

# Operating Express Car Wash

Double Road Frontage | +/- 50,000 VPD

GA Highway 85 in Clayton County



For more information, please contact:

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### Operating Express Serve Car Wash on Busy Highway 85

This modern express car wash was built in 2010 and is located near the signalized corner of GA Highway 85 and Church Street, with entrances on both. Combined traffic counts are approximately 50,000 VPD (44,780 on Highway 85 alone).

150' express tunnel is augmented by two vacuum canopies with 35 vacuum stations, and sits on approximately 1.31 acres with off-site detention.

Riverdale City Center, which includes Riverdale City Hall and Riverdale Park, are across the street on the Church Street side, and Home Depot, Kroger's and a Super Wal-Mart are just 2 blocks north, less than 1/4 mile.

Riverdale High School and Riverdale Elementary are nearby, just off Highway 85.

**Offered for SALE at \$1,200,000**



<b>Property Address</b>	7271 GA Highway 85 Riverdale, GA 30274
<b>County</b>	Clayton
<b>Property Size</b>	+/- 5,010 sq ft
<b>Lot Size</b>	+/- 1.31 acre
<b>Features</b>	Fully developed
<b>Number of Buildings</b>	1
<b>2014 Taxes</b>	\$3,937.10
<b>Year Built</b>	2010
<b>Zoning</b>	GB

