

| FOR SALE

12155  
HOUZE RD.  
Roswell | GA



FOR MORE INFORMATION PLEASE CONTACT:

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 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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# FOR SALE

# 12155 HOUZE RD. Roswell | GA

The subject property is a 10,908 square foot free-standing building sited on a 1.6 acre parcel ideally located at the signalized intersection of Houze Rd. and Rucker Rd. in Roswell, GA (Atlanta MSA). Property Master Leased to Walgreens and subleased to Dollar Tree for balance of Lease term.

<b>Building Size:</b>	10,908 Square Feet
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<b>Land Area:</b>	1.6 Acres
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<b>Lease Type:</b>	NNN
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<b>NOI:</b>	\$306,150.00
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<b>CAP Rate:</b>	6.4%
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<b>Sale Price:</b>	\$4,800,000.00
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<b>Remaining Lease Term:</b>	5 Years, 10 Months
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<b>Location:</b>	12155 Houze Rd., Roswell, GA 30004
<b>Tenant:</b>	Dollar Tree (subleased from Walgreens)
<b>Year Built:</b>	2002
<b>Location Highlights:</b>	The property is fee simple and ideally located at the signalized intersection of Houze Rd. and Rucker Rd. The location is across the street from the Publix/Village Walk Shopping Center and 2 blocks south of the Kroger Supermarket and Crabapple Shopping Center.
<b>Traffic Counts:</b>	Houze Rd.—18,670 cars/day Rucker Rd.—9,651 cars/day
<b>Building Size:</b>	10,908 Square Feet
<b>Land Area:</b>	1.6 Acres
<b>Lease Type:</b>	NNN
<b>Tenant Responsibilities:</b>	Taxes, Insurance, CAM, Roof, Grounds, and Structure
<b>Landlord Responsibilities:</b>	None
<b>Sale Price:</b>	\$4,800,000.00
<b>Existing Loan:</b>	\$2,250,000 at 4.49% with monthly payments of \$14,222.47 (\$170,670 annually). Can be assumed for 1% of outstanding balance (current balance approx. \$1,700,000.00).
<b>Current Lease Rate:</b>	\$2.75 per month, triple net
<b>Lease:</b>	25 year Master Lease with Walgreens Subleased to Dollar Tree for the balance of the remaining original lease term, approximately 5-years and 10-months.



Roswell and Alpharetta are adjacent cities and suburbs of Atlanta located in north Fulton County, GA. At the 2010 census Roswell had a population of 88,346, and in 2014 the estimated population was 94,089, making it Georgia's seventh largest city. Alpharetta, as of the 2010 census, had a population of 57,551 and an estimated population in 2014 of 63,038. Many Roswell and Alpharetta residents work in nearby Atlanta and along a section of Route 400 known as the "high tech" corridor between Roswell and Atlanta. Some of the areas largest employers are McKesson Corporation, ADP, Lexis-Nexis, Comcast, UPS, HP, Verizon and Cox Communications.

