

# MATTHEWS™



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3040 Main St W  
Snellville, GA 30078

Auto Investment Opportunity

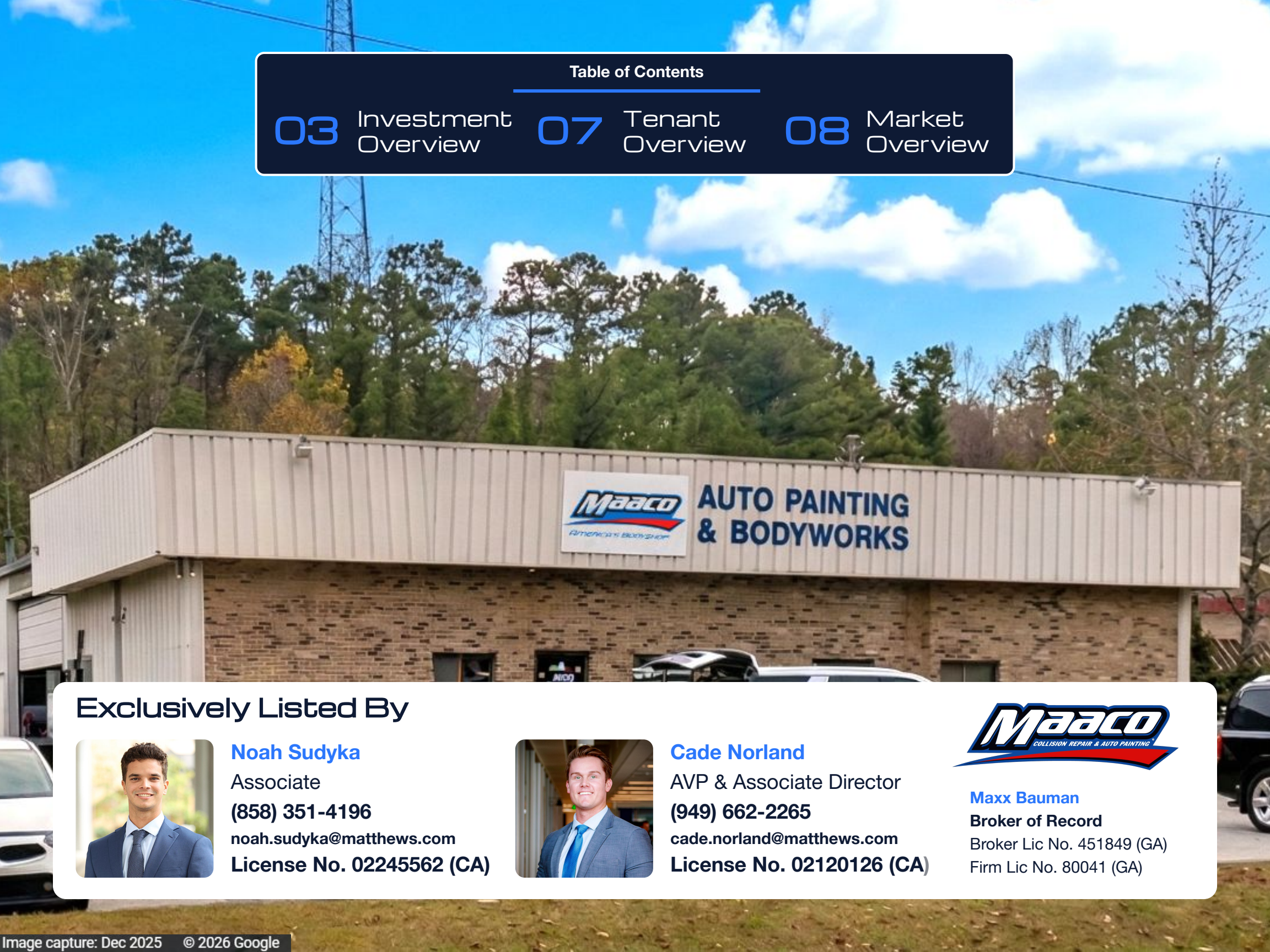
Offering Memorandum

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Exclusively Listed By



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# INVESTMENT OVERVIEW



**\$1,500,576**  
List Price

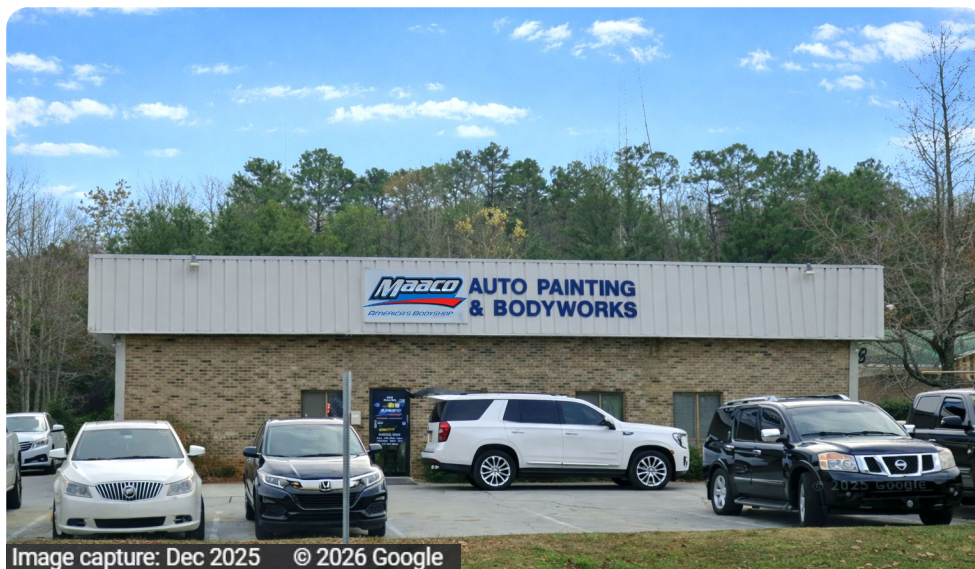
**\$1,296,000**  
Building Price

**\$204,576**  
Business Price

\*Please contact  
Broker directly for  
financials

## Property Highlights

- **Maaco brand: recession-resilient, high-repeat demand** - Maaco is a well-established collision and auto paint brand with strong North American recognition. Because auto-body repair is non-discretionary, demand remains steady across economic cycles, driving consistent repeat business. This is an opportunity to acquire an affordable business with real estate in a growing market.
- **Main Street visibility on a ±0.56-acre lot with SBA financing potential** - The property sits on a highly visible ±0.56-acre Main Street lot with ample space for parking, vehicle staging, and future expansion. Owner-occupied automotive properties often qualify for SBA 7(a) or 504 financing, allowing qualified buyers to acquire with relatively low down payments.
- **±85,000 VPD on Main Street (US Route 78)** - With approximately ±85,000 vehicles passing daily, the site offers strong exposure which is key for auto service businesses that rely on visibility. Even a small capture rate can generate meaningful daily customer flow.
- **Dense national retail corridor drives sustained consumer traffic** - Located in a prime Gwinnett County retail corridor, the property is surrounded by major anchors like Walmart, Home Depot, and Kroger, along with high-traffic restaurants such as Chick-fil-A and McDonald's. Nearby centers like The Shoppes at Webb Gin and Snellville Plaza further support steady consumer traffic.



