

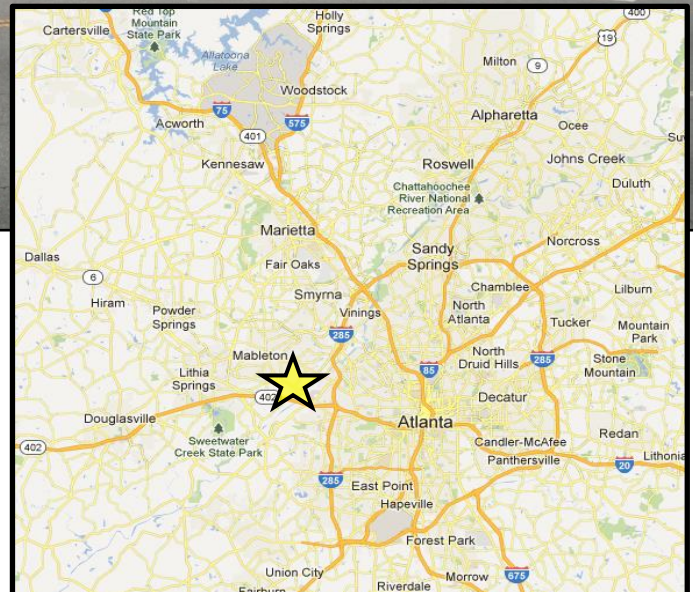


Jordan Company  
Investment & Commercial Real Estate



**Available**

**+/- 18,156 Sqft Retail Center on 2.53 Acres – 78% Leased**  
**320 Six Flags Drive**  
**Austell, GA 30168**



**The Jordan Company**

David Walmsley/Rob Jordan  
4200 Northside Parkway, Bldg 3, Suite A  
Atlanta, Georgia 30327  
(404) 237 – 2900

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



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**Location:** The subject property is located in unincorporated Cobb County, on Six Flags Drive, about a quarter mile north of the I-20 exit; located +/- 4 miles west of I-75.

Within a one mile radius there is a population of about 8,299 with a median household income of \$35,633.

**Property:** The subject property consists of a +/- 18,156 sqft retail building on +/- 2.53 acres with 94 parking spaces. The building was completed in 2008.

