

# FOR SALE or LEASE

## Automotive Dealership Facility

Former Saturn dealership



**High Volume Location**  
in Morrow, Georgia

+/-15,375 sq ft

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## Automotive Dealership Facility | High Volume Location

Unique opportunity to acquire or lease an Automobile Dealership property located in car dealership row around some of the most successful dealerships in Metro Atlanta. This property offers potential as a high volume used car dealership, or an expansion of a new car operation. See illustrative Pro Forma.

The property has good visibility on a level site. Surrounding dealerships have had image updates, which puts this property in good company for a franchise or used dealership operation. In addition to the large open showroom, fenced property, display for approximately 150 vehicles, the property has a service and detail facility.

The approximately 15,375 sq ft facility was constructed in 1994 and was formerly a Saturn dealership. It sits on +/- 2.58 acres and is within two miles of Southlake Mall, I-75 and about 7 miles south of I-285. Average daily traffic is approximately 22,000 vehicles per day on Jonesboro Road, and over 100,000 vehicles per day on I-75.

*Note: This is a sale of the real estate and facility only (current tenant will vacate in advance of the sale).*

**Offered for SALE at \$1,975,000**

**Offered for Lease at \$15,000/month (NNN)**





**Property Details**

<b>Address</b>	7230 Jonesboro Road Morrow, GA 30260
<b>County</b>	Clayton
<b>Property Size</b>	+/- 15,375 sq ft
<b>Zoning</b>	GB <a href="#"><u>Click here for Zoning information</u></a>
<b>Year Built</b>	1994
<b>Street Frontage</b>	209 feet on Jonesboro Road (with 2 curb cuts)
<b>Parking</b>	250 free surface spaces are available
<b>Features</b>	Dedicated Turn Lane, Pylon Sign
<b>Occupancy</b>	Vacant upon sale
<b>Price</b>	\$1,975,000 or \$15,000/mo (5 years, NNN)
<b>Lease Rate</b>	\$15,000/month (5 years, NNN)







The property is located across from the 2<sup>nd</sup> highest volume used auto dealer (Hennessy Mazda Pontiac GMC Truck), near the 9<sup>th</sup> highest volume SUV dealer (Terry Cullen Southlake Chevrolet, Inc.) and close to the 4<sup>th</sup> highest volume new car dealership (Landmark Dodge) in Atlanta.

