



METRO BROKERS



Norcross / Peachtree Corners

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

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3575 Piedmont Road NE
Piedmont Center
Building 15, Suite 950 (9th floor)
Atlanta, GA 30305

FOR SALE

**950 South Peachtree St.,
Norcross, GA 30071**

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.

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Norcross / Peachtree Corners / 4,032 \pm SF Office Bldg.

EXECUTIVE SUMMARY

THE PROPERTY

950 South Peachtree St.
Norcross, GA 30071

PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	A
Building Size:	4,032 \pm SF
Land:	0.83 Acres
Number of Stories:	1
Year Built:	1993

PRICE

Sale Price \$550,000 USD

INVESTMENT HIGHLIGHTS

- A mint condition, free standing 4,032 +/- SF office building for sale
- Additional pad site on the property - see Page #7
- Visibility from busy Jimmy Carter Blvd in Norcross - GWINNETT COUNTY
- Outstanding opportunity for medical profession or professional service firms wanting exposure/visibility from a major thoroughfare
- Extensive traffic count of approximately over 36K \pm vehicles per day on average facing Jimmy Carter Blvd and over 44K \pm vehicles per day traveling on Buford Hwy.
- The subject property is one-tenth of a mile (0.1) mile north of the intersection of Jimmy Carter Blvd. and Buford Hwy.
- Building is currently divided into two separate suites and can be easily reconfigured for a single user
- Suite A - 1,600 +/- SF (vacant)
- Suite B - 2,400 +/- SF (month-to-month lease) - pays \$1,770 per month plus tenant pays its own utilities (can vacate upon sale)



TAXES

- Annual Property Tax:
2017 Tax Year: \$5,665.81 \pm

LOCATION HIGHLIGHTS

- Approx. 0.1 mile north of the intersection of Buford Hwy and Jimmy Carter Blvd in Norcross
- 1.4 \pm miles south of the intersection of Peachtree Industrial Blvd (141) and Jimmy Carter Blvd.
- 3.9 \pm mile NW of interstate I-285
- 1.6 \pm mile north of interstate I-85 (Jimmy Carter Blvd. Exit)
- 0.9 \pm east of historic Downtown Norcross

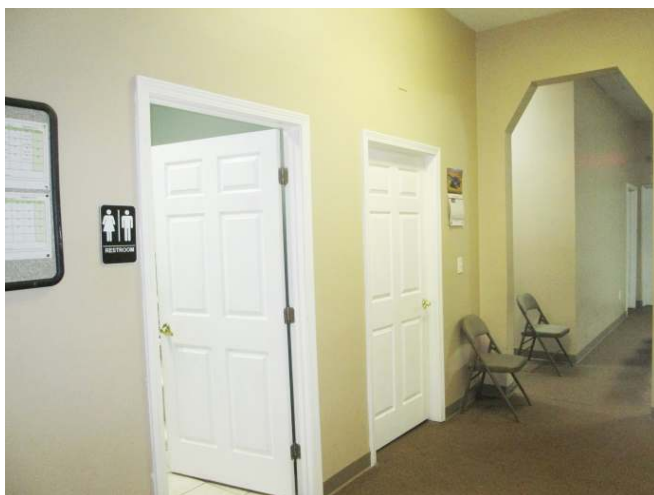
Norcross / Peachtree Corners / 4,032 ± SF Office Bldg.