Building: One story  
Stucco front

**Frontage:** +/- 490 feet of frontage on Six Flags Drive

**Zoning:** GC – General Commercial

**Traffic Counts:** +/- 7,880 vehicles per day on Six Flags Drive

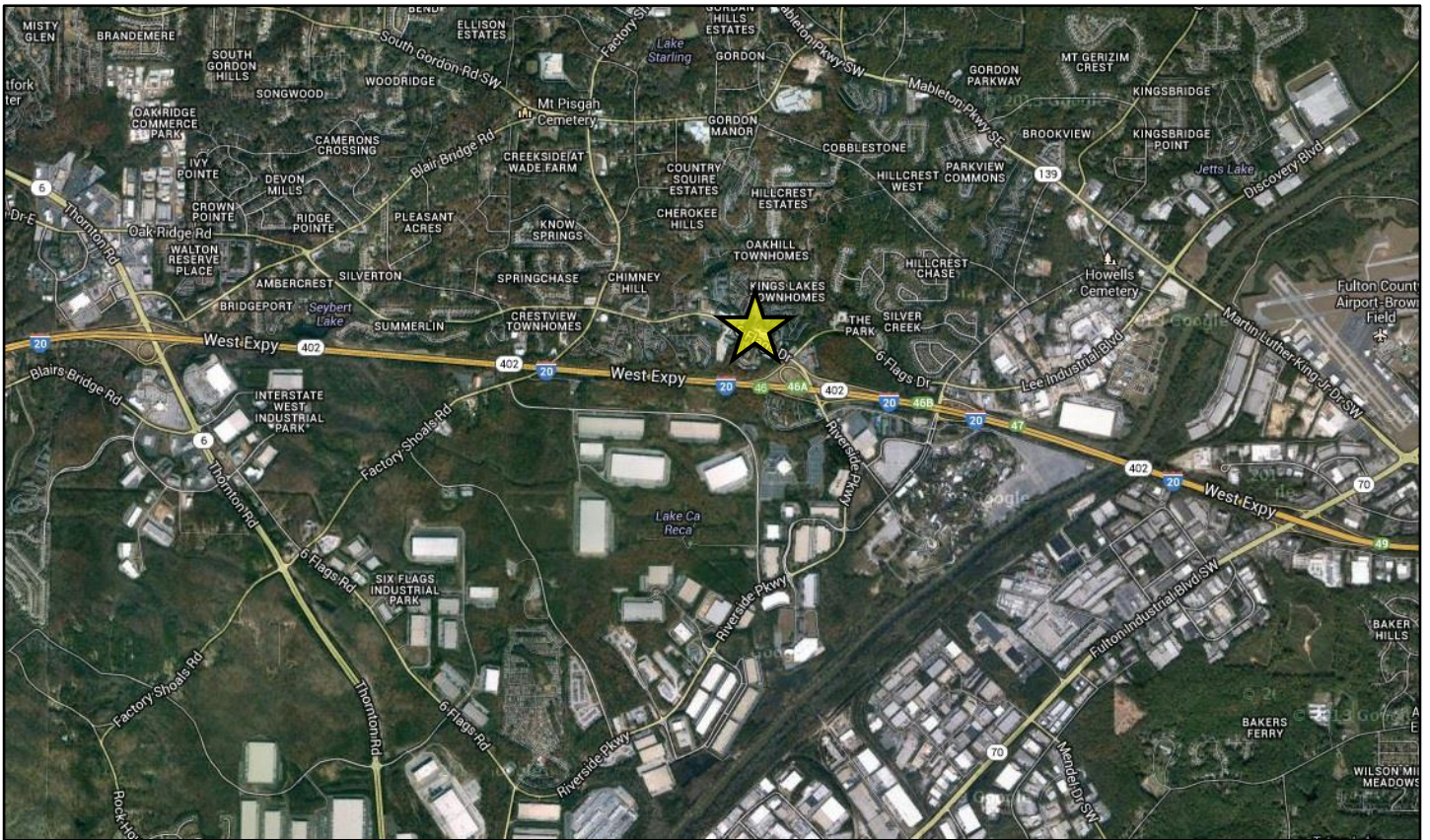
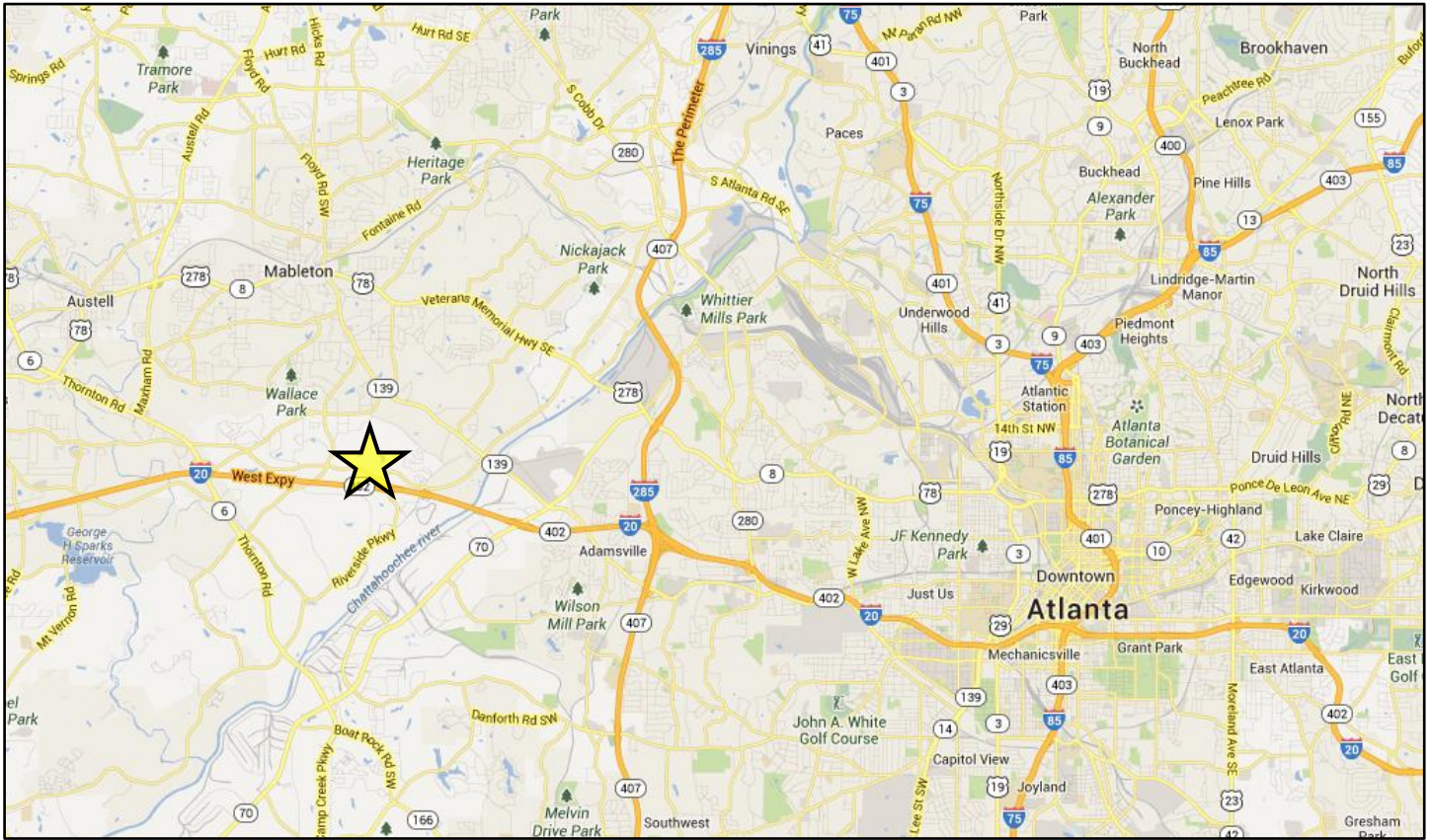
**Utilities:** All available  
*\*subject to independent verification*

