

# AUTOMOBILE DEALERSHIP PROPERTY – FOR SALE OR LEASE

3373 SATELLITE BOULEVARD, DULUTH (UNINCORPORATED GWINNETT COUNTY), GA 30096



## FOR SALE OR LEASE

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**CBRE**  
CB RICHARD ELLIS

- Prime Northeast Atlanta location near Gwinnett Place Mall
- Within minutes of I-85 Expressway—236,670 vehicles daily
- 80,940-person population within three miles
- Corner location with traffic light
- Hub of automobile row in the Gwinnett Place Mall area
- Modern improvements for automobile sales and service
- Owner will consider providing financing for a qualified buyer

|                             |  |
|-----------------------------|--|
| <b>Land Area</b>            | 5.16 <sup>±</sup> Acres                                    |
| <b>Total Building Area</b>  | 32,866 <sup>±</sup> SF                                     |
| <b>Showroom/Office Area</b> | 9,294 <sup>±</sup> SF                                      |
| <b>Service/Parts</b>        | 23,572 <sup>±</sup> SF                                     |
| <b>Service Bays</b>         | 20 lift stations; 2,321 <sup>±</sup> SF car wash/detailing |
| <b>Parking Spaces</b>       | 400 <sup>+</sup>   |
| <b>Construction</b>         | Split face block and E.I.F.S. walls                        |
| <b>Year Built</b>           | 1998   |
| <b>Zoning</b>               | C3 – Highway Business District                             |

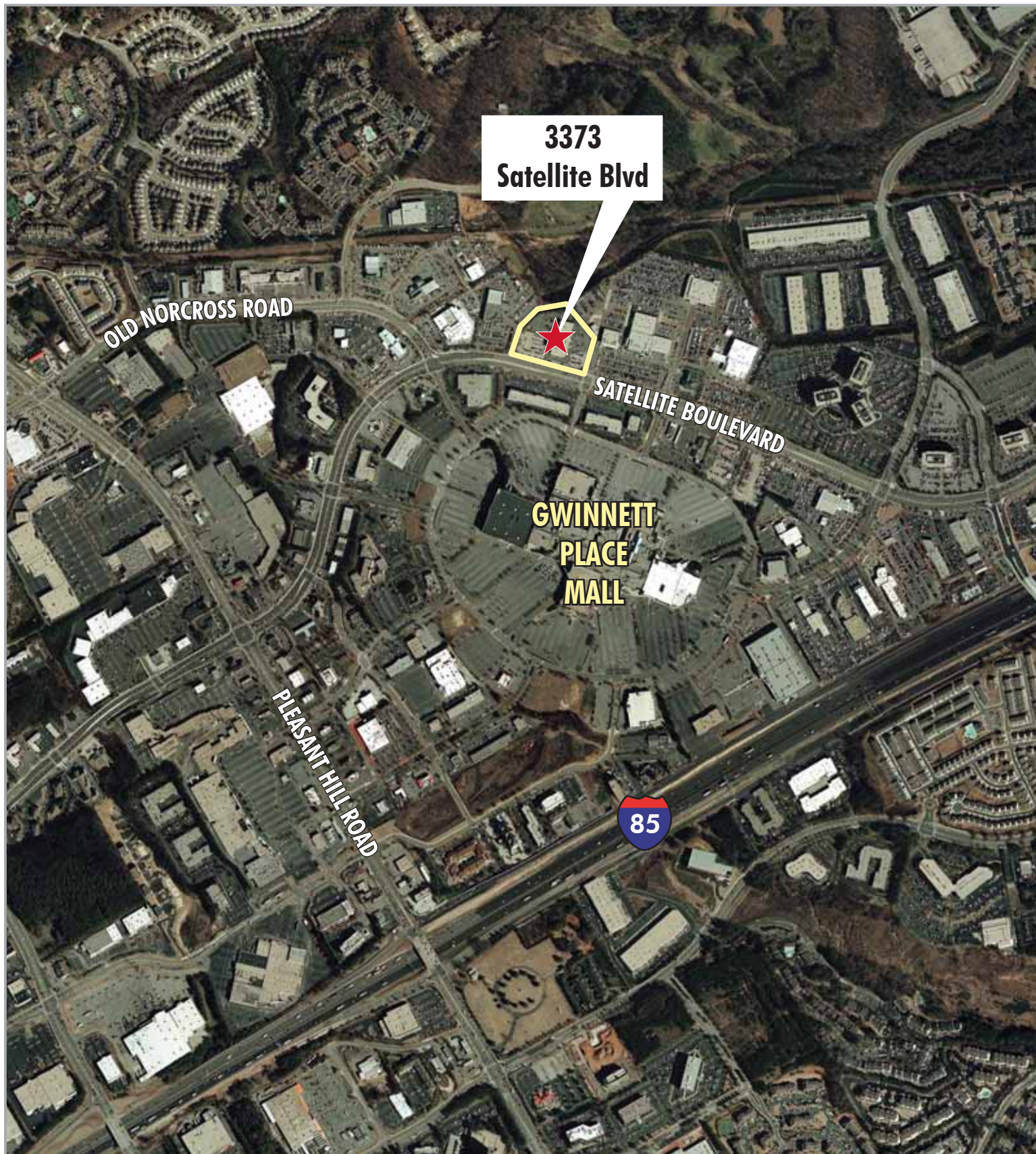
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**This offering is for the property acreage and improvements.  
It is not an offering of the business.**