PROPERTY PHOTOS



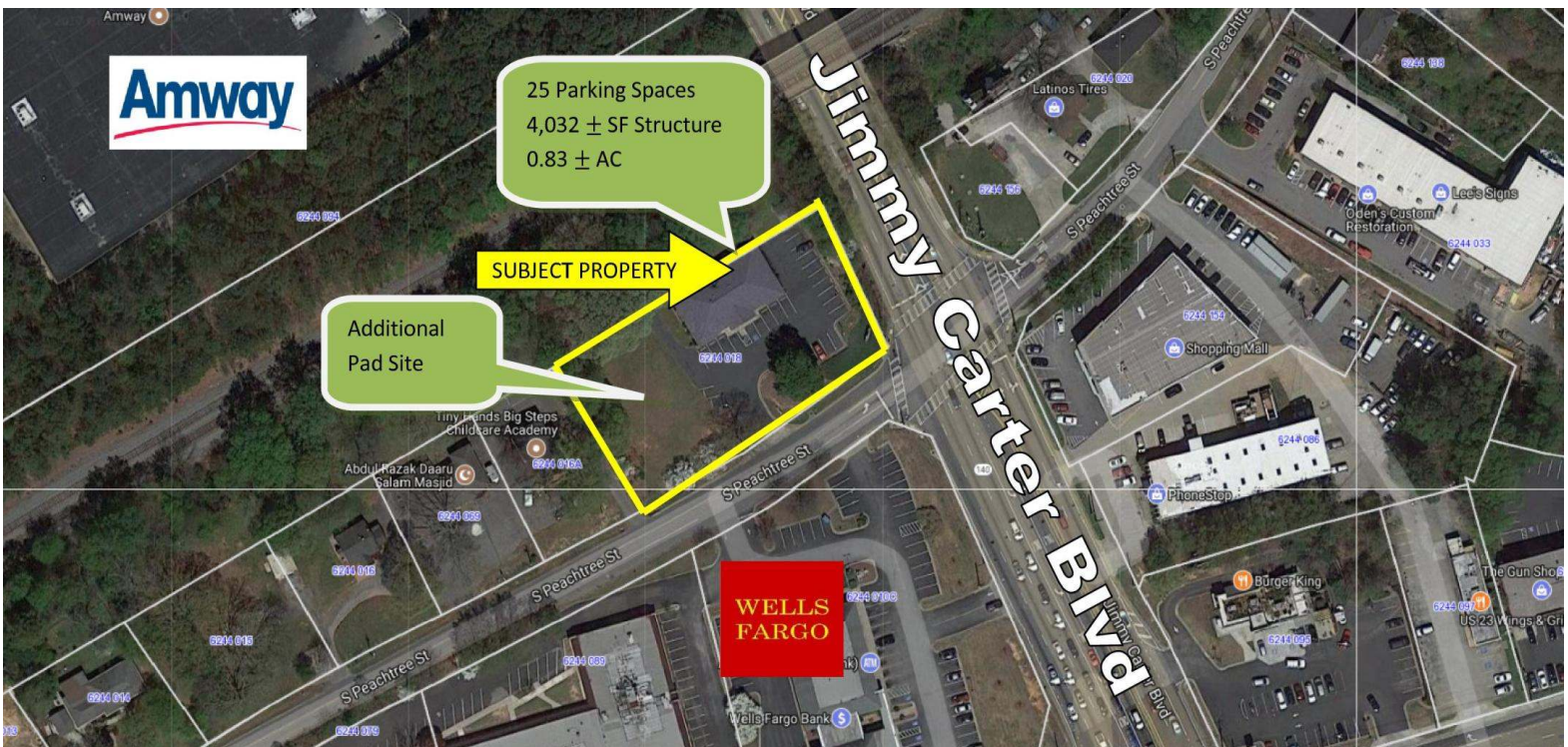
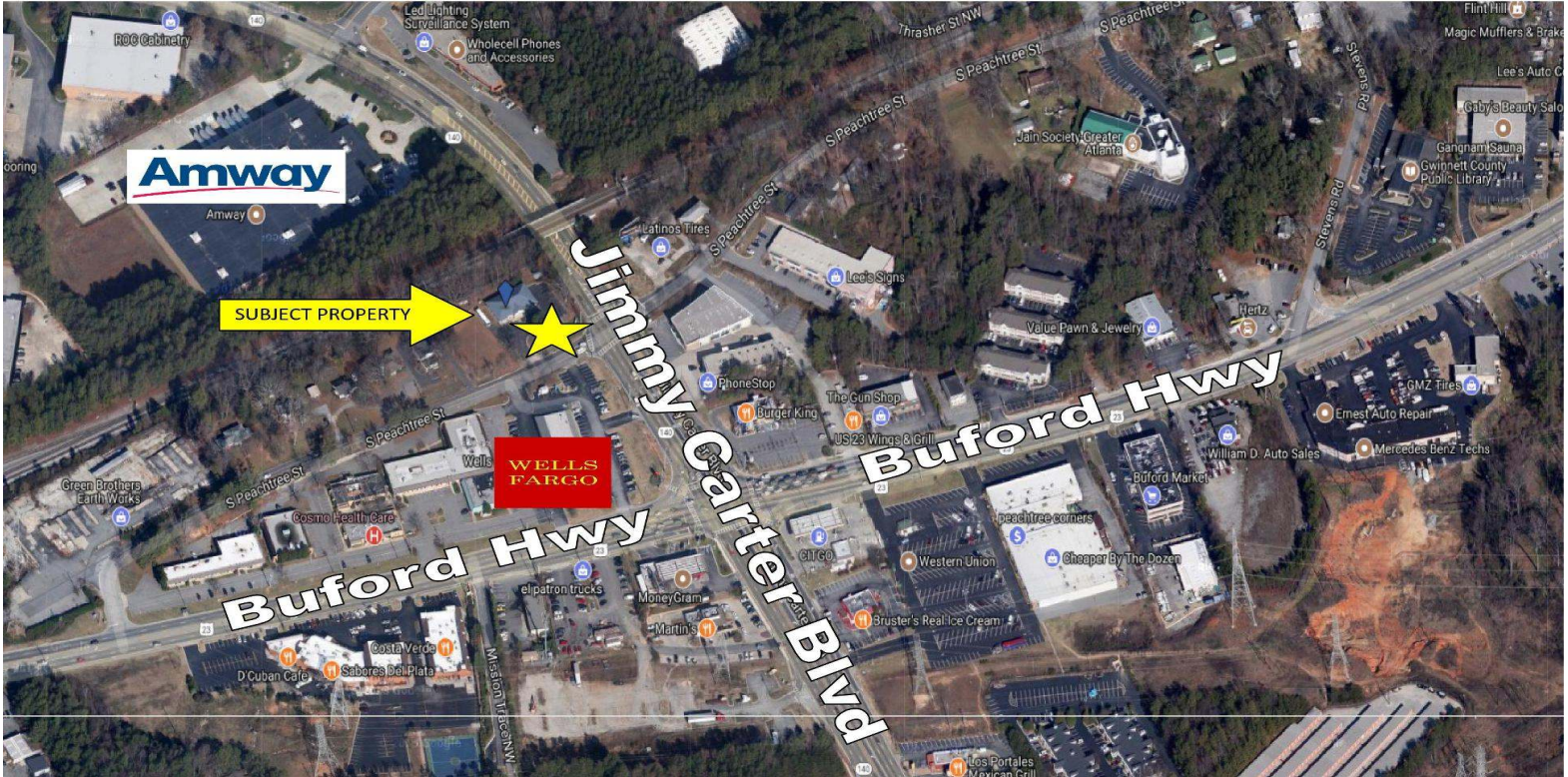
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PROPERTY PHOTOS



