

# Myles Wrecker Service

Winder, GA 30680

Industrial  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



**Thomas Wilkinson**

Associate Vice President

**(404) 348-4945**

[thomas.wilkinson@matthews.com](mailto:thomas.wilkinson@matthews.com)

License No. 416083 (GA)



**Harrison Auerbach**

SVP & Director

**(407) 312-1284**

[harrison.auerbach@matthews.com](mailto:harrison.auerbach@matthews.com)

License No. 451527 (GA)

**Maxx Bauman**

Broker of Record

Broker Lic. No. 451849 (GA)

Firm Lic. No. 80041 (GA)

**MATTHEWS™**





**Table of  
Contents**

**04** Property  
Overview

**09** Financial  
Overview

**11** Market  
Overview

# PROPERTY OVERVIEW

17 Carl Cedar Hill Rd  
Winder, GA 30680



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Secure, Long-Term Cash Flow with Built-In Rent Growth** – The property is leased to Myles Wrecker Service under a long-term NNN structure with nearly 10 years of remaining lease term, featuring 3% annual rent increases that drive consistent income and compounding NOI growth. Two additional 5-year renewal options further enhance long-term income durability.
- **Rare Low-Coverage Industrial Outdoor Storage Configuration** – Situated on  $\pm 2.06$  acres with only  $\sim 8.92\%$  building coverage, the property offers a highly desirable IOS configuration. The expansive yard area ( $\pm 1.44$  usable acres) provides ample yard area for fleet storage, laydown, and expansion—catering to the growing demand for functional IOS sites in supply-constrained industrial markets.
- **Established Tenant with Strong Operating History** – Occupied by Myles Wrecker Service, a well-established towing, recovery, and truck repair operator with a proven regional presence. The tenant's long-standing business operations and specialized service offering provide a stable occupancy profile and reliable in-place income.
- **Functional, Service-Oriented Industrial Improvements** – The  $\pm 8,000$  SF metal building was constructed in 2004 and is configured for operational efficiency, featuring seven grade-level doors, 14'–16' clear heights, and flexible interior space. The building was renovated last year as well.
- **Strategic Positioning in a Growing Atlanta Submarket** – Located in Barrow County near the GA-211 and Highway 53 commercial corridors, the property is surrounded by one of metro Atlanta's fastest-growing suburban markets. The area has experienced strong population growth and retail expansion, attracting service-based tenants and supporting sustained demand for industrial outdoor storage and small-bay industrial product.



**17 Carl Cedar Hill Rd**  
Winder, GA 30680

**±8,000 SF**  
Total Building SF

**±2.06 AC**  
Lot Size

**±89,734 SF**  
Lot Square Feet

**7 Total**  
Grade-Level Doors



CSX TRANSPORTATION LINE



# FINANCIAL SUMMARY

**\$1,150,000**

List Price

**6.78%**

Cap Rate

**7.78%**

Average Cap Rate  
(Base Term)

**\$143.75**

Price Per SF

## Property Summary

Address	17 Carl-Cedar Hill Rd, Winder, GA 30680
Total Building SF	±8,000 SF
Land Area	±2.06 AC
Usable Acreage	±1.44 AC
Tenant	Myles Acquisition
Websites	<a href="https://myleswreckerservice.com/">https://myleswreckerservice.com/</a> <a href="https://www.mylestruckrepair.com/">https://www.mylestruckrepair.com/</a>
Parcel	CA03 073
MSA	Atlanta
Total Acres	±2.06 AC
Lot Square Feet	89,734
Building/Lot Coverage	8.92%
Construction	Metal
Zoning	C-1
County	Barrow
Dock High Doors	0
Grade Level Doors	7
Year Built	2004
Clear Height	14'-16'

## Lease Summary

Lease Term Remaining	±9.75 Years
Lease Commencement	15-Dec-25
Lease Expiration	14-Dec-35
Rental Increases	3% Annual
Options	Two, 5-Year Options
Rent/SF	\$9.75
Rent/AC/Mo. (Usable)	\$4,513.89
Monthly Rent	\$6,500.00
Annual Rent	\$78,000.00
Lease Type	Industrial NNN*