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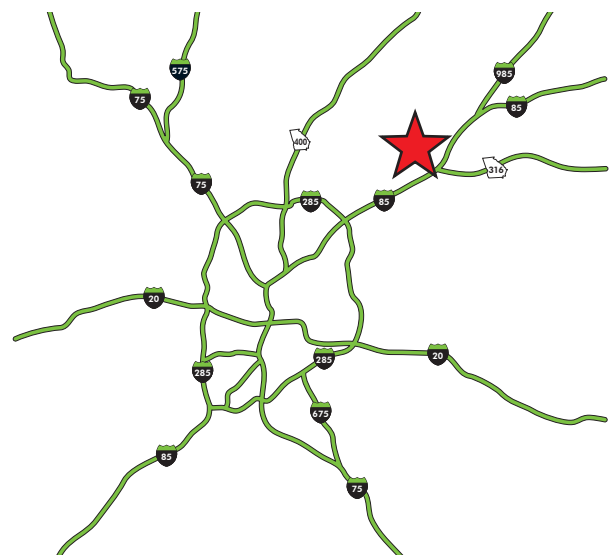
**Traffic Counts**

39,690—Pleasant Hill Road – SW of Property  
 23,460—Old Norcross Road  
 236,470—I-85 Expressway

| Demographics    | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------|-----------|-----------|-----------|
| Population      | 4,594     | 80,940    | 213,429   |
| Avg. HH Income  | \$62,392  | \$60,828  | \$71,751  |
| Avg. Home Value | \$191,223 | \$188,418 | \$211,639 |
| Employment      | 2,897     | 45,716    | 117,183   |

**Neighbors:**

Gwinnett Place Mall  
 Variety of dining, lodging and retail stores  
 Numerous dealerships in this auto row



**Vehicles are sold at dealerships.  
Dealerships are sold at  
[www.cbre.com/dealershipsATL](http://www.cbre.com/dealershipsATL)**

Nelson Kramer and Bruce Lanehart specialize in providing dealership real estate services for the automotive industry. Our team offers brokerage services to dealers, dealer groups, manufacturers and all owners in the disposition of surplus facilities, as well as the acquisition of new sites and facilities. Our team maintains a database of all dealership locations in the metropolitan area and the brands that are represented in the various submarkets. When necessary, transactions can be handled discretely on an off-market basis to maintain confidentiality and to preserve existing operations and staffing.

Our team offers an extensive and unique combination of experience including buyer/seller representation, land acquisition/disposition, tenant representation, investment property sales, adaptive re-use, redevelopment and other value-add property services. As a result of our broad experience we are able to market surplus properties for their highest and best use, either to the dealership community or for other uses such as residential, retail, office, mixed-use, etc.

We have unmatched, in-depth market knowledge based on previous sales (we maintain a database of all dealership properties that sold over the last fifteen years), available properties, the volume of current inquiries/tours, comments from potential buyers and very extensive and significant conversations with a wide range of automotive professionals including confidential discussions with owners regarding their off-market property availabilities and current needs.

We can also provide brokerage, property management, appraisal, financing and cost segregation services anywhere in the world with CB Richard Ellis' 300 offices worldwide.

Your one-stop source for commercial real estate is CB Richard Ellis and your one-stop source for buying, selling, and leasing automotive dealership property is [www.cbre.com/dealershipsATL](http://www.cbre.com/dealershipsATL). Visit our website to view currently available properties and to join our mailing list for new listings.

#1 in commercial real estate world wide

For more information please call Nelson Kramer 404.923.1212