\*Buyer to verify GLA, Lot Size, and building height via updated 3rd party reports.



**+** Piedmont Eastside Medical Center  
±310 Beds



**Subject Property**



**🎓** Parkview High School  
±2,800 Students



**Firestone**



**Office DEPOT**



**FLEXCAR**



Google Earth



78

± 85,000 VPD



**3040 Main St W**  
Snellville, GA 30078

**±7,200 SF**  
GLA

**1988**  
Year Built

**±85,000**  
Vehicles Per Day

**±0.56 AC**  
Lot Size

**\$180.00**  
Price Per SF

\*Buyer to verify GLA, Lot Size, and building height via updated 3rd party reports.



# TENANT SUMMARY



Year Founded  
**1972**

Headquarters  
**Charlotte, NC**

Ownership Status  
**Privately Held**

Employees  
**500+**

Locations  
**400+**

Annual Revenue  
**\$50 Million**

## Tenant Overview

**Maaco** is a leading automotive paint and collision repair franchise operating across the United States and Canada. Founded in 1972 and headquartered in Charlotte, North Carolina, the company specializes in value-oriented services including auto painting, dent repair, and collision restoration for both individual vehicle owners and commercial fleets.

The brand operates through a large network of independently owned and operated franchise locations, allowing it to maintain broad geographic coverage while leveraging local market expertise. This model supports consistent customer demand and repeat business, particularly from cost-conscious consumers and fleet operators seeking efficient, affordable repair solutions.

Maaco is a subsidiary of Driven Brands Holdings Inc., providing access to national marketing, operational support, and purchasing efficiencies. With strong brand recognition and a high-volume service model, Maaco is a stable and scalable tenant within the automotive aftermarket sector.