## INCOME

Gross Rental Income \$306,150.00

EFFECTIVE GROSS INCOME \$306,150.00

## OPERATING EXPENSES

Taxes Tenant

Insurance Tenant

## Common Area & Improvements Maintenance

Waste / Sewer Tenant

Garbage Tenant

HVAC Tenant

Landscaping Tenant

Fire Alarm / Phone Tenant

Parking Lot Tenant

Electricity / Lighting Tenant

Property Management Tenant

Roof Tenant

Walls Tenant

Foundation Tenant

Fencing Tenant

Total Operating Expenses Tenant

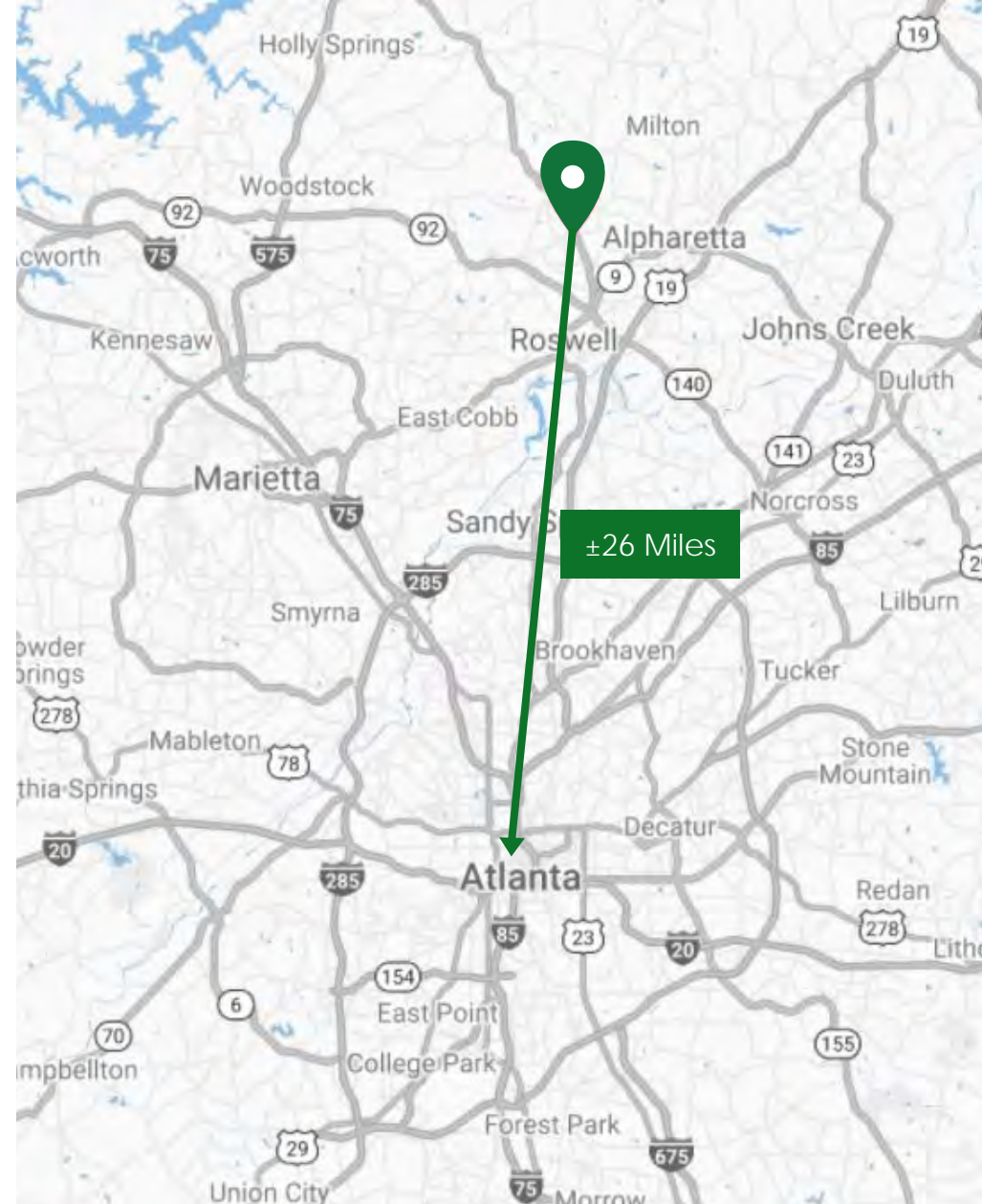
Tenant Reimbursement Tenant

Net Operating Expenses \$0.00

Net Operating Income \$306,150.00

Cap Rate 6.4%

Sale Price \$4,800,000.00



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# ADJACENT RETAIL AMENITIES

1. Circle K
2. Anytime Fitness
3. Publix/ Village Walk Shopping Center
4. Chase Bank
5. Silos Corner Market Center Shopping Center
6. Club Corners Car Wash
7. Starbucks & AT&T
8. MCDonalds
9. Ace Hardware
10. Sherwin Williams
11. Waffle House
12. One Life Fitness / North Farm Market Shopping Center
13. BP Service Station
14. Synovus Bank
15. Kroger Gas
16. UPS Store/Urgent Care/Dental Clinic
17. Kroger/Crabapple Shopping Center
18. Well Fargo
19. Walgreens