\*Tenant Responsible For Roof Repair & Maintenance under \$15,000\*

# ANNUALIZED OPERATING DATA


## Annualized Operating Data

Lease Year	Rent/SF	Monthly Rent	Annual Rent	Cap Rate
1	\$9.75	\$6,500.00	\$78,000.00	6.78%
2	\$10.04	\$6,695.00	\$80,340.00	6.99%
3	\$10.34	\$6,895.85	\$82,750.20	7.20%
4	\$10.65	\$7,102.73	\$85,232.71	7.41%
5	\$10.97	\$7,315.81	\$87,789.69	7.63%
6	\$11.30	\$7,535.28	\$90,423.38	7.86%
7	\$11.64	\$7,761.34	\$93,136.08	8.10%
8	\$11.99	\$7,994.18	\$95,930.16	8.34%
9	\$12.35	\$8,234.01	\$98,808.07	8.59%
10	\$12.72	\$8,481.03	\$101,772.31	8.85%
<b>11 (Option 1 Begins)</b>	<b>\$13.10</b>	<b>\$8,735.46</b>	<b>\$104,825.48</b>	<b>9.12%</b>
12	\$13.50	\$8,997.52	\$107,970.24	9.39%
13	\$13.90	\$9,267.45	\$111,209.35	9.67%
14	\$14.32	\$9,545.47	\$114,545.63	9.96%
15	\$14.75	\$9,831.83	\$117,982.00	10.26%
<b>16 (Option 2 Begins)</b>	<b>\$15.19</b>	<b>\$10,126.79</b>	<b>\$121,521.46</b>	<b>10.57%</b>
17	\$15.65	\$10,430.59	\$125,167.10	10.88%
18	\$16.12	\$10,743.51	\$128,922.12	11.21%
19	\$16.60	\$11,065.81	\$132,789.78	11.55%
20	\$17.10	\$11,397.79	\$136,773.47	11.89%



± 43,000 VPD

 **Alcovy Village by Rockhaven Homes**  
2024-2026 Build | 250+ New Residents to the Area

 **Hwy 211**  
±5 Min Drive | ±3.2 Miles Away

  
**Publix**  
Warehouse  
±2,000 Employees

 **The Station at Kentmere**  
2025-2026 Build  
450+ New Residents to the Area

  
**Stepan**  
Chemical Plant  
±414 Employees

  
**Walmart Supercenter**  
Top 19% of National Locations  
Source: AlphaMap

 **GE VERNOVA**  
Warehouse  
±300 Employees

**Subject Property** 

 **Weyerhaeuser**  
Distribution Service  
±2,000 Employees



Whistleville Winder

± 14,600 VPD

 **Rivington Walk by Starlight Homes**  
2023-2025 Build | 240+ New Residents to the Area

± 50,400 VPD



Gwinnett County Airport  
Lawrenceville



± 40,800 VPD

  
**THE HOME DEPOT**  
Distribution Service  
±800 Employees

  
**SCHÜTZ ENERGY SYSTEMS**  
Manufacturer  
±250 Employees

  
**BlueLinx**  
America's Building Products Distributor  
Building Materials Supplier

 **Alcovy Village by Rockhaven Homes**  
2024-2026 Build | 310+ New Residents to the Area

  
**YOKOHAMA**  
Distribution Service



± 30,000 VPD

 **Martin Springs by Meritage Homes**  
2025-2026 Build | 900+ New Residents to the Area

# Winder, GA

## Market Demographics



**86,000**  
Total Population

**\$72,000**  
Median HH Income

**42,000**  
Employed Population

**36**  
Median Age

### Local Market Overview

Winder, Georgia, located within the rapidly expanding Atlanta metropolitan area, benefits from strong regional population growth and increasing household formation driven by suburban migration trends. Barrow County has experienced steady demographic expansion as residents seek more affordable housing alternatives while maintaining proximity to major employment centers in Gwinnett County and downtown Atlanta. Median household incomes in the area continue to rise alongside new residential development, supporting long-term demand for industrial and logistics space. The area's accessibility and lower cost structure compared to core Atlanta submarkets make it attractive for both residents and businesses.

The local economy is supported by a combination of distribution, light manufacturing, and service-sector employment, with continued infrastructure investment enhancing connectivity. Winder's location along key transportation corridors allows efficient access to Interstate 85 and regional logistics networks, positioning it as a viable node for industrial users seeking last-mile and regional distribution capabilities.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,384	19,080	66,147
Current Year Estimate	2,218	16,534	58,791
2020 Census	1,987	14,310	51,051
Growth Current Year-Five-Year	7.46%	15.40%	12.51%
Growth 2020-Current Year	11.61%	15.54%	15.16%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	840	7,038	22,746
Current Year Estimate	757	5,877	19,589
2020 Census	673	4,870	16,881
Growth Current Year-Five-Year	10.97%	19.75%	16.12%
Growth 2020-Current Year	12.35%	20.68%	16.04%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$86,841	\$95,612	\$109,059

# ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population  
**6.4 Million**

Annual Visitors  
**50 Million**

Tourism Economic Impact  
**\$18 Billion**

GDP  
**\$570.7 Billion**



# MATTHEWS™

## EXCLUSIVELY LISTED BY



**Thomas Wilkinson**

Associate Vice President

**(404) 348-4945**

**thomas.wilkinson@matthews.com**

License No. 416083 (GA)



**Harrison Auerbach**

SVP & Director

**+1 4073121284**

**harrison.auerbach@matthews.com**

License No. 451527 (GA)

## **Maxx Bauman | Broker of Record | Broker Lic. No. 451849 (GA) | Firm Lic. No. 80041 (GA)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **17 Carl Cedar Hill Rd, Winder, GA 30680** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.