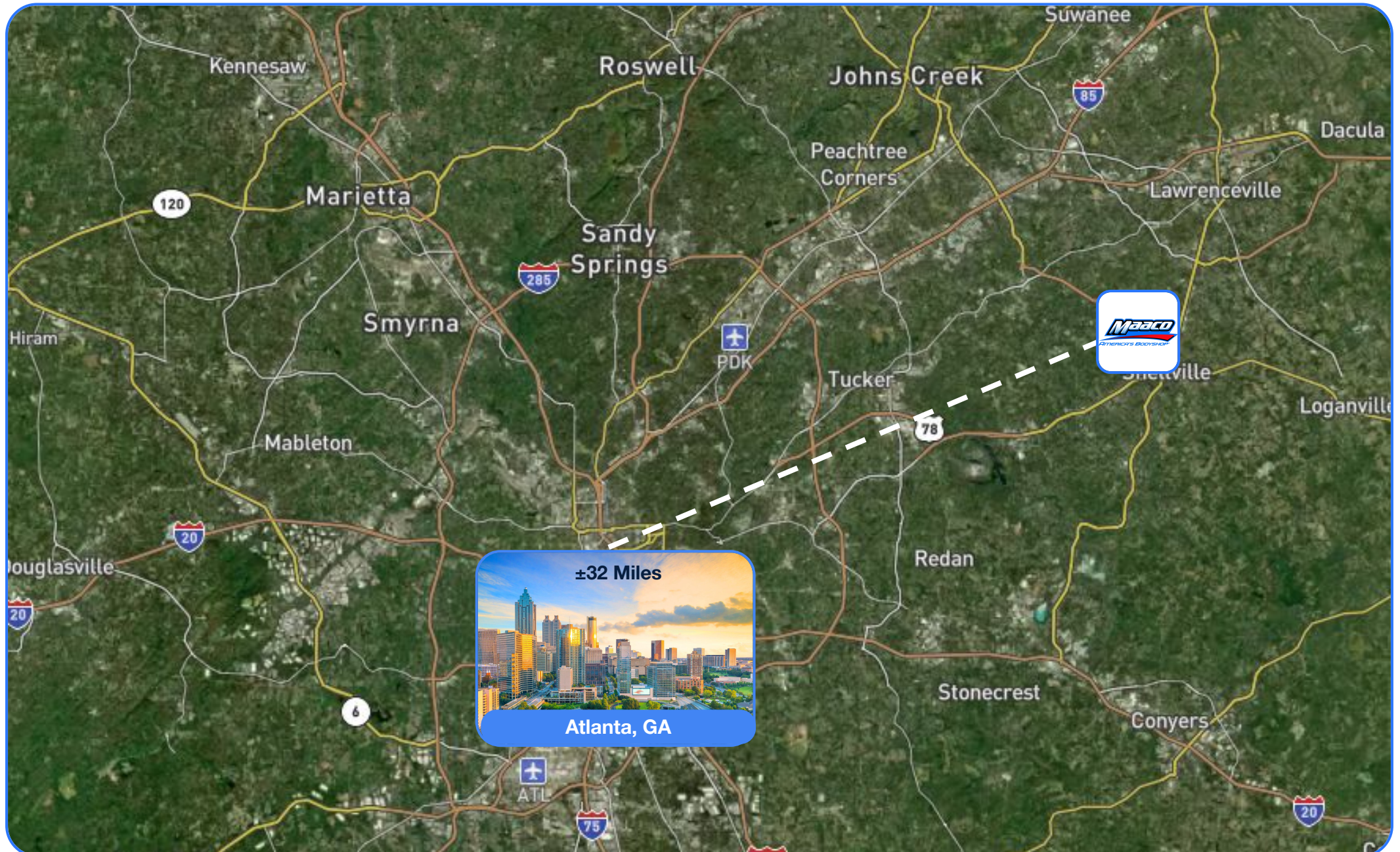
## Why Invest in Maaco ?

- **Financial Resilience:** Stable, franchise-driven revenue model supported by consistent demand for collision repair and vehicle maintenance. Backed by parent company Driven Brands, providing strong financial support and diversification.
- **Operational Scale:** Extensive network of 400+ locations across North America enables broad market reach and efficient service delivery through a localized franchise model.
- **Credit Stability:** Benefits from Driven Brands' public company backing, access to capital markets, and ongoing operational improvements supporting long-term stability.
- **Growth Strategy:** Continued expansion through new franchise development, same-store sales growth, and increasing demand driven by an aging vehicle fleet and fleet service opportunities.
- **Market Position:** Well-established brand in the automotive aftermarket sector, known for affordable, high-volume services and strong appeal to both individual consumers and commercial fleet operators.

# MARKET OVERVIEW



3040 Main St W Snellville, GA 30078



# SNELLVILLE, GA



23,200

Total Population

8,995

Employed Population

39

Median Age

\$88,000

Median HH Income

## Local Market Overview

**Snellville, Georgia**, located in Gwinnett County within the Atlanta metropolitan area, is a stable suburban market characterized by consistent residential demand and an evolving retail environment. The housing market is generally balanced to slightly competitive, with steady buyer activity and moderate inventory levels supporting overall price stability. While the rapid appreciation seen in prior years has slowed, home values have largely stabilized, and properties are continuing to sell within a typical marketing period. Sellers are still achieving prices close to their list values, reflecting sustained demand. The area is primarily composed of owner-occupied housing and continues to attract households seeking suburban affordability within commuting distance of Atlanta.