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12155 HOUZE ROAD

HOUZE RD.-18,670 CARS PER DAY

RUCKER RD.-9,651 CARS PER DAY

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DOLLAR TREE

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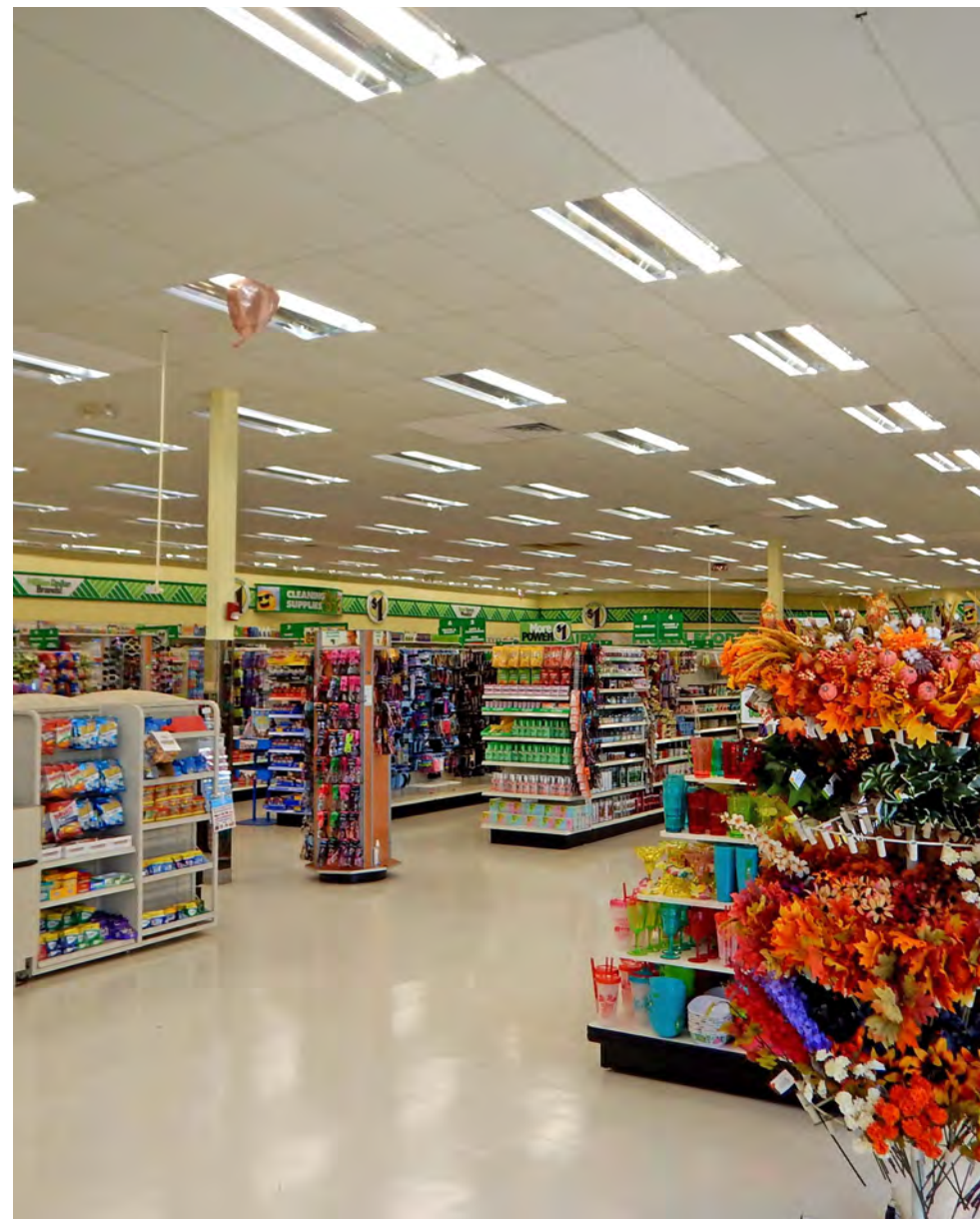
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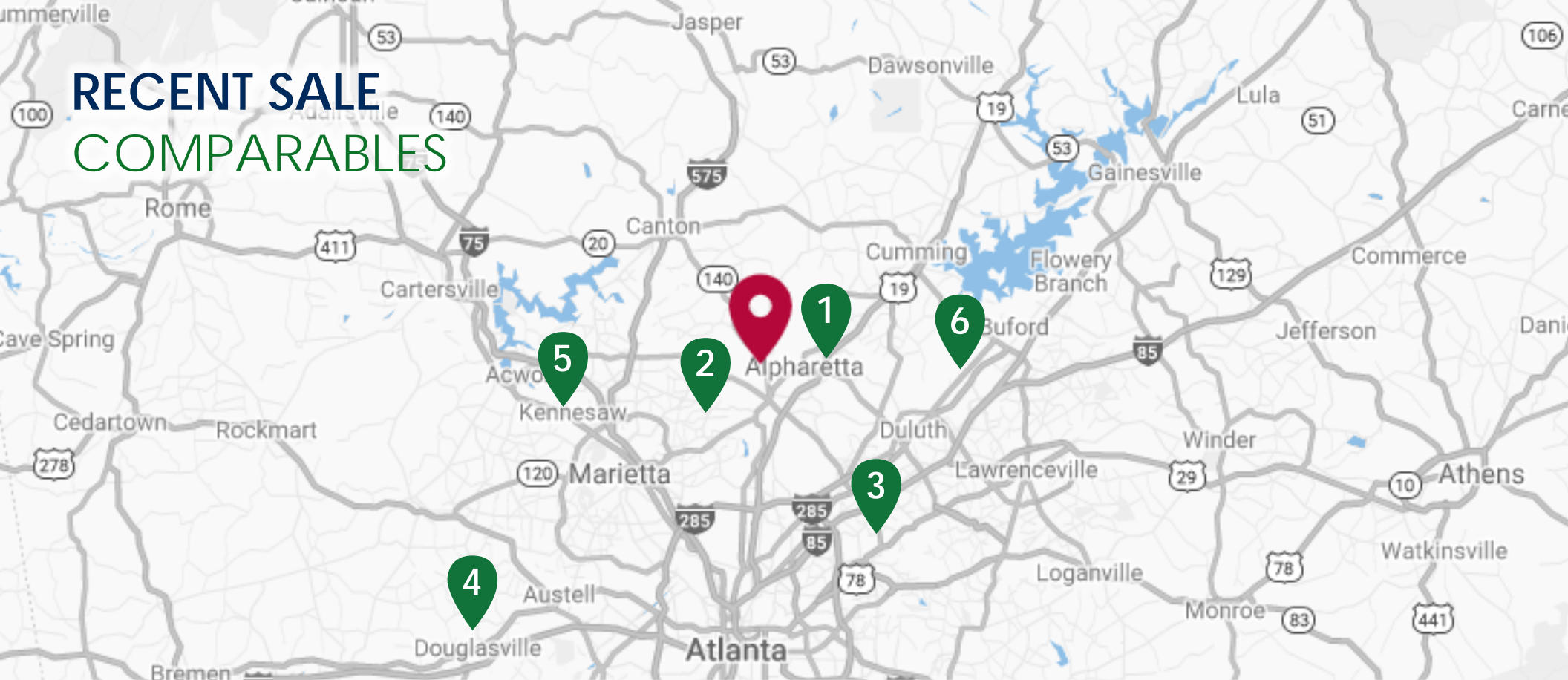
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# RECENT SALE COMPARABLES