# Photos

## Express Car Wash Clayton County Location



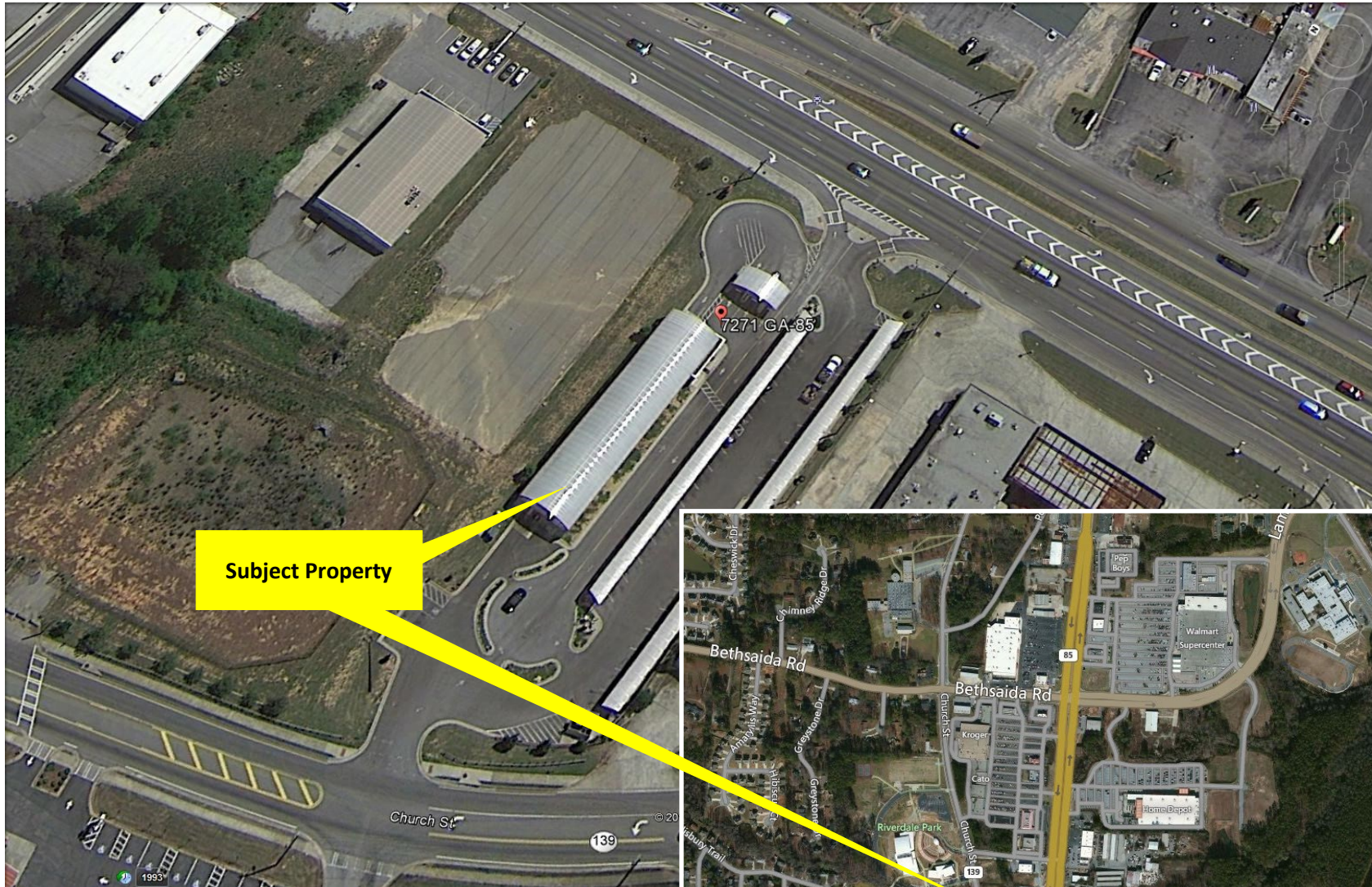
# Parcel Aerial & Tax Plat

**Express Car Wash**  
Clayton County Location



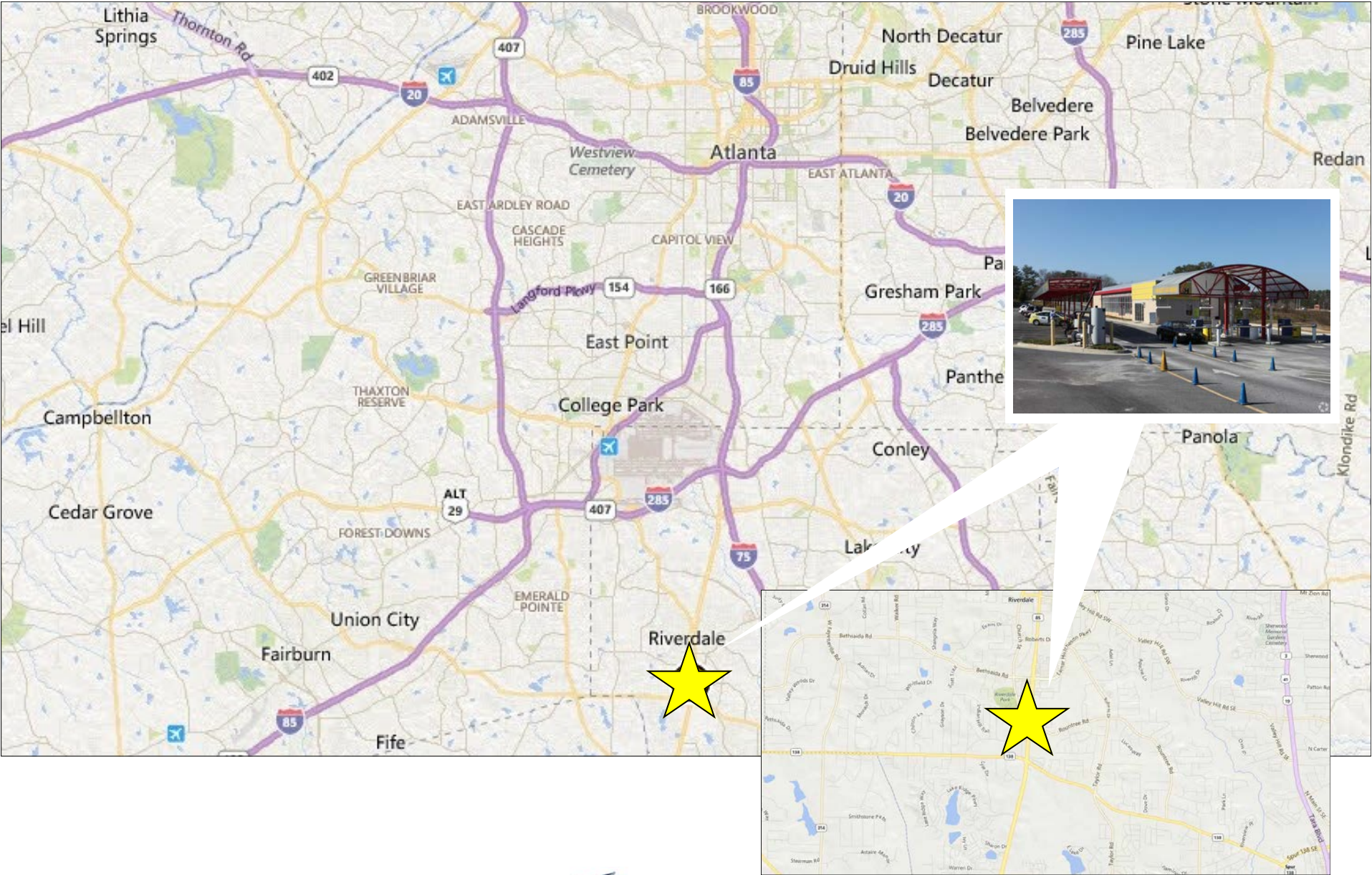
# Aerial Views

## Express Car Wash Clayton County Location



# Location Maps

## Express Car Wash Clayton County Location



# Demographics & Traffic Count

**Express Car Wash**  
Clayton County Location