**Annual Gross Income:** \$118,200  
*\*as of May 2013*

**Property Taxes**  
**2012:** \$14,371.97

**Asking Price:** \$750,000 (\$41.30/SF)





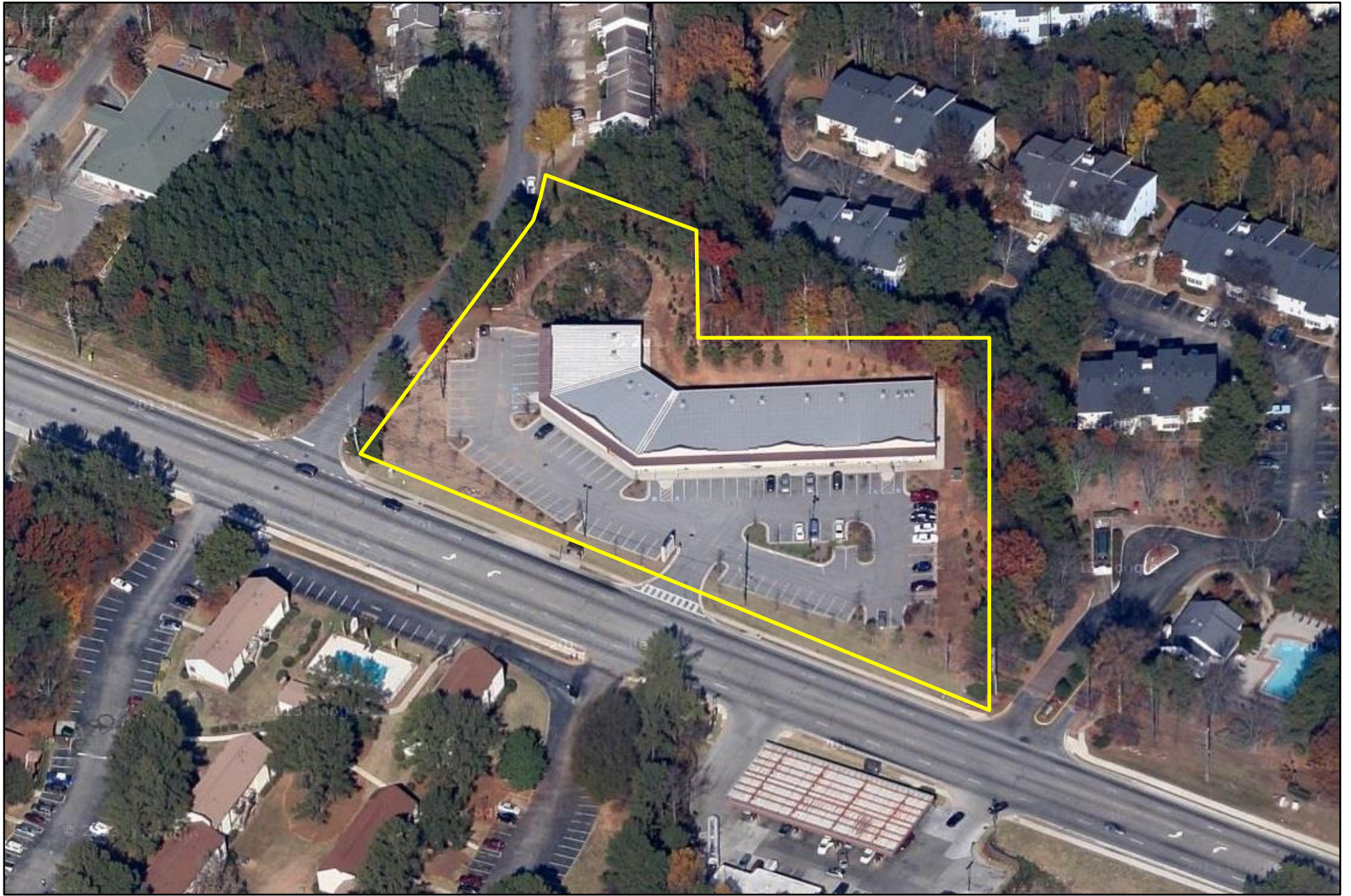
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# Exterior



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## Lease Information

Tenant	Suite	SF (est.)	% of Building Total	Expiration	Landlord Responsibilities
True Light of God	100	4,818	26%	3/31/2013*	Property taxes, insurance, water, and trash.
Bukun Events Center	125 A & B	4,911**	27%	8/14/2014	Property taxes, insurance, landscaping, and trash.
Lifeline Thrift Store	125 C	1,800**	10%	7/31/2014	Property taxes, insurance, landscaping, and trash.
Vacant	130	2,116	12%	N/A	
Cindy's Hair Braiding	135	1,064	6%	1/31/2015	Property taxes, insurance, landscaping, and trash.
Vacant	140	1,927	11%	N/A	
Hair Xtreme	145	1,520	8%	11/31/2014	Property taxes, insurance, water, and trash.
	<b>Total</b>	<b>18,156</b>	<b>78%</b>		

\* Tenant is currently leasing month to month

\*\* Estimate. Suite 125 was subdivided and the floor plan has not been updated.