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AERIALS & TAX MAPS





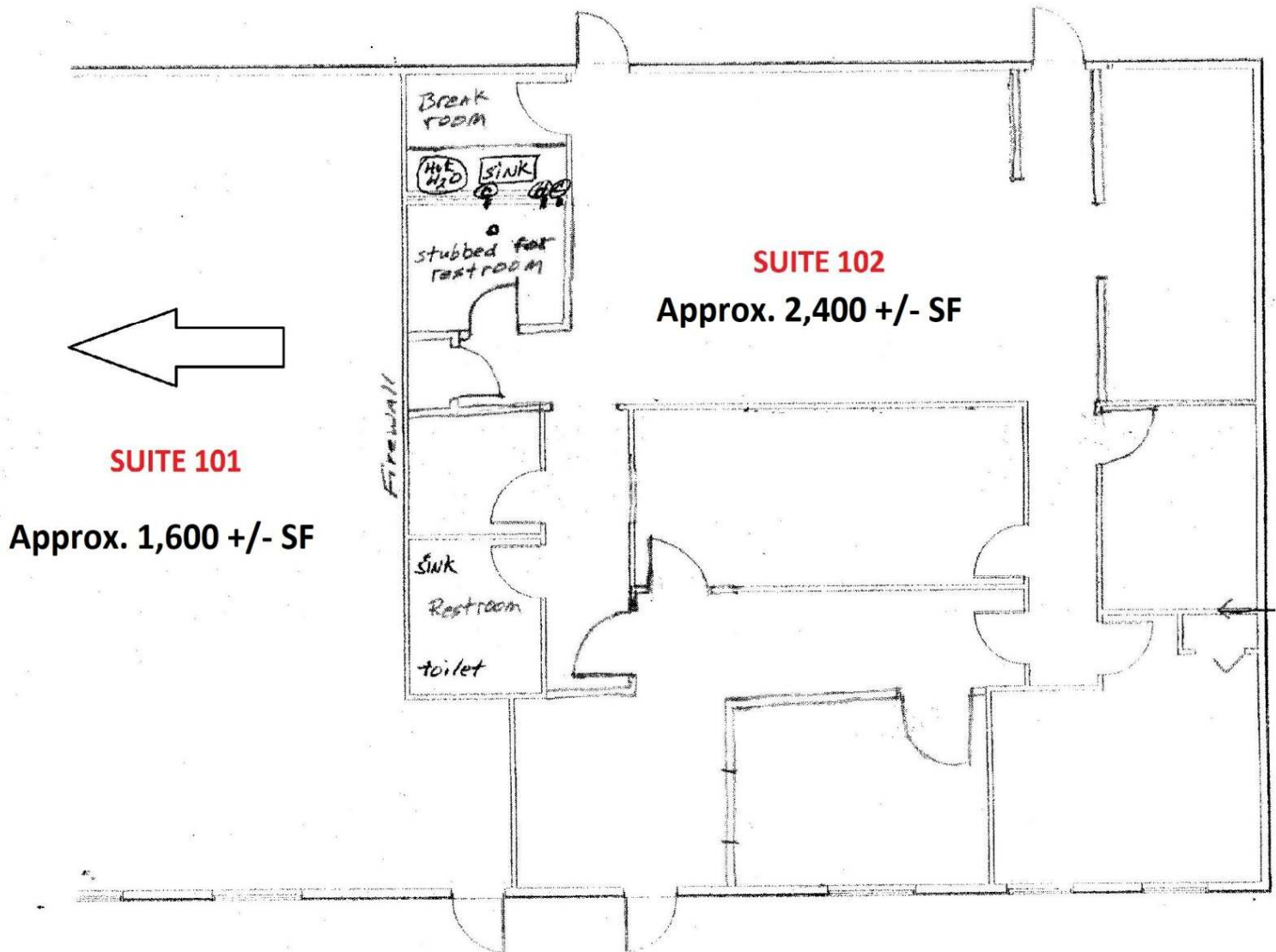
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Hand-drawn floor plan of Suite 101 and Suite 102. Suite 101 is a central rectangular area labeled "SUITE 101" and "Approx. 1,600 +/- SF". It contains several rooms with dimensions: 8'0" x 7'0", 4'10" x 3'8", 13'2" x 14'0", and 13'2" x 13'2". Suite 102 is the area to the right, labeled "Approx. 2,400 +/- SF SUITE 102" with a large arrow pointing to it. It includes dimensions like 15'0", 5'0", 3'8", 10'5", 5'0", 7'6", and 12'6". Other dimensions around the perimeter include 12'0", 10'8", 7'8", 11'4", 9'0", 10'9", 2'6", 9'0", 12'8", 10'6", and 17'8". The plan also shows a "locker door" and various architectural details like doors and windows.

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FLOOR PLAN - SUITE #102



The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein.

DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	4,856	92,372	237,545
Total Population (Current Year)	6,222	104,045	264,957
Total Population (Five Year Projection)	6,437	105,943	270,238
Adult Population (US Census 2010)	3,515	66,125	173,448
Adult Population (Current Year)	4,548	74,246	194,216
Adult Population (Five Year Projection)	4,718	75,386	198,512
% Female Population (US Census 2010)	45.36%	47.48%	48.57%
% Male Population (US Census 2010)	54.64%	52.52%	51.43%
% Female Population (Current Year)	44.95%	47.82%	48.85%
% Male Population (Current Year)	55.05%	52.18%	51.15%
% Female Population (Five Year Projection)	44.96%	47.71%	48.8%
% Male Population (Five Year Projection)	55.04%	52.29%	51.2%
Total Daytime Population	27,690	149,646	294,121
Population aged 16 and under (Children)	2,701	21,639	56,443
Daytime population (Age 16+)	24,990	128,008	237,679
Civilian 16+, at Workplace	23,817	110,150	185,553
Retired population (Age 65+)	362	4,422	16,642
Homemakers (Age 16+)	577	7,277	19,706
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0.6%	5.89%
% Flourishing Families	0%	0.56%	3.66%
% Booming with Confidence	5.47%	4.62%	13.27%
% Suburban Style	10.64%	1.28%	2.07%
% Thriving Boomers	0%	0.74%	2.87%
% Promising Families	0%	1.01%	0.39%
% Young City Solos	0%	6.35%	4.02%
% Middle-class Melting Pot	0%	4.46%	10.01%
% Family Union	74.25%	22.44%	16.3%
% Autumn Years	0%	0%	0%
% Significant Singles	0%	0%	1.12%
% Blue Sky Boomers	0%	0%	0.65%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	40.82%	29.33%
% Cultural Connections	9.63%	17.12%	10.12%
% Golden Year Guardians	0%	0%	0%
% Aspirational Fusion	0%	0%	0.32%
% Economic Challenges	0%	0%	0%
% Unclassified	0%	0%	0%