	Address	City	Type	Price / SF	Date Sold
1	5970 N Point Pky	Alpharetta	La-Z-Boy	\$503.00	7/16/2021
2	3033 Johnson Ferry Rd	Marietta	Walgreens	\$377.00	7/12/2021
3	2781 Lavista Rd	Decatur	Walgreens	\$451.00	5/27/2021
4	6031 Fairburn Rd	Douglasville	CVS	\$458.00	7/26/2021
5	2779 Cobb Pky NW	Kennesaw	Walgreens	\$401.79	9/15/2020
6	1090 Peachtree Industrial Bl	Suwanee	Walgreens	\$395.60	8/17/2020

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# AREA DEMOGRAPHICS

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## Income & Spending Demographic

	1 MILE		3 MILE		5 MILE		10 MIN. DRIVE	
<b>2020 Households by HH Income</b>	<b>3,363</b>		<b>17,304</b>		<b>50,859</b>		<b>29,154</b>	
<\$25,000	204	6.07%	1,231	7.11%	4,175	8.21%	1,991	6.83%
\$25,000 - \$50,000	166	4.94%	1,740	10.06%	6,346	12.48%	3,606	12.37%
\$50,000 - \$75,000	367	10.91%	2,202	12.73%	7,565	14.87%	3,630	12.45%
\$75,000 - \$100,000	415	12.34%	1,959	11.32%	5,780	11.36%	3,064	10.51%
\$100,000 - \$125,000	272	8.09%	1,891	10.93%	5,608	11.03%	3,254	11.16%
\$125,000 - \$150,000	238	7.08%	1,291	7.46%	3,920	7.71%	2,174	7.46%
\$150,000 - \$200,000	602	17.90%	2,562	14.81%	6,425	12.63%	3,999	13.72%
\$200,000+	1,099	32.68%	4,428	25.59%	11,040	21.71%	7,438	25.51%
<b>2020 Avg Household Income</b>	<b>\$171,997</b>		<b>\$150,642</b>		<b>\$137,703</b>		<b>\$148,743</b>	
<b>2020 Med Household Income</b>	<b>\$151,620</b>		<b>\$120,094</b>		<b>\$106,970</b>		<b>\$117,570</b>	

<b>Total Specified Consumer Spending</b>	<b>\$130.8M</b>		<b>\$609.7M</b>		<b>\$1.7M</b>		<b>\$992.8M</b>	
<b>Total Apparel</b>	<b>\$7.4M</b>	<b>5.64%</b>	<b>\$34.5M</b>	<b>5.67%</b>	<b>\$96.6M</b>	<b>5.78%</b>	<b>\$56.6M</b>	<b>5.70%</b>
Women's Apparel	\$3.2M	2.42%	\$14.7M	2.41%	\$40.4M	2.41%	\$23.9M	2.41%
Men's Apparel	\$1.6M	1.24%	\$7.6M	1.25%	\$21.3M	1.28%	\$12.5M	1.26%
Girl's Apparel	\$554.8K	0.42%	\$2.6M	0.42%	\$7.3M	0.43%	\$4.2M	0.42%
Boy's Apparel	\$344.1K	0.26%	\$1.6M	0.27%	\$4.7M	0.28%	\$2.7M	0.27%
Infant Apparel	\$236.8K	0.18%	\$1.2M	0.19%	\$3.5M	0.21%	\$2M	0.20%
Footwear	\$1.5M	1.11%	\$6.9M	1.12%	\$19.4M	1.16%	\$11.3M	1.14%

