Myles Wrecker Service

Winder, GA 30680

Industrial
Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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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 ±2.06 acres with only ~8.92% building coverage, the property offers a highly desirable IOS configuration. The expansive yard area (±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 ±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

$1,250,000	6.24%	7.15%	$156.25
List Price	Cap Rate	Average Cap Rate (Base Term)	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	https://myleswreckerservice.com/ https://www.mylestruckrepair.com/
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	6.24%
2	$10.04	$6,695.00	$80,340.00	6.43%
3	$10.34	$6,895.85	$82,750.20	6.62%
4	$10.65	$7,102.73	$85,232.71	6.82%
5	$10.97	$7,315.81	$87,789.69	7.02%
6	$11.30	$7,535.28	$90,423.38	7.23%
7	$11.64	$7,761.34	$93,136.08	7.45%
8	$11.99	$7,994.18	$95,930.16	7.67%
9	$12.35	$8,234.01	$98,808.07	7.90%
10	$12.72	$8,481.03	$101,772.31	8.14%
11 (Option 1 Begins)	$13.10	$8,735.46	$104,825.48	8.39%
12	$13.50	$8,997.52	$107,970.24	8.64%
13	$13.90	$9,267.45	$111,209.35	8.90%
14	$14.32	$9,545.47	$114,545.63	9.16%
15	$14.75	$9,831.83	$117,982.00	9.44%
16 (Option 2 Begins)	$15.19	$10,126.79	$121,521.46	9.72%
17	$15.65	$10,430.59	$125,167.10	10.01%
18	$16.12	$10,743.51	$128,922.12	10.31%
19	$16.60	$11,065.81	$132,789.78	10.62%
20	$17.10	$11,397.79	$136,773.47	10.94%

N
± 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
± 14,600 VPD
Dacula
Weyerhaeuser
Distribution Service
±2,000 Employees
Chevron
Whistleville
Winder
± 50,400 VPD
Gwinnett County Airport
Rivington Walk by Starlight Homes
2023-2025 Build | 240+ New Residents to the Area
QT
QuikTrip
± 40,800 VPD
Lawrenceville
SCHÜTZ
ENERGY SYSTEMS
Manufacturer
±250 Employees
THE HOME DEPOT
Distribution Service
±800 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
THE HOME DEPOT
± 30,000 VPD
Martin Springs by Meritage Homes
2025-2026 Build | 900+ New Residents to the Area
Google Earth

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.

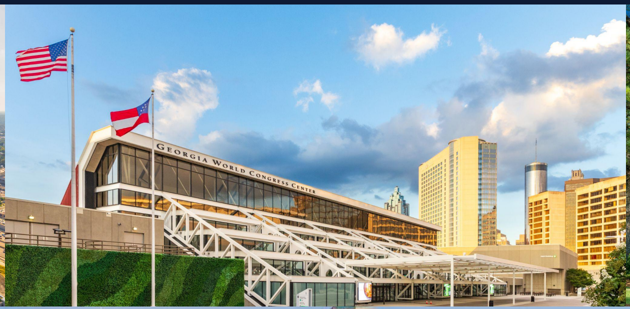
Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta 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



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