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DEMOGRAPHICS

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	32.73	30.63	32.66
% Age 18+	73.11%	71.36%	73.3%
% Age 55+	16.19%	12.82%	17.46%
% Age 65+	7.31%	5.55%	8.12%
Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	44.25%	38.32%	50.21%
% Black/African American (2010 US Census, Not Hispanic/Latino)	24.63%	40.68%	29.51%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.25%	0.34%	0.27%
% Asian (2010 US Census, Not Hispanic/Latino)	27.58%	17.01%	16.85%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0%	0.11%	0.09%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.51%	0.49%	0.4%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.78%	3.06%	2.67%
% White (2010 US Census, Hispanic/Latino)	41.92%	41.79%	42.32%
% Black/African American (2010 US Census, Hispanic/Latino)	1.58%	2.37%	2.5%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	2.89%	1.96%	1.99%
% Asian (2010 US Census, Hispanic/Latino)	0.01%	0.3%	0.27%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.04%	0.2%	0.14%
% Some other race (2010 US Census, Hispanic/Latino)	49.19%	47.87%	47.33%
% Two or more races (2010 US Census, Hispanic/Latino)	4.38%	5.51%	5.45%
% White (Current Year, Not Hispanic/Latino)	35.01%	32.53%	45.35%
% Black/African American (Current Year, Not Hispanic/Latino)	28.17%	43.53%	31.58%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.19%	0.28%	0.23%
% Asian (Current Year, Not Hispanic/Latino)	32.86%	19.62%	19.31%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0%	0.09%	0.08%
% Some other race (Current Year, Not Hispanic/Latino)	0.55%	0.48%	0.38%
% Two or more races (Current Year, Not Hispanic/Latino)	3.23%	3.48%	3.06%
% White (Current Year), Hispanic/Latino	42.78%	41.77%	42.14%
% Black/African American (Current Year, Hispanic/Latino)	1.71%	2.79%	2.96%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	2.53%	1.69%	1.64%
% Asian (Current Year, Hispanic/Latino)	0%	0.31%	0.28%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.03%	0.22%	0.16%
% Some other race (Current Year, Hispanic/Latino)	48.4%	47.4%	47.09%
% Two or more races (Current Year, Hispanic/Latino)	4.54%	5.8%	5.73%
% White (Five Year Projection, Not Hispanic/Latino)	33.32%	31.05%	43.7%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	28.78%	43.55%	31.91%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.19%	0.27%	0.23%
% Asian (Five Year Projection, Not Hispanic/Latino)	33.6%	20.61%	20.24%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0%	0.1%	0.08%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.57%	0.5%	0.39%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.53%	3.93%	3.46%
% White (Five Year Projection, Hispanic/Latino)	42.53%	41.56%	41.89%