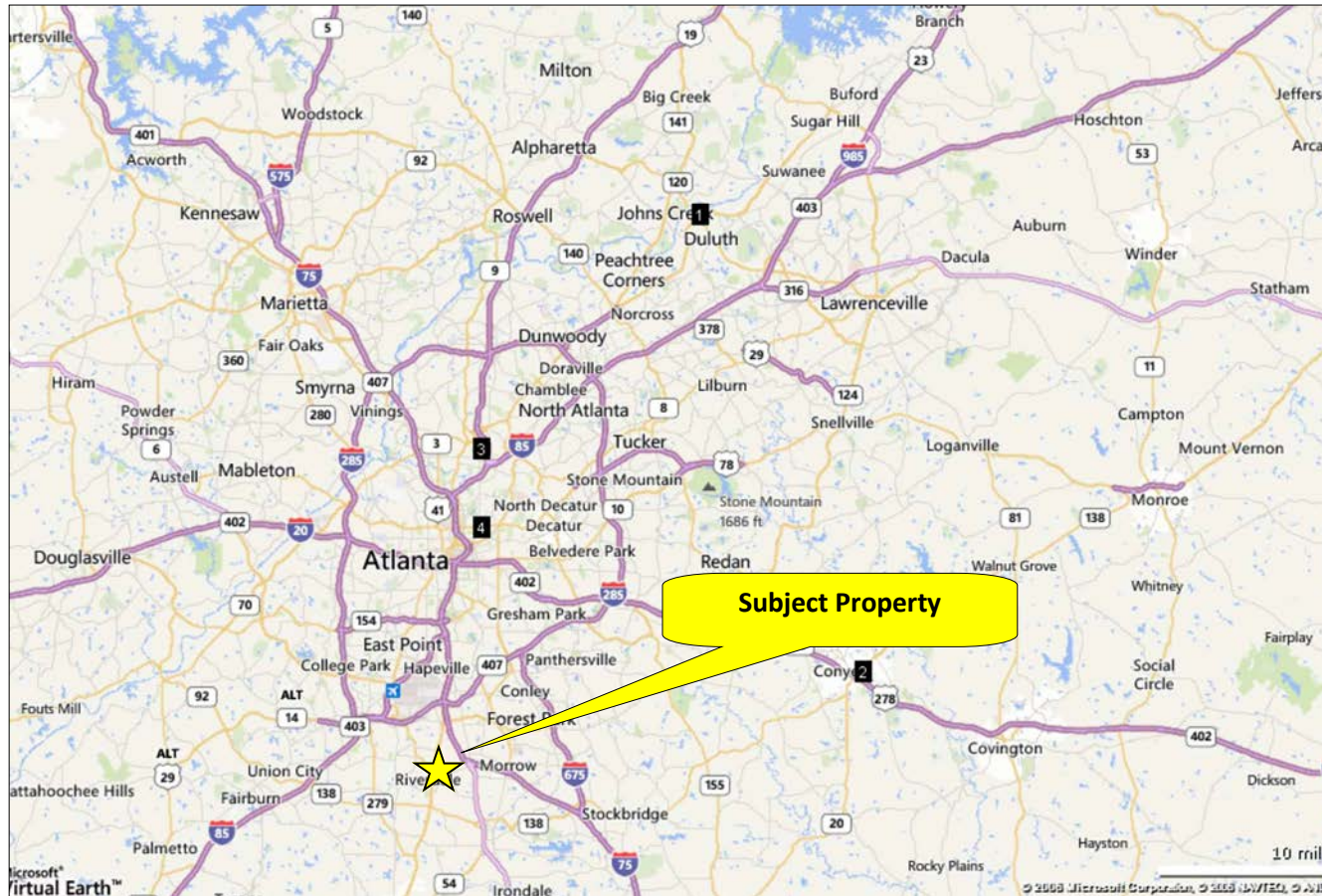
2015 Demographics (esri)	
	<b>1 mile</b>
<b>Population</b>	7,118
<b>Households</b>	2,444
<b>Average Household Income</b>	\$49,278
	<b>3 mile</b>
<b>Population</b>	77,729
<b>Households</b>	28,358
<b>Average Household Income</b>	\$47,033
	<b>5 mile</b>
<b>Population</b>	171,633
<b>Households</b>	61,007
<b>Average Household Income</b>	\$48,077





