVILLE, GA 30602

Showroom Building
Moss Robertson Cadillac
Gainesville, Georgia

Project No: 11032
Drawn By: JAP
Checked By: JAP
Date: NOV. 27, 2011
Revised:

A1
OF 3

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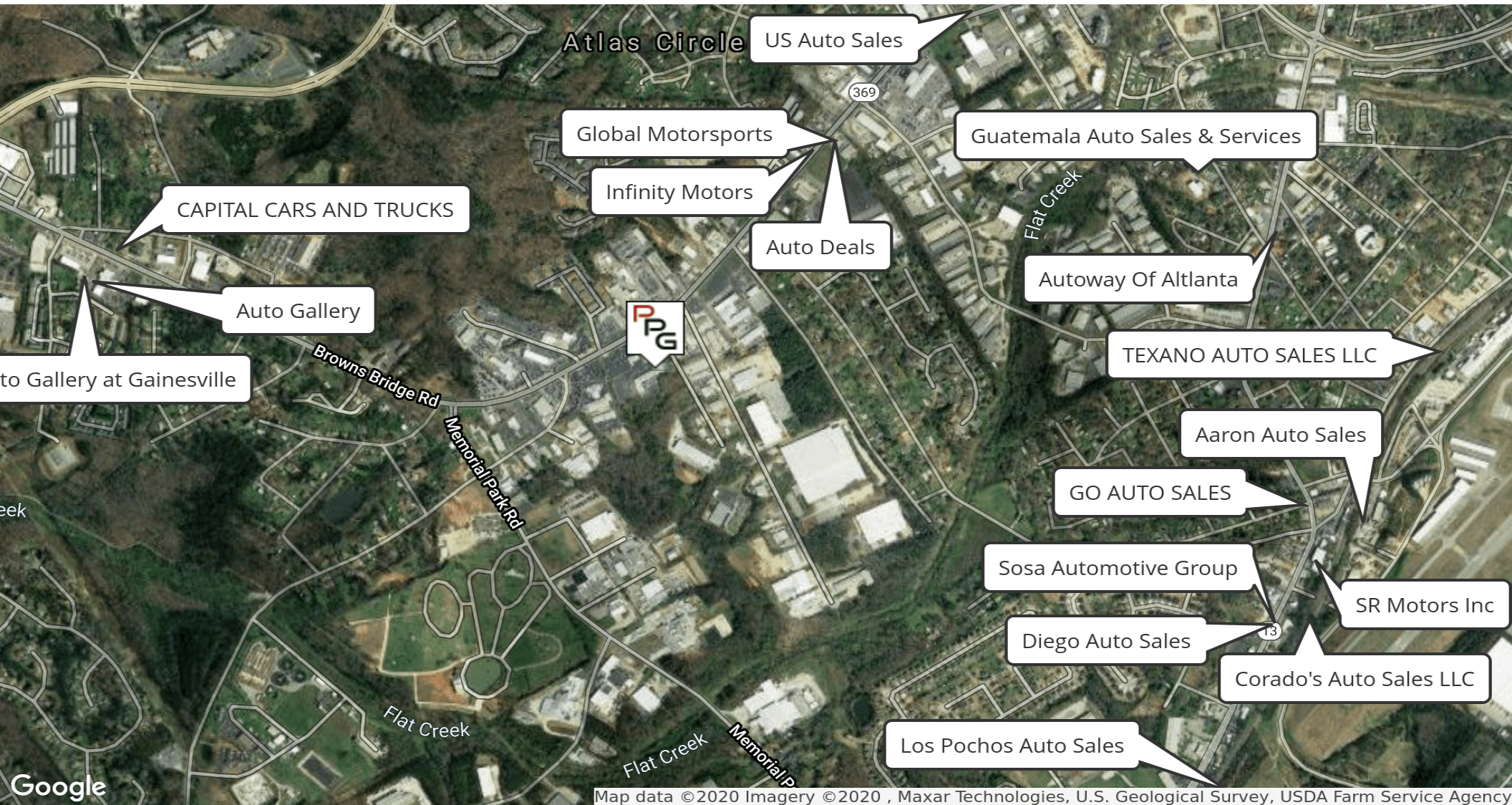
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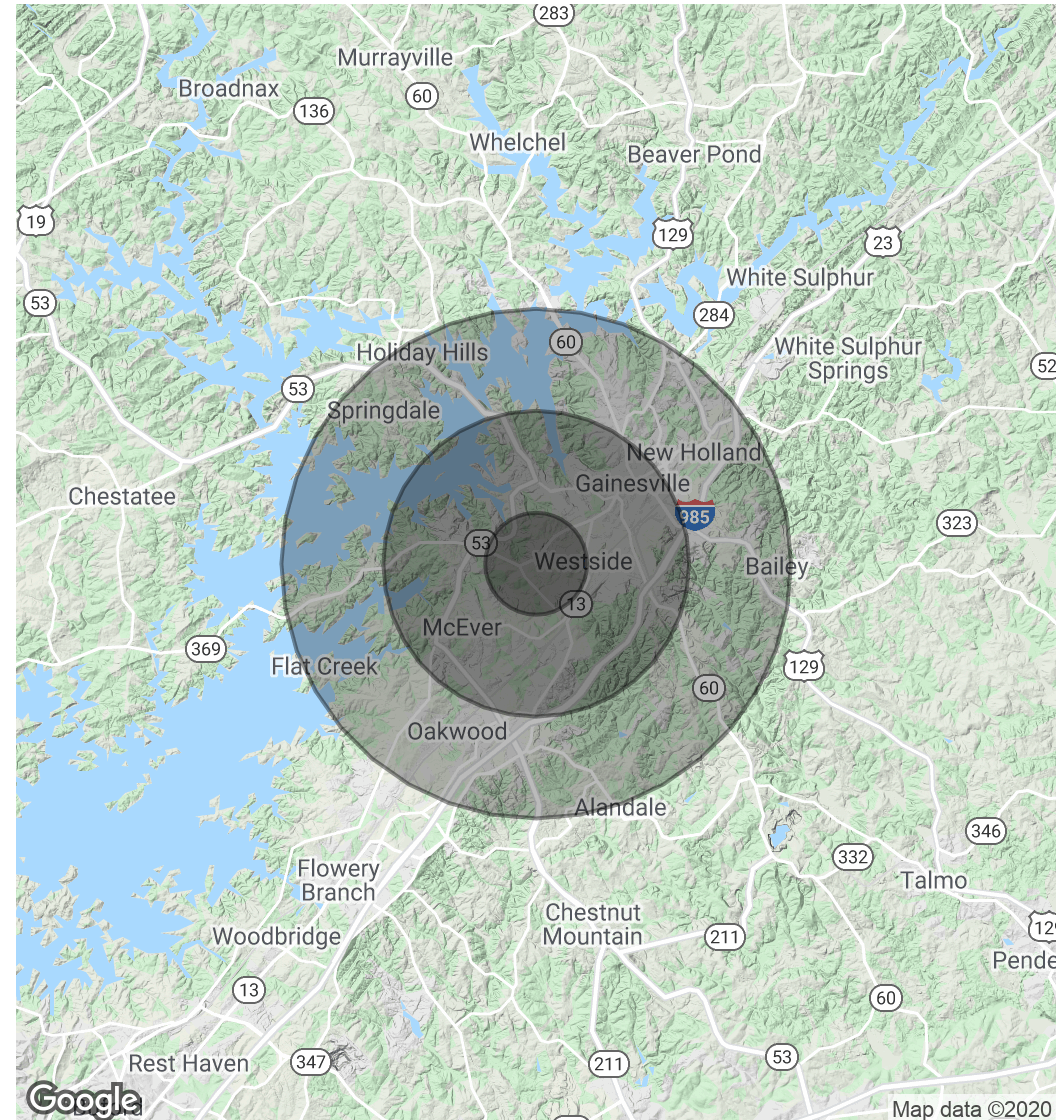
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,951 | 34,660 | 68,383 |
| Average age | 26.5 | 28.3 | 31.2 |
| Average age (Male) | 25.9 | 27.4 | 30.3 |
| Average age (Female) | 25.9 | 28.7 | 31.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,008 | 11,263 | 22,902 |
| # of persons per HH | 3.5 | 3.1 | 3.0 |
| Average HH income | \$42,151 | \$51,632 | \$57,956 |
| Average house value | \$155,143 | \$242,233 | \$247,529 |

* Demographic data derived from 2010 US Census



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