

6760 MT ZION BLVD

Morrow, GA 30260

Land
Investment Opportunity

Offering Memorandum

Fully Entitled Car Wash Development Site | ±1.91 Acres | General Business Zoning | Near Southlake Mall (32,667 weekly visits)



MATTHEWS™

Exclusively Listed By

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MATTHEWS™



Mt. Zion Blvd ±25,000 VPD

EXECUTIVE SUMMARY

6760 Mt Zion Blvd

Morrow, GA 30260

±1.91 AC

Lot Size

±25,000

VPD

The Opportunity

Matthews™ is pleased to present a ±1.91-acre entitled express car wash development opportunity located at 6760 Mt Zion Blvd in Morrow, Georgia. The offering includes the sale of the real estate together with approved development plans, providing a streamlined opportunity for operators, developers, and investors seeking entry into a well-established South Metro Atlanta trade area.

Positioned along Mt. Zion Blvd with exposure to approximately 25,000 vehicles per day, the site benefits from strong visibility within one of Clayton County's primary retail corridors. The property is surrounded by national retailers, dense residential communities, and major transportation routes, supporting convenience-driven traffic and long-term consumer demand.

Located within the Atlanta metropolitan area, one of the nation's largest and fastest-growing regions, the site offers a compelling combination of established retail density, commuter traffic, and continued population growth, making it well-suited for a successful express car wash operation.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Entitled Car Wash Development Site** – Reduces entitlement risk and shortens the development timeline.
- **Prime Retail Corridor Location** – Positioned along one of Morrow's primary commercial thoroughfares with strong daily traffic counts.
- **Excellent Visibility & Accessibility** – Frontage along Mt. Zion Blvd provides strong exposure and convenient customer access.
- **Dense Residential & Retail Trade Area** – Supported by surrounding neighborhoods, national retailers, and commuter traffic patterns.
- **Infill Atlanta Metro Opportunity** – Rare development site within a mature and highly developed South Metro Atlanta corridor.
- **Flexible Buyer Appeal** – Attractive opportunity for owner-operators, regional wash platforms, and developers seeking growth in a proven market.
- **Proximity to High Foot Traffic Quiktrip (80th Percentile)** – Property benefits from immediate proximity to a top 80th percentile Quiktrip in terms of foot traffic (Rank: 219/1,099)



 **Hartsfield-Jackson Atlanta International Airport**
Busiest Airport in the World
±108 Million Passengers Annually

HD SUPPLY



 **Covenant**

Dense Industrial Area

Kroger
Logistics

Southlake Mall
1M SF of Shopping Center

ALDI

JCPenney
Logistics

Bath & Body Works FOREVER 21 Foot Locker
★ macy's Rainbow H&M
CHAMPS SPORTS DQ metro by T-Mobile Jockey's