# Sold Comparables (1 of 2)

## Express Car Wash Clayton County Location



	Street Address	Size	Sold Price	Sold Date	Price/Land	Page #
1	3105 Peachtree Industrial Boulevard, Duluth, GA 30097	+/- 6,680 sq ft	TBD	TBD		10
2	1356 Highway 138, Conyers, GA 30013	+/- 6,560 sq ft	\$2,590,000	11/25/2014	\$43.40/sq ft	10
3	2980 A NE Piedmont Road, Atlanta, GA 30305	+/- 9,872 sq ft	\$6,292,631	12/28/2012	\$148.93/sq ft	10
4	575 Ponce De Leon Avenue, Atlanta, GA 30308	+/- 9,280 sq ft	\$7,000,000	12/28/2012	\$146.08/sq ft	10

# Sold Comparables (2 of 2)

## Express Car Wash Clayton County Location



<b>Address</b>	3105 Peachtree Industrial Boulevard Duluth, GA 30097
<b>Size</b>	+/- 6,680 sq ft +/- 1.51 acre
<b>Sold Price</b>	2,600,000.00
<b>Price/sq ft</b>	\$389.00
<b>Sold Date</b>	8/20/2015
<b>Comments</b>	Business and Building



<b>Address</b>	2980 Piedmont Road Atlanta, GA 30305
<b>Size</b>	9,872 sq ft   .97 acre
<b>Sold Price</b>	\$6,292,631
<b>Price/sq ft</b>	\$637.00
<b>Sold Date</b>	12/28/2012
<b>Comments</b>	Business & Building



<b>Address</b>	1356 Highway 138 Conyers, GA 30013
<b>Size</b>	6,560 sq ft   1.37 acre
<b>Sold Price</b>	\$2,590,000
<b>Price/sq ft</b>	\$394.00
<b>Sold Date</b>	11/25/2014
<b>Comments</b>	Business & Building



