

Park Pointe, Forest Park, Metro Atlanta

8,400 SF MULTI-TENANT RETAIL SHOPPING CENTER



OFFERING MEMORANDUM

661 Forest Parkway, Forest Park, GA 30297

Park Pointe

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OFFERING SUMMARY

ADDRESS	661 Forest Parkway Forest Park GA 30297
COUNTY	Clayton
MARKET	Atlanta
SUBMARKET	Forest Park/Morrow Retail Submarket
GLA (SF)	8,400
LAND ACRES	0.67
YEAR BUILT	2008
APN	3.7/1000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,150,000
PRICE PSF	\$255.95
OCCUPANCY	100%
NOI (CURRENT)	\$150,724
CAP RATE (CURRENT)	7.01%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	9,842	48,990	160,855
2022 Median HH Income	\$37,424	\$44,353	\$47,165
2022 Average HH Income	\$48,458	\$55,680	\$60,615



Alan Joel Partners is pleased to present the opportunity to acquire the fee simple interest (land & building) in a single story building, 100% occupied medical/retail/office investment located in the metro-Atlanta suburbs in the Forest Park/Morrow Retail Submarket. Park Pointe has a stable tenant base comprised of medical, office, and retail tenants. This tenant mix minimizes risk for a potential investor.

Built in 2008, the center's 8,400 SF is 100% occupied and features attractive architectural features to include stack stone and a highly visible facade. Additional parking behind the center provides ample employee parking.

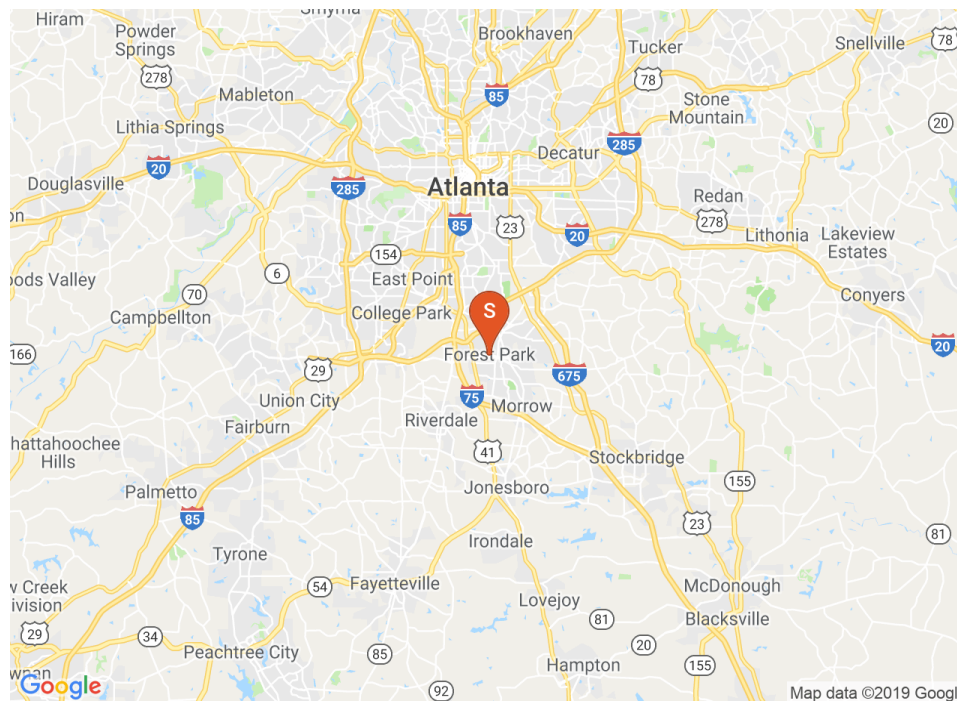


This center is located directly on high traffic Forest Parkway Highway 331, **20,700 Vehicles Per Day (VPD)**, in the city of Forest Park, Georgia. Located on the main traffic thoroughfare, the property is across the street from Bill Lee Park and steps from Starr Park along the pedestrian friendly downtown area one block from Forest Park's City Hall.

Ample parking supports the office and medical nature of the tenancy with 22 parking spaces in the front of the center. An additional 13 spaces located behind the center provides employee parking for office users.

