

Make Offer!

FOR SALE OR LEASE

Cobblestone Square Shopping Center

5353 - 5365 North Henry Blvd • Stockbridge, GA

Sale Price: \$ 3,200,000

Ideal for Investment or Owner/User!!



Lease: \$10 - \$12 psf NNN

(Estimated CAM, Taxes & Insurance: \$2.27 psf)

Space Square Footage and Lease Rates

Former Ace Hardware:	12,150 sf
Suite 105-107:	2,400 sf
Suite 111:	1,100 sf
Suite 113:	1,100 sf
Suite 115:	1,430 sf
Suite 117-119:	2,750 sf

Asking rents are: \$10 psf NNN for 12,150 sf
\$12 psf NNN for small shops

Operating Information

Gross Potential Income:	\$ 330,691
Less Vacancy and Credit Loss:	\$ 33,069
Effective Gross Income:	\$ 297,622
Operating Expenses:	\$ 76,257
Net Operating Income:	\$ 221,364

CURRENT INCOME: \$60,000 per year

Proforma

Location:

Located on North Henry Blvd .5 miles from Stockbridge Rd (Hwy 138) and North Henry Blvd.

Traffic Count: 30,870 per day

Nearby Businesses:

Dunkin Donuts, Advanced Auto Parts, Waffle House, Just Brakes, Metro Self Storage, QT Convenience Store, Aldi Foods and CVS Pharmacy.

Improvements:

Two buildings with 9,900 and 15,750 sf each and a total of 25,650 sf.

Land Area: 2.74 Acres

Zoning: Commercial

Utilities: All utilities are available

Year Built: 2009

Real Estate Taxes: \$45,000 (\$1.75 psf)

Insurance: \$ 2,600 (\$.10 psf)

CAM: \$20,800 (\$.42 psf)

Total: \$2.27 psf

Existing Tenants:

Mercy Medical, Next Generation and Digimo Printing

DEMOGRAPHICS

2010	1 mile	3 miles	5 miles
Population	7,864	52,360	119,762
Households	3,045	19,048	42,153
Median HH Income	\$63,384	\$66,453	\$68,229
Median Age	31.3	33.6	34.7



A Full Service Real Estate Company

Larry Crumbley, CCIM, CPM, SIOR, CRE

Phone: 478-746-9421 Cell: 478-737-3381

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For detailed property information see
www.lcrumbley.com

Commercial Division

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Available

Former Ace Hardware: 12,150 sf
 Suite 105-107: 2,400 sf
 Suite 111: 1,100 sf
 Suite 113: 1,100 sf (previously beauty salon)
 Suite 115: 1,430 sf
 Suite 117-119: 2,750 sf

Asking rents are: \$10 psf NNN for 12,150 sf
 \$12 psf for small shops

Leased

Suite 103: Next Generation: 1,200 sf
 Suite 109: Digimo Printing: 1,100 sf
 Suite 123: Mercy Medical Supplies: 2,475 sf



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