The rental market in Snellville remains strong, supported by affordability constraints in the for-sale market and continued population growth throughout Gwinnett County. Demand for rental housing, particularly single-family homes, has increased, making the area attractive to investors.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,344	65,538	177,379
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,015	21,295	57,099
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$94,466	\$123,667	\$128,779

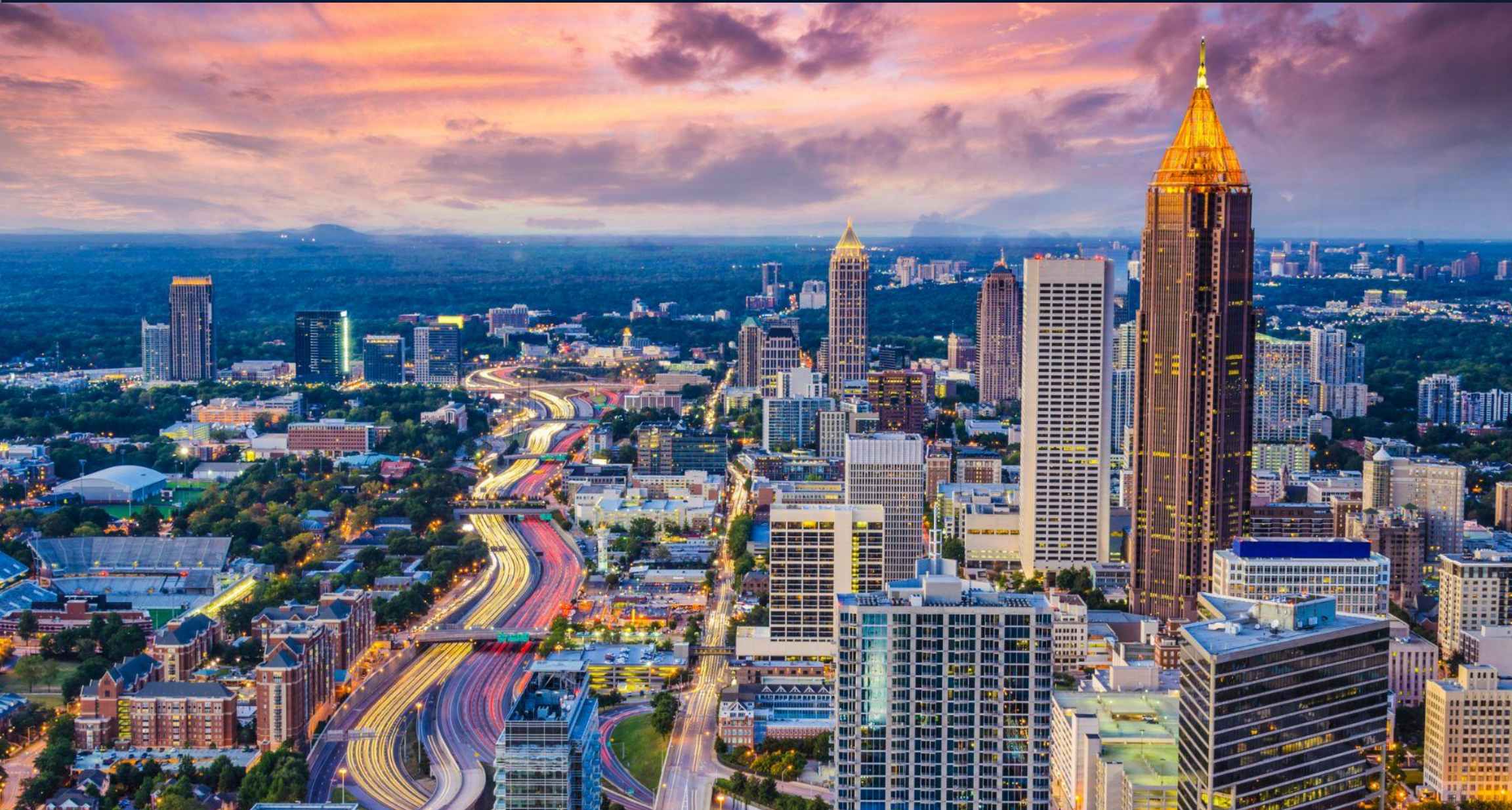
# ATLANTA, GA MSA

**Total Population**  
6.4 Million

**Annual Visitors**  
50 Million

**Tourism Economic Impact**  
\$18 Billion

**GDP**  
\$570.7 Billion



*Tourism happens to be a **\$68.96 billion industry** in Georgia, which is a leading contributor to its economic growth and prosperity.*



## LOCAL ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years.

Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3040 Main St W, Snellville, GA, 30078** ("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.

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