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DEMOGRAPHICS

Housing and Household's	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	4.66	27.64	75.91
Total Housing Units (Current Year)	1,883	37,439	96,473
Total Households (Current Year)	1,812	34,888	91,552
Total Households (Five Year Projection)	1,928	36,180	95,542
Owner-Occupied: Owned with a mortgage or loan	734	9,457	32,286
Owner-Occupied: Owned free and clear	271	2,850	10,591
Renter-Occupied	806	22,582	48,675
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	6	55	148
Housing Value \$10,000-\$14,999	20	111	302
Housing Value \$15,000-\$19,999	6	71	197
Housing Value \$20,000-\$24,999	0	18	49
Housing Value \$25,000-\$29,999	2	18	38
Housing Value \$30,000-\$34,999	10	40	68
Housing Value \$35,000-\$39,999	0	21	81
Housing Value \$40,000-\$49,999	2	58	243
Housing Value \$50,000-\$59,999	3	114	400
Housing Value \$60,000-\$69,999	13	230	536
Housing Value \$70,000-\$79,999	23	457	843
Housing Value \$80,000-\$89,999	33	578	1,182
Housing Value \$90,000-\$99,999	65	695	1,494
Housing Value \$100,000-\$124,999	173	1,368	3,336
Housing Value \$125,000-\$149,999	118	1,295	3,515
Housing Value \$150,000-\$174,999	71	956	3,038
Housing Value \$175,000-\$199,999	53	837	3,166
Housing Value \$200,000-\$249,999	79	1,409	5,113
Housing Value \$250,000-\$299,999	104	1,528	5,496
Housing Value \$300,000-\$399,999	88	1,290	5,869
Housing Value \$400,000-\$499,999	64	649	3,500
Housing Value \$500,000-\$749,999	53	391	2,678
Housing Value \$750,000-\$999,999	17	104	1,039
Housing Value \$1,000,000 or more	0	15	544
Total Owner-occupied housing units (OOHU)	1,005	12,306	42,878
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$19,124	\$20,110	\$26,786
Per Capita Income (Current Year, based on Total Population)	\$19,013	\$19,957	\$26,903
Per Capita Income (Five Year Projection, based on Total Population)	\$22,803	\$23,018	\$30,662
Average (Mean) Household Income (Current Year)	\$65,295	\$59,510	\$77,793
Median Household Income (Current Year)	\$41,616	\$40,751	\$49,856

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DEMOGRAPHICS

% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	6.73%	6.53%	5.37%
% Household Income \$10,000-\$14,999	9.69%	5.29%	4.35%
% Household Income \$15,000-\$19,999	7.54%	6.5%	5.05%
% Household Income \$20,000-\$24,999	7.52%	7.98%	6.65%
% Household Income \$25,000-\$29,999	7.55%	8.08%	6.56%
% Household Income \$30,000-\$34,999	4.81%	7.79%	6.51%
% Household Income \$35,000-\$39,999	4.67%	6.83%	5.66%
% Household Income \$40,000-\$44,999	4.51%	6.15%	5.77%
% Household Income \$45,000-\$49,999	3.84%	4.59%	4.19%
% Household Income \$50,000-\$59,999	7.91%	8.1%	7.72%
% Household Income \$60,000-\$74,999	8.95%	10.02%	10.31%
% Household Income \$75,000-\$99,999	10.69%	8.63%	10.69%
% Household Income \$100,000-\$124,999	4.19%	5.04%	6.81%
% Household Income \$125,000-\$149,999	4.24%	2.99%	4.22%
% Household Income \$150,000-\$199,999	3.58%	2.96%	4.58%
% Household Income \$200,000-\$249,999	1.24%	1.05%	2.28%
% Household Income \$250,000-\$499,999	1.43%	0.95%	2.02%
% Household Income \$500,000+	0.92%	0.51%	1.25%

Education (Current Year)	1-mi.	3-mi.	5-mi.
Education	1-mi.	3-mi.	5-mi.
College undergraduate	136	4,074	11,455
Graduate or prof school	12	897	2,885
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	178	2,022	4,215
Nursery to 4th grade	191	2,215	4,489
5th and 6th grade	375	5,148	9,823
7th and 8th grade	236	2,265	4,767
9th grade	133	2,175	4,059
10th grade	173	1,066	2,756
11th grade	94	915	2,212
12th grade, no diploma	97	1,587	3,467
High school graduate, GED	1,046	16,002	37,156
Some college, <1 year	75	2,054	5,781
Some college, 1+ years	205	7,901	20,850
Associate's degree	316	5,238	12,196
Bachelor's degree	622	10,558	37,370
Master's degree	194	4,018	15,053
Professional school degree	19	683	3,460
Doctorate degree	10	512	2,575