<b>Address</b>	575 Ponce De Leon Avenue Atlanta, GA 30308
<b>Size</b>	9,280 sq ft   1.1 acre
<b>Sold Price</b>	\$7,000,000
<b>Price/sq ft</b>	\$754.00
<b>Sold Date</b>	12/28/2012
<b>Comments</b>	Business & Building

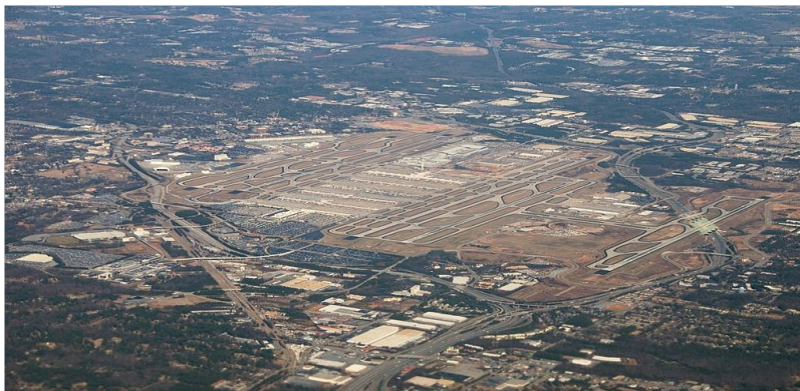


## CITY OF RIVERDALE, GEORGIA

Riverdale is located in the "Southern Crescent" of Clayton County, approximately 10 miles south of Atlanta. The City is only 5 miles south of Atlanta's Hartsfield-Jackson International Airport, one the nation's busiest airports. Riverdale has a population of over 14,000 and is the second largest city (population) in the Clayton County.

The City is governed by a Mayor and 4 Council members. Each council member represents the entire city and are elected at-large, though they hail from one of the four wards that divide the city. The Mayor and Council appoint a City Manager, who has oversight over 5 departments.

**Hartsfield-Jackson Atlanta International Airport** is located seven miles south of the central business district of Atlanta, Georgia, United States. It has been the world's busiest airport



by passenger traffic since 1998, and by number of landings and take-offs since 2005. Hartsfield-Jackson held its ranking as the world's busiest airport in 2012, both in passengers and number of flights, by accommodating 95 million passengers (more than 260,000 passengers daily) and 950,119 flights. Many of the nearly one million flights are domestic flights from within the United States, where Atlanta serves as a major hub for travel throughout the Southeastern United States. The airport has 207 domestic and international gates. Hartsfield-Jackson International Airport is a focus city for Southwest Airlines and is the primary hub of Delta Air Lines and Delta Connection partner ExpressJet; at nearly 1,000 flights a day, the Delta hub is the world's largest airline hub. Delta Air Lines flew 59.01% of passengers from the airport in February 2011, AirTran flew 17.76%, and ExpressJet flew 13.86%. In addition to hosting Delta's corporate headquarters, Hartsfield-Jackson is also the home of Delta's Technical Operations Center, which is the airline's primary maintenance, repair and overhaul arm. The airport has international service to North America, South America, Central America, Europe, Asia, and Africa. As an international gateway to the United States, Hartsfield-Jackson ranks seventh.



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## DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 18 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Darrell also manages and leases select Class A shopping centers for banks and investors. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

**I. Confidential Information:**

Receiving Party will receive confidential information regarding property referred to as 7271 GA Highway 85, Riverdale, GA 30274. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, n or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

**II. Acting as a Principal:**

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

**III. Governing Law**

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Email \_\_\_\_\_

**Receiving Party**

Phone \_\_\_\_\_

Signature \_\_\_\_\_

Fax \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

**Broker**

Company Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Printed Name \_\_\_\_\_

*You may return the executed agreement by fax (404) 876-7073 or email [DChapman@BullRealty.com](mailto:DChapman@BullRealty.com)*

Bull Realty, Inc. | 50 Glenlake Parkway, Suite 600 | Atlanta, GA 30328

Bull Realty GA license #20209