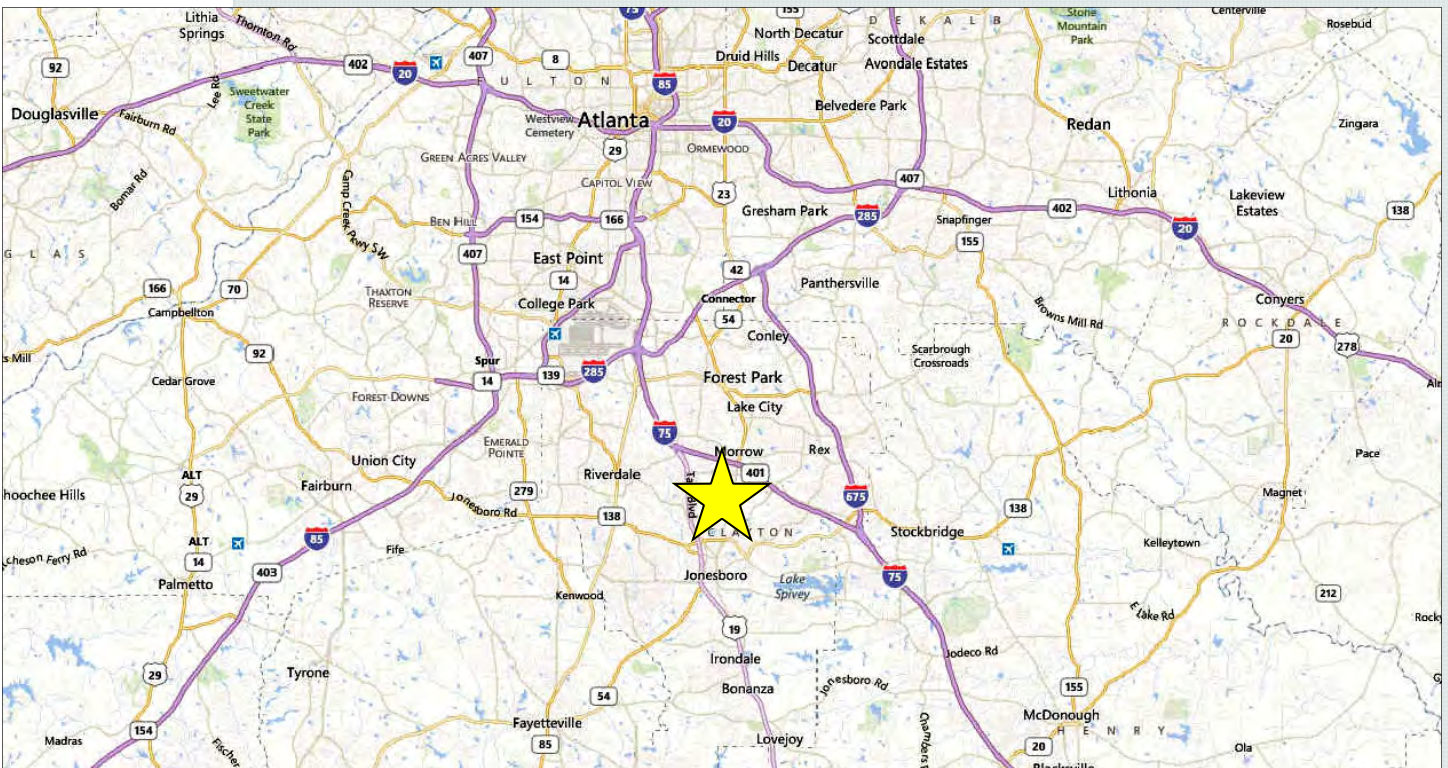
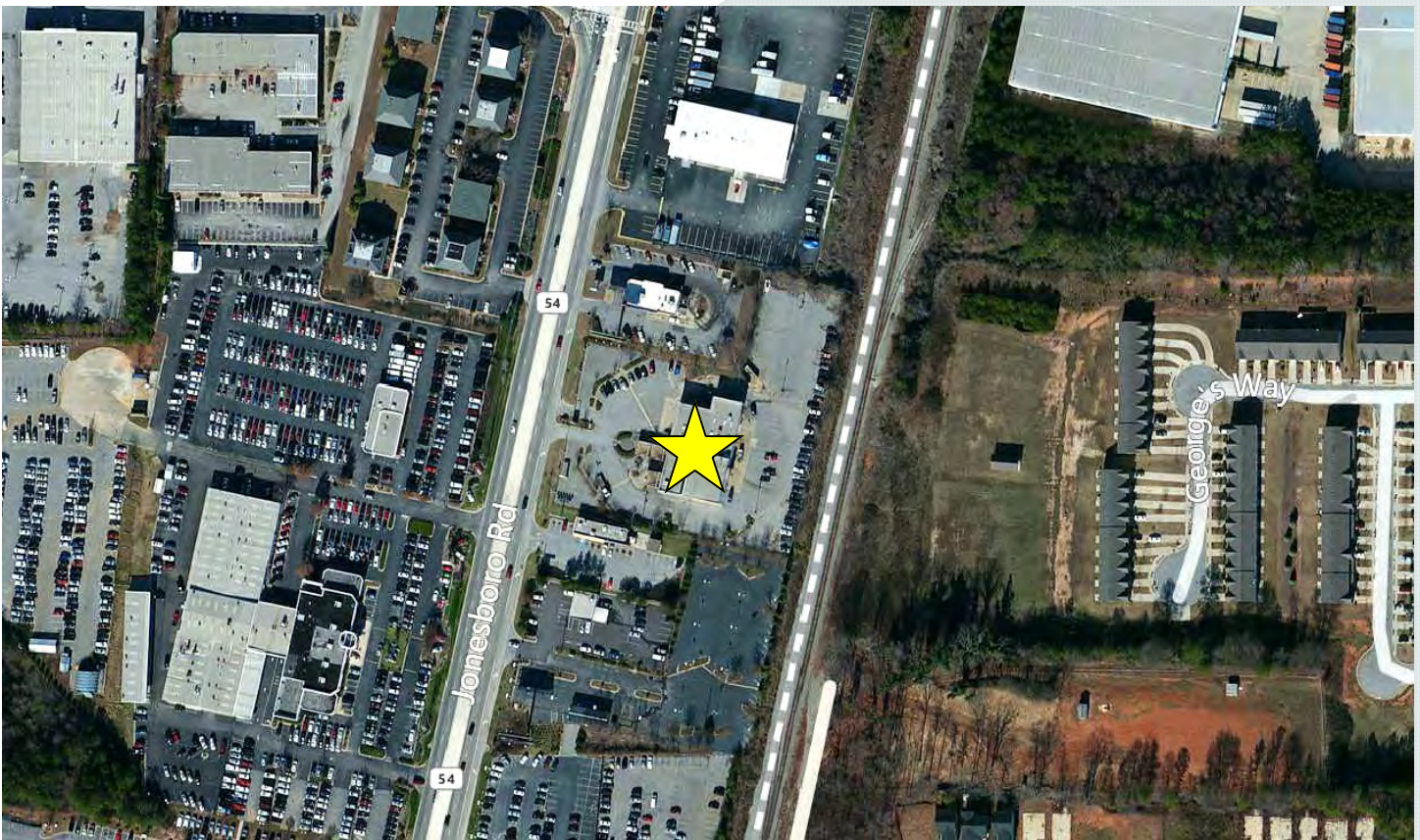
Source: Experience Automotive data reported in the 2012 Atlanta Business Chronicle Book of Lists.