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	1 MILE		3 MILE		5 MILE		10 MIN. DRIVE	
<b>Total Entertainment &amp; Hobbies</b>	<b>\$20.1M</b>		<b>\$94.7M</b>		<b>\$257.9M</b>		<b>\$15.50M</b>	
Entertainment	\$1.6M	1.19%	\$7.2M	1.19%	\$19.8M	1.19%	\$11.8M	1.19%
Audio & Visual Equipment/Service	\$4.4M	3.38%	\$21.4M	3.52%	\$60.3M	3.61%	\$35.5M	3.58%
Reading Materials	\$520.4K	0.40%	\$2.5M	0.40%	\$6.4M	0.38%	\$3.9M	0.40%
Pets, Toys, & Hobbies	\$3.2M	2.41%	\$14.8M	2.42%	\$39.6M	2.37%	\$23.7M	2.39%
Personal Items	\$10.4M	7.97%	\$48.9M	8.02%	\$131.8M	7.89%	\$78.9M	7.94%
<b>Total Food &amp; Alcohol</b>	<b>\$32.2M</b>		<b>\$153.7M</b>		<b>\$430.1M</b>		<b>\$252.1M</b>	
Food At Home	\$16.1M	12.34%	\$77.6M	12.73%	\$218.7M	13.09%	\$127.1M	12.80%
Food Away From Home	\$13.7M	10.50%	\$65M	10.66%	\$180.5M	10.80%	\$106.4M	10.72%
Alcoholic Beverages	\$2.3M	1.80%	\$11.2M	1.83%	\$30.9M	1.85%	\$18.5M	1.86%
<b>Total Household</b>	<b>\$22M</b>		<b>\$99.9M</b>		<b>\$265.2M</b>		<b>\$160.6M</b>	
House Maintenance & Repair	\$4M	3.03%	\$17.5M	2.86%	\$44.1M	2.64%	\$27M	2.72%
Household Equip & Furnishings	\$8.3M	6.37%	\$38.5M	6.31%	\$104.3M	6.24%	\$62.5M	6.29%
Household Operations	\$6.7M	5.15%	\$30.7M	5.03%	\$82.2M	4.92%	\$49.8M	5.01%
Housing Costs	\$3M	2.26%	\$13.2M	2.17%	\$34.7M	2.08%	\$21.3M	2.15%
<b>Total Transportation/Maint.</b>	<b>\$30.9M</b>		<b>\$143M</b>		<b>\$398.5M</b>		<b>\$235.1M</b>	
Vehicle Purchases	\$13M	9.96%	\$58.8M	9.64%	\$164.6M	9.85%	\$96.9M	9.76%
Gasoline	\$9.3M	7.08%	\$44.3M	7.27%	\$126.7M	7.58%	\$73.3M	7.39%
Vehicle Expenses	\$1.5M	1.15%	\$6.8M	1.11%	\$17.1M	1.02%	\$10.7M	1.08%
Transportation	\$3.3M	2.49%	\$14.9M	2.44%	\$39.6M	2.37%	\$24.2M	2.44%
Automotive Repair & Maintenance	\$3.9M	2.97%	\$18.1M	2.98%	\$50.5M	3.02%	\$30M	3.02%
<b>Total Health Care</b>	<b>\$7M</b>		<b>\$32.9M</b>		<b>\$87.4M</b>		<b>\$52.2M</b>	
Medical Services	\$4M	3.05%	\$18.6M	3.05%	\$49.5M	2.96%	\$29.5M	2.97%
Prescription Drugs	\$2.3M	1.80%	\$11.2M	1.84%	\$29.5M	1.77%	\$17.7M	1.78%
Medical Supplies	\$635K	0.49%	\$3.1M	0.50%	\$8.3M	0.50%	\$4.9M	0.50%
<b>Total Education/Day Care</b>	<b>\$11.2M</b>		<b>\$51M</b>		<b>\$135.5M</b>		<b>\$82.4M</b>	
Education	\$7.2M	5.49%	\$32.7M	5.37%	\$87.4M	5.23%	\$52.9M	5.33%
Fees & Admissions	\$4.1M	3.10%	\$18.3M	3.00%	\$48.2M	2.88%	\$29.5M	2.97%