MART



Walmart
Supercenter

± 175,000 VPD

COSTCO
WHOLESALE

QT

National 80th Percentile Rank

Subject Property



Southern Regional Medical Center
±331 Beds

 LINCOLN 
Jeep CHRYSLER 
DODGE HONDA

Walmart
Supercenter

AMC

Dense Industrial Area

Kroger

Little Giant
FARMER'S MARKET

THE HOME DEPOT

Kroger **ALDI**

TARGET 
PET SMART
BEST BUY 
ROSS
DRESS FOR LESS

Publix



6760 Mt Zion Blvd
Morrow, GA 30260

\$1,100,000

List Price

±1.91 AC

Lot Size

±25,000

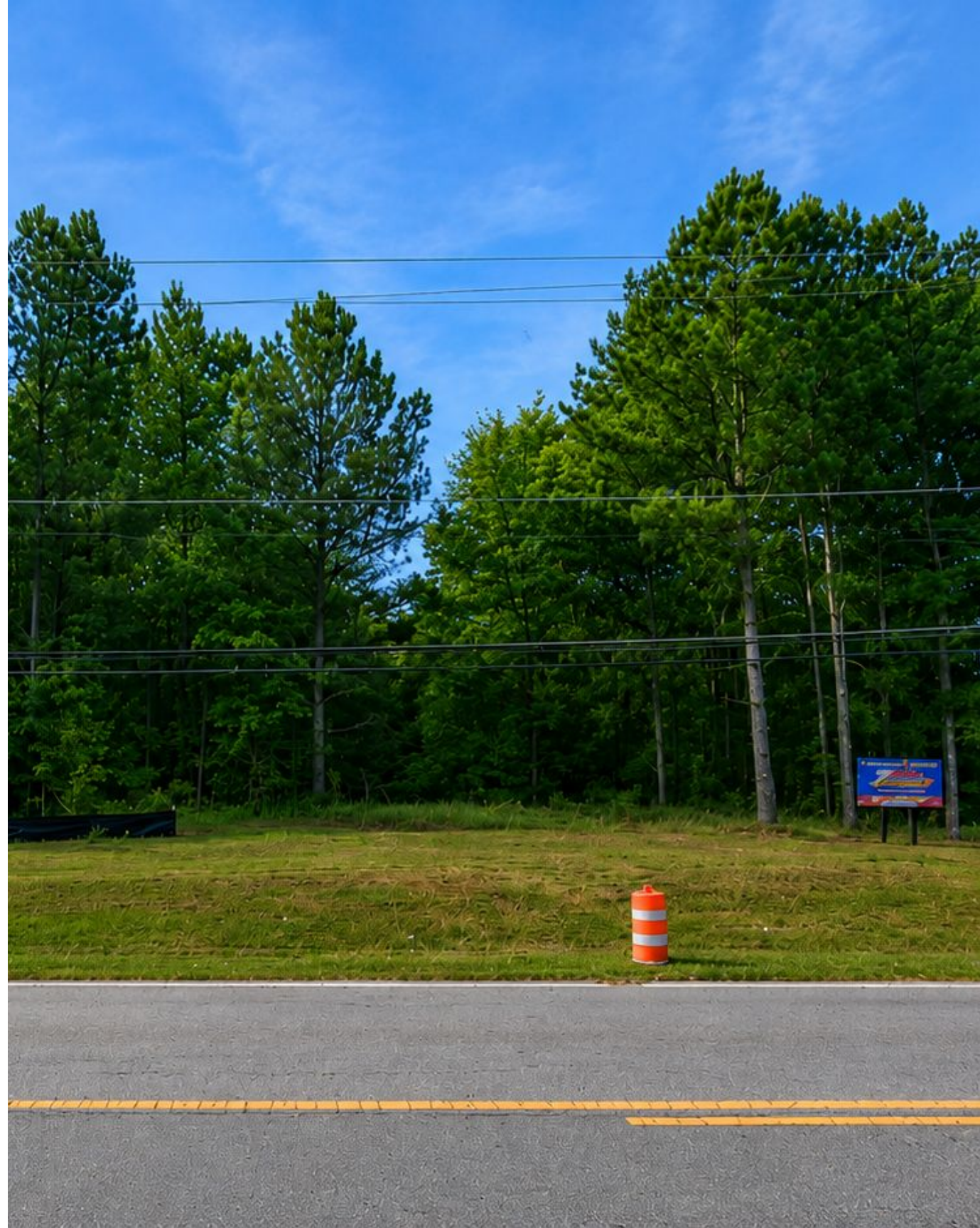
VPD

GB

Zoning

**Real Estate + Approved
Development Plans**

GLA



MORROW, GA

Market Demographics

7,000

Total Population

\$55,000

Median HH Income

\$55,000

Median Home Value

33

Median Age

Atlanta, GA MSA



Local Market Overview

Morrow is a well-positioned suburban community in southern Clayton County, approximately 15 miles south of downtown Atlanta. Located along the Interstate 75 corridor and near Hartsfield-Jackson Atlanta International Airport, the city benefits from exceptional regional accessibility and strong daily traffic volumes. As part of the larger Atlanta metropolitan area, Morrow is supported by a diverse economic base that includes logistics, transportation, healthcare, retail, and education. The city's commercial corridors attract a steady flow of commuters, residents, and visitors traveling throughout South Metro Atlanta. Ongoing residential growth and continued commercial investment have strengthened demand for convenience-oriented retail and service businesses. For land development, Morrow's high-visibility roadway locations, growing population base, and strong traffic counts create favorable conditions for consumer-focused uses such as a car wash. The area's accessibility and consistent vehicle traffic support long-term customer demand, making it an attractive market for automotive service-related development.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	69,049	160,088	518,774
Current Year Estimate	72,415	168,381	531,028
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	25,697	58,721	191,443
Current Year Estimate	26,497	60,970	194,357
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$83,033	\$86,253	\$93,161

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6760 Mt Zion Blvd, Morrow, GA, 30260 ("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.