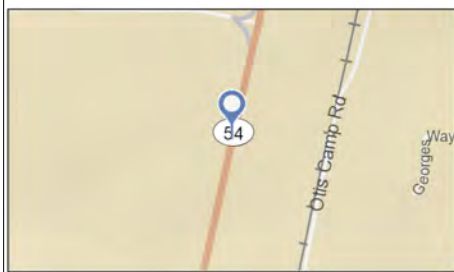
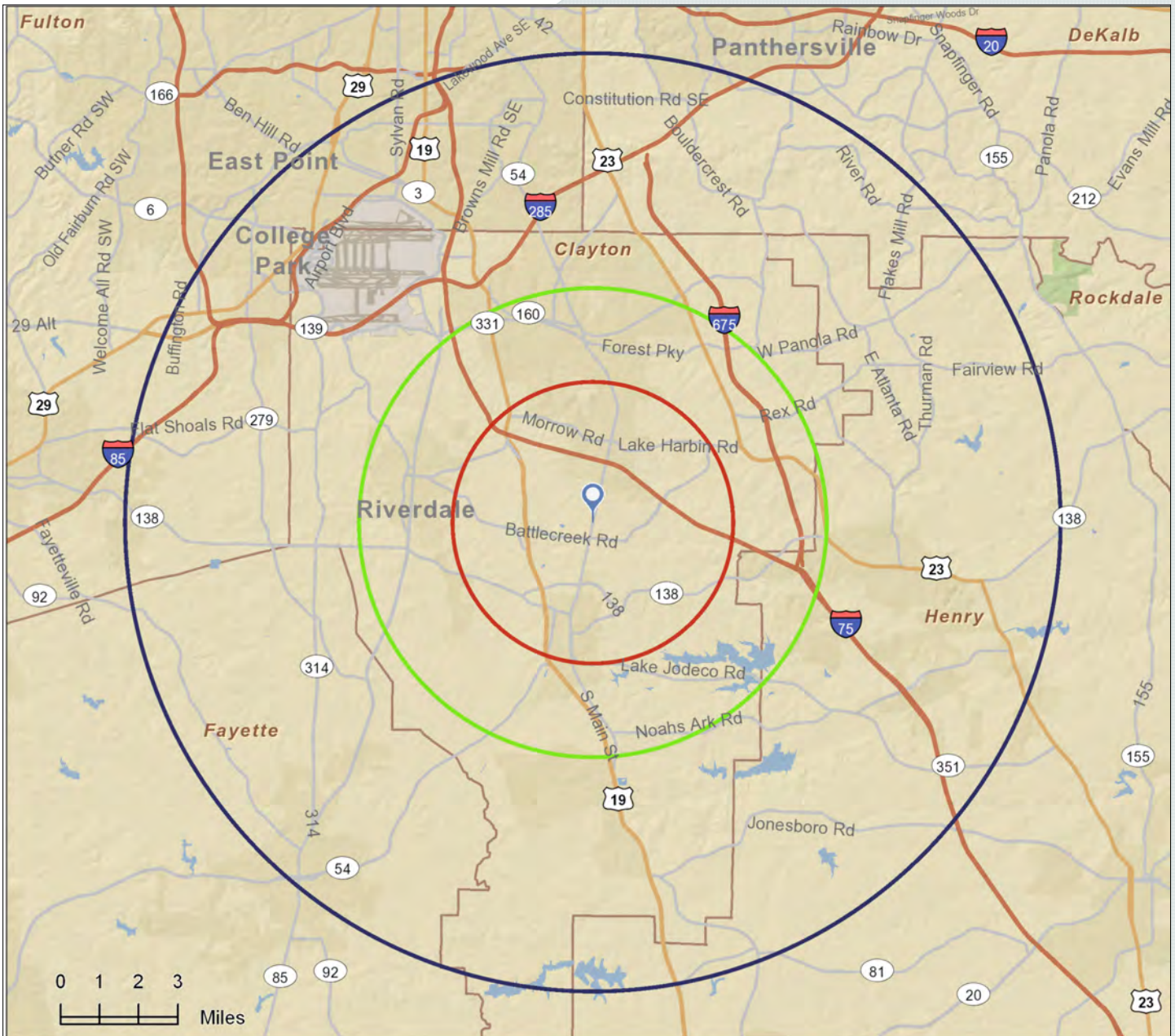