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## TRAFFIC COUNTS

Houze Rd/N Farm Dr	19.3K
Houze Rd/N Farm Dr	18.9K
Houze Rd/N Farm Dr	18.9K
Rucker Rd/Orchard Trce	9.6K

## LOCATION

Location Score:	Excellent Location (88)
Walk Score®:	Somewhat Walkable (62)
Walk Score®:	Minimal Transit (0)

## PROPERTY

Type:	Drug/Variety	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	10,908 SF	Land Acres:	2 AC
Yr Blt/Renov	2002	Build FAR:	0.16
Floors	1	Total Expenses:	-
Docks:	None		
Parking:	67 Surface Space are available; Ratio of 6.14/1,000 SF		
Features	Drive thru, Signage, Signalized Intersections		
Frontage	339' on Houze Rd., 264' on Rucker Rd.		

## VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	0%
Submarket	7.6%

## NNN ASKING RENTS PER {0}

Current:	\$1.80 - 2.20 (Est.)
Last Quarter:	-
Year Ago:	-
Peers:	\$1.84
Submarket	\$1.86

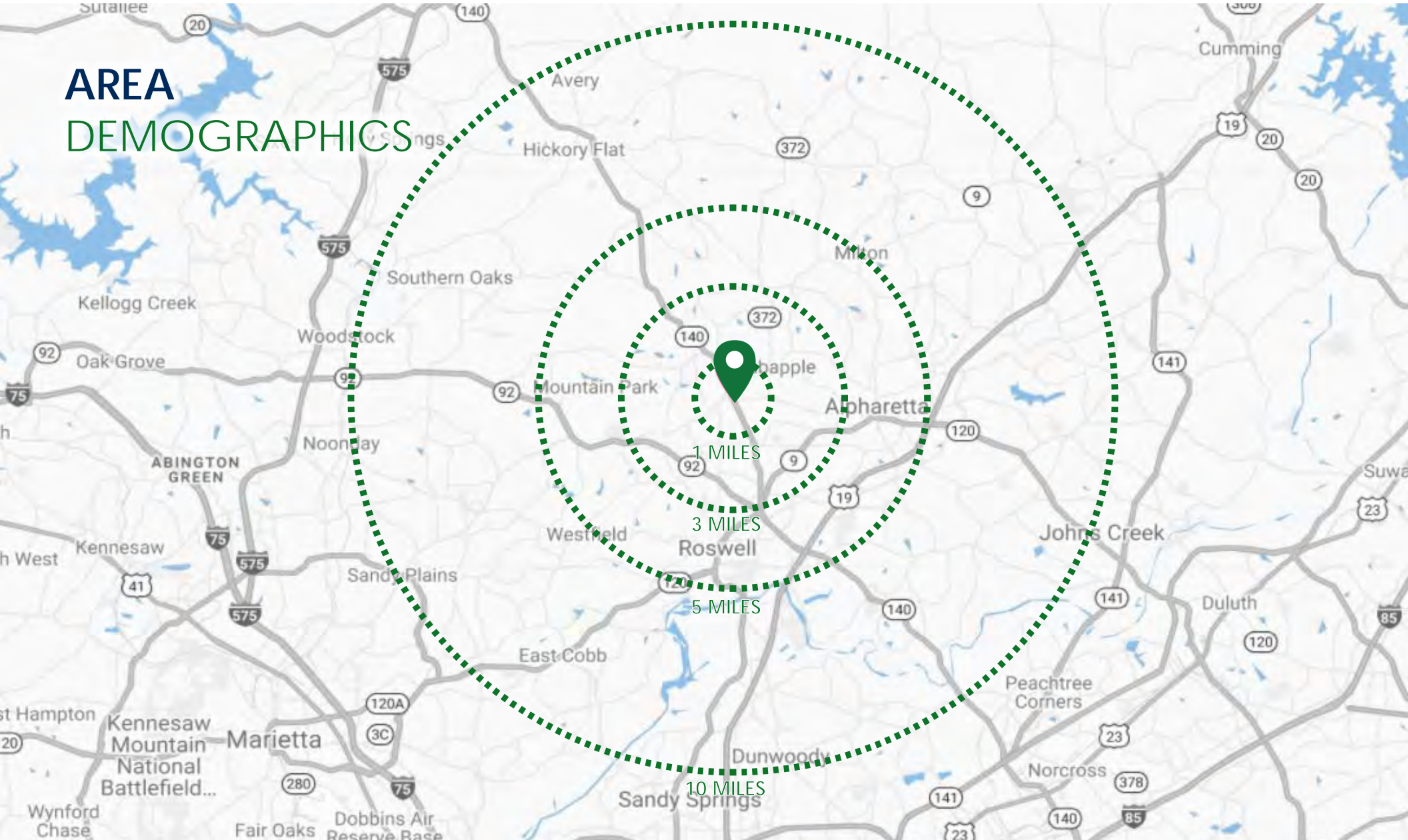
## 12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peer Count:	17
Peers Avg:	-
Submarket:	370,283

