

ROBERTS COMMERCIAL REAL ESTATE SERVICES

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CANDLER POINT

2956 SOUTH RAINBOW DRIVE
DECATUR, GEORGIA 30034



REO Investment Opportunity

CONTACT INFORMATION

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Roberts Commercial
REAL ESTATE SERVICES

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OFFERING SUMMARY | CANDLER POINT

Executive Summary

Roberts Commercial Real Estate Services as Exclusive Agent is offering for sale Candler Point, (“the Property”) a 36,136 square foot retail | professional office center located in Decatur, Georgia, a neighborhood community situated in South Dekalb County. This Southeastern suburb of Atlanta is located approximately 9 miles east of Downtown Atlanta.

Developed in 2009, the property consists of three existing buildings totaling 36,136 square feet, plus 1 +/- acres of excess land for future development. It was originally developed as a retail condominium, but despite several lease/purchase contracts, no sales were closed and the condominium association was not established. The buildings include one, one-story building totaling 6,040 square feet, and two two-story buildings with basements totaling 30,412 square feet. Situated on South Rainbow Drive just east of Candler Road, the property is conveniently located to approximately 30,971 households within a 3 mile radius. In addition, it is less than a mile from Interstates 20 and 285, providing outstanding regional access from surrounding communities. A summary of the property being offered is as follows:

LOCATION:	Candler Point is located on South Rainbow Drive just east of Candler Road in Decatur, South Dekalb County, Georgia.
PROPERTY DESCRIPTION:	Candler Point is a three building (36,136 SF) retail development plus 1 +/- acre of excess land for future development. Two of the three buildings were built with full access basements.
PARKING:	Asphalt paved with striping for 92 parking spaces (2.55 spaces per thousand square feet of GLA). Concrete curb and gutter for drainage.
OCCUPANCY:	22% Leased (Terrace – 38% Basement – 0%)
YEAR BUILT:	Phase I – 2009 Phase II - Undeveloped
ACCESS:	Access to the property is provided by way of South Rainbow Drive, an access loop road that connects Candler Road, a major north/south arterial to Rainbow Drive, an east/west connector street.
SALE TERMS:	All Cash
OFFERING PRICE:	Open to Offers
STABILIZED NOI:	\$207,885 at 80% Occupancy
IN-PLACE NOI:	\$22,171

For parties seriously interested in pursuing the acquisition of Candler Point, all inquiries should be addressed to Roberts Commercial Real Estate Services, 9875 Medlock Bridge Pkwy, Suite 200, Johns Creek, GA 30022, to the attention of Paul Aase at (678) 527-0724 or paase@robertscommercial.com.



PROPERTY AERIAL