# Automotive Dealership Facility in Morrow, Georgia

# Location Aerial and Map







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## FRANK W. MEYRATH, Jr.

Frank Meyrath is Vice President of Bull Realty's National Retail Group. Mr. Meyrath's primary focus as a professional real estate advisor is representing buyers and sellers in the acquisition, disposition and financing of retail properties in the Southeast.

With a fifteen year successful track record in real estate and automotive finance, Mr. Meyrath has produced over \$200 million in recent transactions and credit facilities for automotive dealers including: floorplan financing, real estate and construction loans along with term debt and acquisition financing.

Prior to joining Bull Realty, Mr. Meyrath worked at Ally Bank and provided financing for automotive dealers throughout the Southeast. He quickly developed a reputation as the "go-to" person to get deals over the finish line. As one investment manager put it, "Frank is tenacious at getting deals done."

Originally licensed in 2000, Mr. Meyrath received his undergraduate in Business Administration from the University of Georgia and his MBA in Finance from the University of Michigan-Dearborn.

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Bull Realty is a U.S. commercial real estate sales and advisory firm headquartered in Atlanta, Georgia. The company was founded in 1997 with two primary missions: 1) To grow a company of stellar integrity and 2) to provide the best commercial real estate marketing in the nation.

- Commercial real estate services include acquisition, disposition, leasing, tenant representation and advisory.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, senior housing, special assets and daycare properties.
- Disposition services can include exposure on up to 375 websites, 17 marketing systems and 4 to 7 e-marketing systems.
- Additional disposition and lease marketing services include video marketing, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a talk radio show about commercial real estate that airs on 12 radio stations throughout the nation. The show is available on-demand on [iTunes](#) and the show website [CREshow.com](#).