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DEMOGRAPHICS

Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$746,303	\$13,331,296	\$42,347,339
Total Apparel and services	\$3,435,472	\$74,673,834	\$188,288,843
Total Cash contributions	\$2,906,962	\$50,570,138	\$167,776,714
Total Education	\$2,194,404	\$38,326,089	\$132,945,905
Total Entertainment	\$3,566,429	\$65,419,972	\$212,553,216
Total Food	\$10,028,515	\$186,247,032	\$551,169,268
Total Gifts	\$1,612,830	\$28,723,143	\$101,696,080
Total Healthcare	\$6,734,036	\$115,966,667	\$384,043,085
Total Housing	\$27,178,405	\$520,327,567	\$1,559,788,508
Total Miscellaneous	\$916,097	\$16,274,206	\$51,635,467
Total Personal care products and services	\$847,536	\$16,052,642	\$48,942,241
Total Personal insurance and pensions	\$9,537,053	\$180,565,243	\$618,753,451
Total Reading	\$122,211	\$2,065,261	\$6,827,891
Total Tobacco products and smoking supplies	\$729,635	\$13,105,024	\$35,397,416
Total Transportation	\$16,944,980	\$318,198,659	\$962,193,351
Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$66,192,218	\$1,267,973,166	\$3,806,438,900
Building Material & Garden Equipment & Supply Dealers	\$3,437,997	\$61,554,781	\$207,420,733
Clothing & Clothing Accessories Stores	\$3,924,703	\$85,346,618	\$216,950,949
Electronics and Appliance Stores	\$1,104,346	\$21,397,585	\$66,661,525
Food & Beverage Stores	\$8,397,154	\$160,121,991	\$466,115,076
Food Services & Drinking Places	\$7,177,587	\$125,847,259	\$391,926,668
Furniture & Home Furnishings Stores	\$1,280,675	\$24,227,840	\$78,022,238
Gasoline stations	\$5,662,840	\$107,448,591	\$309,679,587
General Merchandise Stores	\$8,159,818	\$159,245,192	\$459,233,709
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$15,805,403	\$316,310,360	\$899,016,248
Health & Personal Care Stores	\$3,616,384	\$63,309,907	\$201,510,857
Miscellaneous Store Retailers	\$1,353,344	\$25,000,567	\$78,768,771
Motor Vehicle & Parts Dealers	\$14,787,641	\$292,854,290	\$907,944,187
Nonstore retailers	\$6,303,325	\$122,157,287	\$364,568,902
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$986,403	\$19,461,258	\$57,635,697
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	7	78	162
Construction (15-17)	58	440	882
Finance, Insurance, & Real Estate (60-69)	50	561	1,224
Manufacturing (20-39)	62	437	753
Mining (10-14)	1	4	13
Public Administration (90-98)	3	19	69
Retail Trade (52-59)	139	1,069	2,323
Services (70-89)	284	2,792	6,420

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DEMOGRAPHICS

Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	2,061	44,828	118,202
Total Civilian employed population aged 16+ (Current Year)	3,034	53,978	138,655
Total Civilian employed population aged 16+ (Five Year Projection)	3,188	55,005	141,617
% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.19%	0.11%
% Civilian, Employed (2010 US Census)	79.7%	88.35%	90.76%
% Civilian, Unemployed (2010 US Census)	20.3%	11.46%	9.13%
% Not in Labor Force (2010 US Census)	28.98%	25.71%	27.34%
% Armed Forces (Current Year)	0%	0.18%	0.1%
% Civilian, Employed (Current Year)	88.31%	93.16%	94.49%
% Civilian, Unemployed (Current Year)	11.69%	6.66%	5.41%
% Not in Labor Force (Current Year)	26.76%	24.18%	26.72%
% Armed Forces (Five Year Projection)	0%	0.15%	0.09%
% Civilian, Employed (Five Year Projection)	90.19%	94.33%	95.4%
% Civilian, Unemployed (Five Year Projection)	9.81%	5.51%	4.51%
% Not in Labor Force (Five Year Projection)	27.44%	24.86%	27.44%
Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	3,034	53,978	138,655
Car, truck, or van	2,678	45,109	117,525
Public transport (not taxi)	42	2,361	5,299
Worked at home	90	1,854	6,567
Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	65	630	1,626
5-9 minutes	148	2,618	7,295
10-14 minutes	267	5,341	13,529
15-19 minutes	252	6,330	17,234
20-24 minutes	450	7,354	20,229
25-29 minutes	97	2,394	7,593
30-34 minutes	611	11,559	27,261
35-39 minutes	110	1,328	4,012
40-44 minutes	65	2,560	6,437
45-59 minutes	262	4,845	12,247
60-89 minutes	439	5,346	10,952
90+ minutes	180	1,817	3,675

Demographics provided by Experian through Alteryx

CONTACT INFORMATION

For more information, please contact:

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