Park Pointe is approximately 1.5 miles from the intersection of Interstate 285 and Interstate 75 with over 150,000 VPD, and 200,000 VPD respectively. It is also 1.5 miles from the Atlanta Farmers Market, 3 miles from Hartsfield Jackson International Airport and 10 miles from downtown Atlanta.

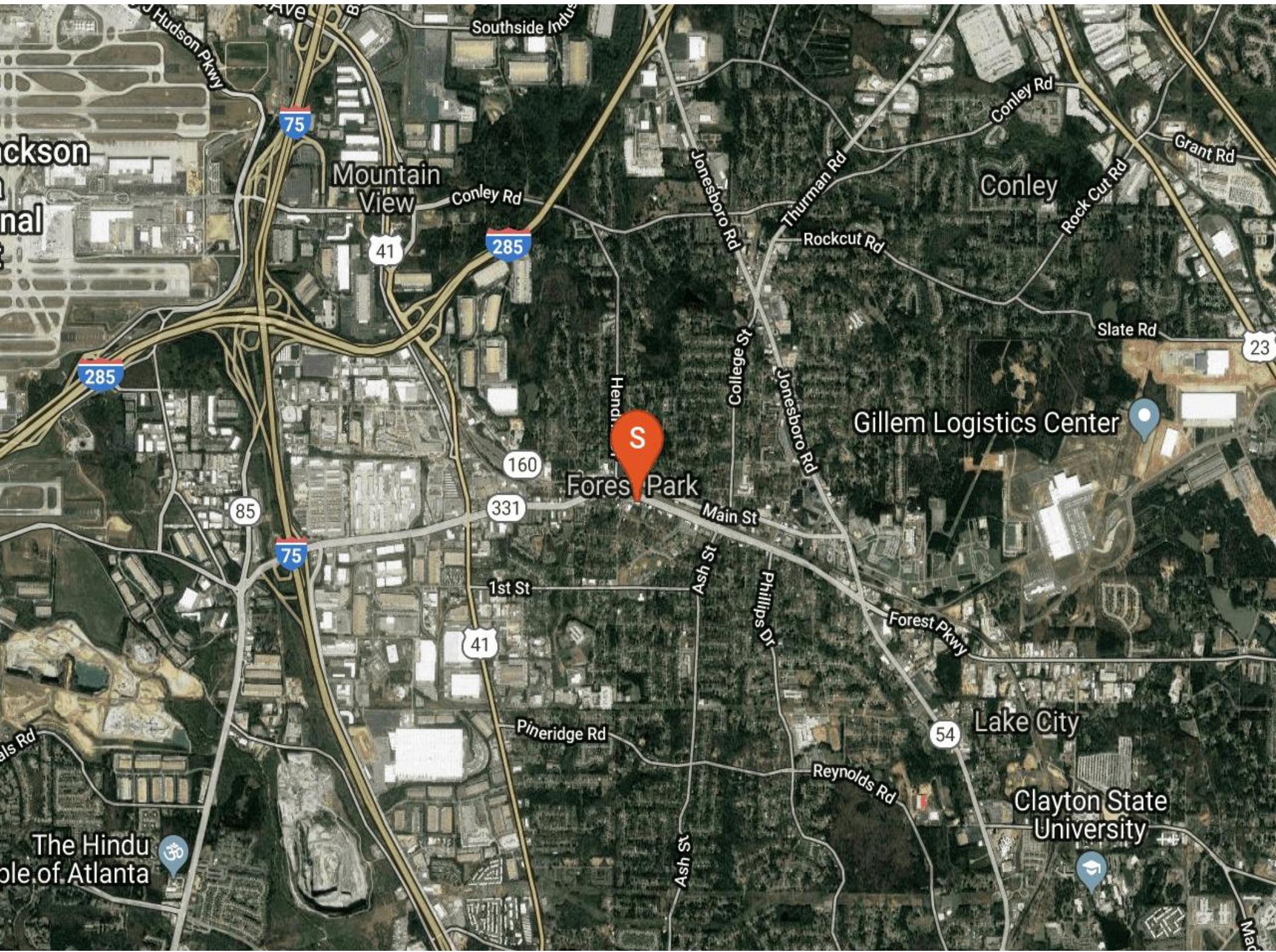
The City of Forest Park is located in northern Clayton County nine miles south of Atlanta. The city has an advantageous geographic location in the southern metropolitan region, having convenient access to Interstate 75 and Interstate 285 and Hartsfield-Jackson International Airport. Forest Park also includes the Fort Gillem Military Installation which encompasses 1,465 acres and is located in the northeast section of Forest Park.



