

# AVAILABLE FOR SALE



**For Additional Information,  
Please Contact:**

**John Harrison**

678.527.0720

[jharrison@robertscommercial.com](mailto:jharrison@robertscommercial.com)

**Brandon Crim**

678.527.0730

[bcrim@robertscommercial.com](mailto:bcrim@robertscommercial.com)

**Roberts Commercial Real Estate Services**

9875 Medlock Bridge Parkway

Suite 200

Alpharetta, Georgia 30022

Main: 770.840.9395

Fax: 770.840.0275

- 100% Occupied two-tenant building with Regional and National Tenants
- Located in the heart of Smyrna, GA on Atlanta Road just off I-285
- Part of Master-Planned Development of Retail, Office, Residential, and Municipality buildings
- Excellent visibility from Atlanta Road with a traffic count of 20,600 cars per day
- Local population of 90,980 people within 3 miles

**Roberts Commercial**

REAL ESTATE SERVICES

No warranty or representation, expressed or implied is made as the accuracy of the information contained herein. In consideration of the within information, purchaser agrees to rely solely on its own right and assumes the duty to independently obtain and analyze all information.

# PROPERTY SUMMARY

Smyrna Market Village, developed by GKL Development, LLC in 2002, is located in the heart of Smyrna, Georgia. SMV has an open streetscape which features 16 town homes, over 40,000 square feet of retail space, 18,000 square feet of office space, and seven restaurants. Also included in this downtown area of Smyrna is a City Hall, Community Center, and City Library. SMV draws many opportunities and people to the downtown area with events and activities which includes outdoor concerts, movies, and festivals.

The subject property, Smyrna Market Village, Building I, is a one-story retail building consisting of 6,972 SF of net rentable space. The two tenants in the building are Atkins Park Tavern, which leases 4,202 SF, and Moe's Southwest Grill, which leases the remaining 2,590 SF.



Atkins Park Tavern, at SMV, is one of four Atlanta locations. The original Atkins Park Tavern located in Virginia Highlands (GA) dates back to 1922. Other Metro-Atlanta locations include Cumming and the new Brookhaven site opening in 2007. Atkins Park Tavern offers family dining, weekend brunch, private party facilities, and late-night drinks.

Moe's Southwest Grill, at SMV, is a fast casual restaurant. Moe's Southwest Grill was launched in 2000 and in just over seven years has established itself as one of the most successful fast-casual restaurant concepts in America, with over 80 locations in Georgia alone.