Average Rent (per year)

\$8.38/SF

Annual Gross Income

\$118,200

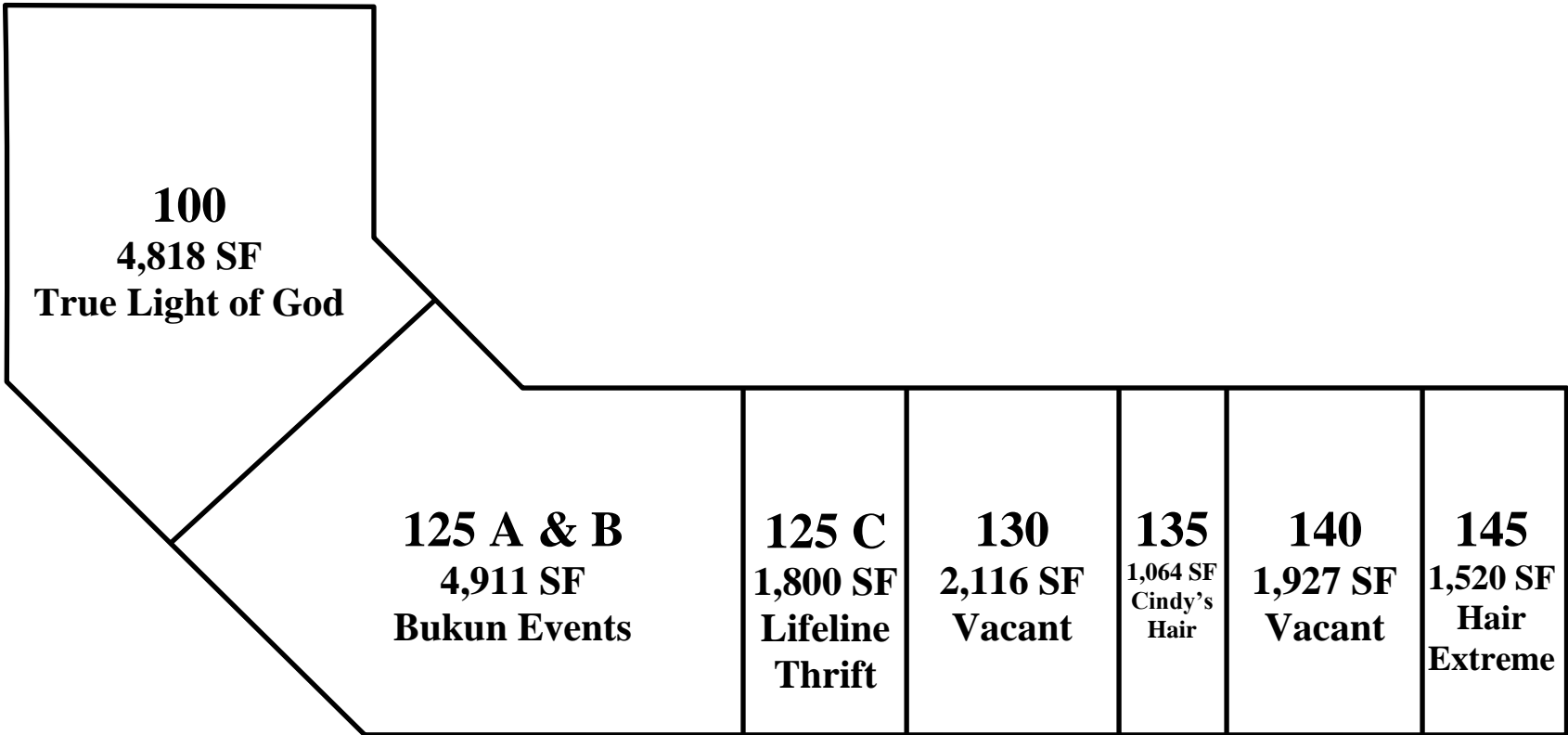
Potential Gross Income

\$154,326

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Floor Plan (not to scale)



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