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Population	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Population	9,486	45,964	134,650	599,263	76,237
5 Yr Growth	5.9%	5.7%	6.1%	6.3%	5.2%
Median Age	42	41	39	39	41
5 Yr Forecast	41	41	40	40	41
White / Black / Hispanic	80% / 6% / 3%	81% / 8% / 7%	78% / 11% / 13%	75% / 12% / 9%	79% / 10% / 10%
5 Yr Forecast	78% / 6% / 3%	80% / 8% / 7%	77% / 11% / 13%	73% / 12% / 9%	78% / 10% / 10%
Employment	4,923	38,139	97,084	273,681	41,021
Buying Power	\$509.6M	\$2.1B	\$5.4B	\$24.3B	\$3.4B
5 Yr Growth	10.0%	8.5%	8.8%	8.5%	8.2%
College Graduates	60.5%	58.0%	51.7%	52.7%	73.1%
<b>Household</b>					
Households	3,361	17,303	50,857	224,624	29,154
5 Yr Growth	6.1%	5.8%	6.3%	6.3%	5.4%
Median Household Income	\$151,620	\$120,094	\$106,970	\$108,037	\$117,570
5 Yr Forecast	\$157,262	\$123,112	\$109,454	\$110,224	\$120,661
Average Household Income	\$171,997	\$150,642	\$137,703	\$137,581	\$148,743
5 Yr Forecast	\$176,824	\$154,161	\$140,760	\$140,094	\$152,335
% High Income (>\$75k)	78%	70%	64%	66%	68%
<b>Housing</b>					
Median Home Value	\$431,535	\$411,831	\$389,347	\$380,383	\$423,484
Median Year Built	1993	1992	1991	1991	1992
Owner / Renter Occupied	95% / 5%	82% / 18%	71% / 29%	74% / 26%	75% / 25%

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# TRAFFIC COUNTS

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	Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Distance
1	Houze Road	N Farm Dr - N	19,303	2020	0.08 mi
2	Houze Road	N Farm Dr - N	18,945	2020	0.12 mi
3	Rucker Road	Orchard Trce - W	8,410	2018	0.13 mi
4	2779 Cobb Pky NW	Sweet Apple Cir - SW	12,926	2020	0.23 mi
5	Rucker Rd	Walnut Ter - E	17,665	2018	0.33 mi

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