PROPERTY FEATURES

NUMBER OF TENANTS	5
GLA (SF)	8,400
LAND ACRES	0.67
YEAR BUILT	2008
ZONING TYPE	C-3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	3.7/1,000
STREET FRONTAGE	223 feet
TRAFFIC COUNTS	20,700
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2





Jackson

nal

Southside Indus

75

Mountain View

41

285

Conley

Grant Rd

285

85

75

160

331

Forest Park

Gillem Logistics Center

23

Slate Rd

Henderson Rd

College St

Jonesboro Rd

Jonesboro Rd

Rockcut Rd

Thurman Rd

Conley Rd

Rock Cut Rd

85

41

Main St

1st St

Ash St

Phillips Dr

Forest Pkwy

als Rd

Pineridge Rd

54

Lake City

Reynolds Rd

Clayton State University

The Hindu Temple of Atlanta

Map



Forest Parkway

661

559

561

4869

4913

4879

4923

4931

37

655

571

671

675

697

701

709

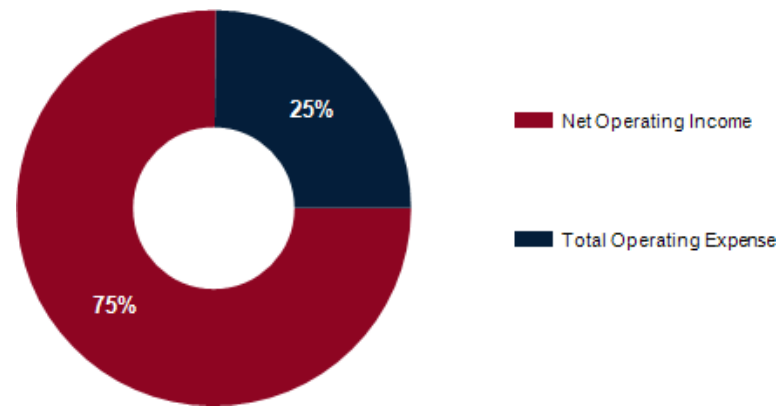
702

72

REVENUE ALLOCATION

CURRENT

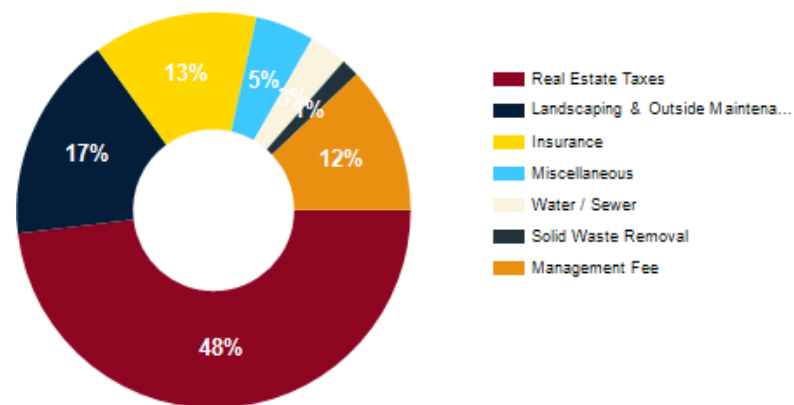
INCOME	CURRENT
Gross Potential Rent	\$196,956
Water Reimbursement	\$3,528
Effective Gross Income	\$200,484
Less Expenses	\$49,760
Net Operating Income	\$150,724



EXPENSES	CURRENT
Real Estate Taxes	\$23,951
Insurance	\$6,712
Management Fee (\$)	\$6,000
Water / Sewer	\$1,560
Landscaping & Outside Maintenance	\$8,400
Solid Waste Removal	\$737
Miscellaneous	\$2,400
Total Operating Expense	\$49,760
Expense / SF	\$5.92
% of EGI	24.81%