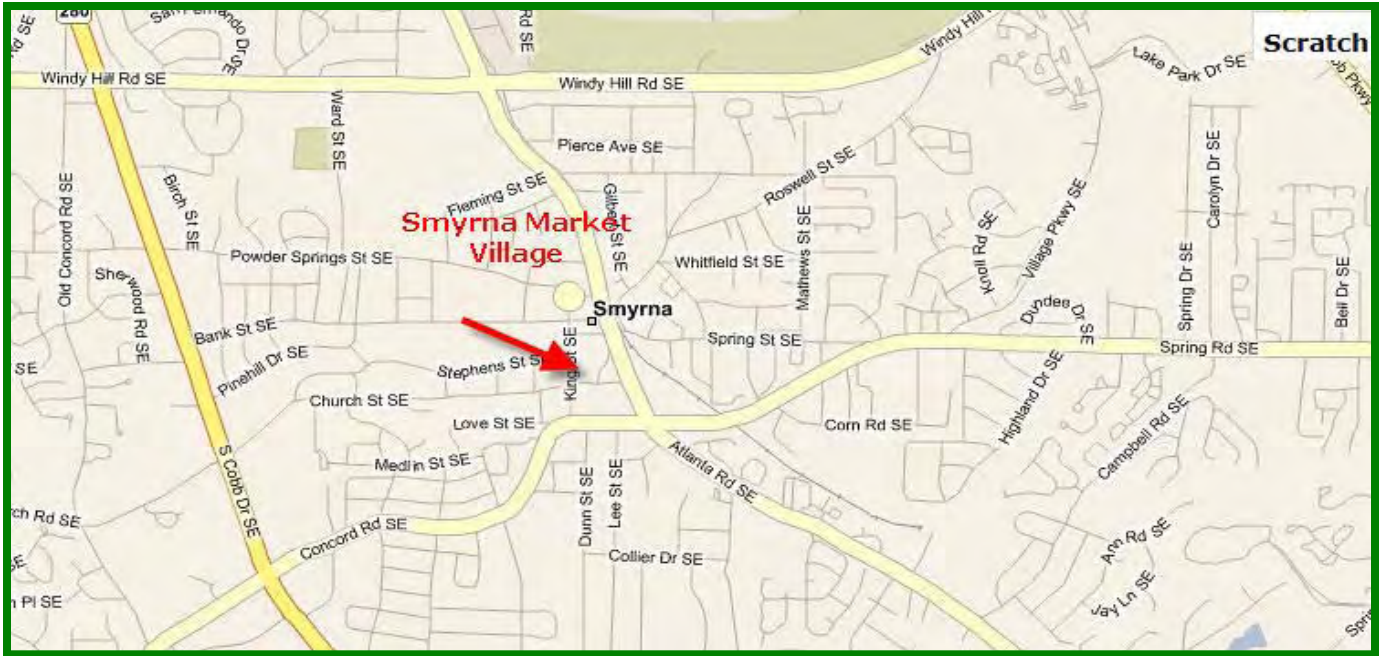
# INVESTMENT HIGHLIGHTS

Year 1 Income & Expense	In Place Income
<b>Potential Gross Revenue</b>	
Scheduled Base Rental Income	\$174,586
Total Reimbursement Revenue	\$65,445
<b>Effective Gross Revenue</b>	\$240,031
Operating Expenses	(\$60,191)
<b>NET OPERATING INCOME</b>	\$179,840

<b>Sales Price:</b>	\$2,500,000
<b>CAP Rate:</b>	7.20%
<b>Square Footage:</b>	6,792
<b>Occupancy:</b>	100%
<b>NOI:</b>	\$179,840

<b>Property Type:</b>	Two-tenant retail building, which is a part of the master-planned mixed-use Smyrna Market Village.
<b>Building Size:</b>	The building consist of 6,792 net rentable square feet.
<b>Age:</b>	The property was completed in 2002.
<b>Site Description:</b>	Site includes a one-story building on +/- 0.24 acre.
<b>Utilities:</b>	Utilities available include electricity, water, sanitary sewer, and natural gas.
<b>Zoning:</b>	The property is subject to use control by the City of Smyrna and is currently zoned CBD (Central Business District). The zoning classification permits the retail development and the development is a legal and conforming use.
<b>Parking Spaces:</b>	Total of 28 spaces; included in the 4.3 spaces per 1,000 SF available for the entire Smyrna Market Village.
<b>Signage:</b>	Property has excellent signage directly on Atlanta Road as well as store frontage within SMV.
<b>Exposure:</b>	The subject property has excellent exposure on 4-lane Atlanta Road which has an average of 20,600 vehicles per day.
<b>Access:</b>	The property has direct access at the lighted intersection of Atlanta Road and Spring Street, as well as several additional entrances along Atlanta Road into the master-planned SMV.

# LOCATION MAPS



**Map Information:** Smyrna Market Village is located at the lighted intersection of Atlanta Road and Spring Street. Smyrna Market Village is conveniently situated on Atlanta Road, just 2 miles north of I-285.



**Map Information:** Smyrna is located 10 miles from downtown Atlanta and is strategically located near three interstate systems; I-75, I-20, I-285; and US Highway 41, a major arterial roadway. The city is conveniently located less than a 30 minute drive from Atlanta's Hartsfield Jackson International Airport.