DISTRIBUTION OF EXPENSES

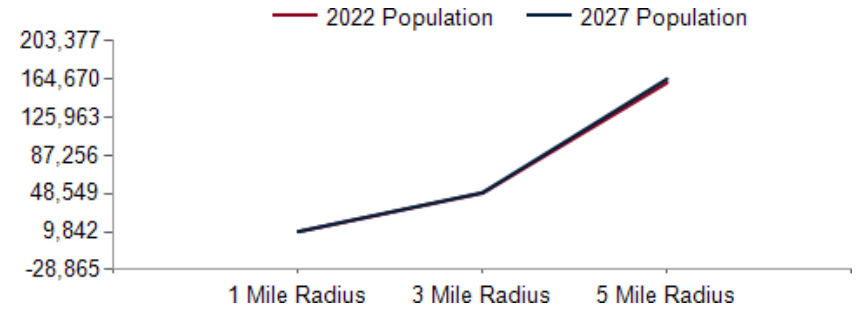
CURRENT



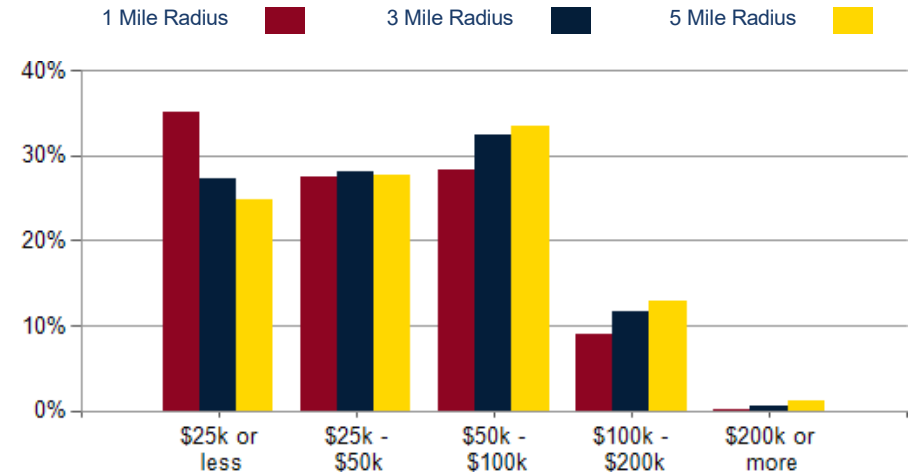
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,331	49,254	150,889
2010 Population	9,055	43,965	143,018
2022 Population	9,842	48,990	160,855
2027 Population	10,038	49,542	164,670
2022 African American	5,023	26,549	108,766
2022 American Indian	132	711	1,415
2022 Asian	574	3,340	9,137
2022 Hispanic	2,778	13,343	27,030
2022 Other Race	1,765	8,704	17,324
2022 White	1,625	6,121	14,701
2022 Multiracial	708	3,526	9,432
2022-2027: Population: Growth Rate	2.00%	1.10%	2.35%

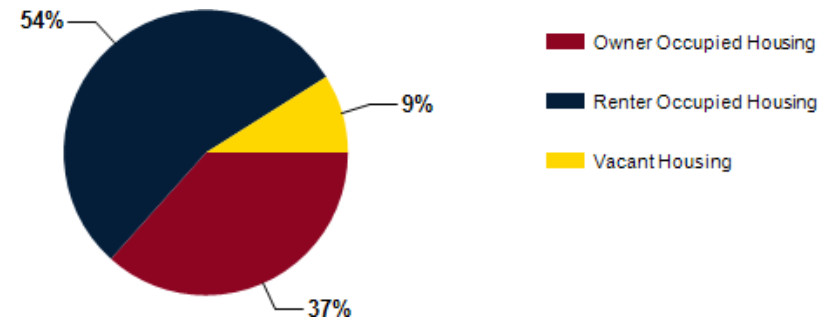
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	603	2,285	7,586
\$15,000-\$24,999	698	2,290	7,231
\$25,000-\$34,999	423	1,665	5,803
\$35,000-\$49,999	591	3,051	10,702
\$50,000-\$74,999	860	3,982	13,618
\$75,000-\$99,999	190	1,436	6,258
\$100,000-\$149,999	278	1,673	6,234
\$150,000-\$199,999	51	292	1,441
\$200,000 or greater	9	86	721
Median HH Income	\$37,424	\$44,353	\$47,165
Average HH Income	\$48,458	\$55,680	\$60,615



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius





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