

Byrider/Owner User

1407 Klondike Rd SW

Conyers, GA 30094



Opportunity for Owner User

Potential Long Term Lease

±23 Miles Away from Atlanta, GA MSA

MATTHEWSTM

Exclusively Listed By

Grant Morgan

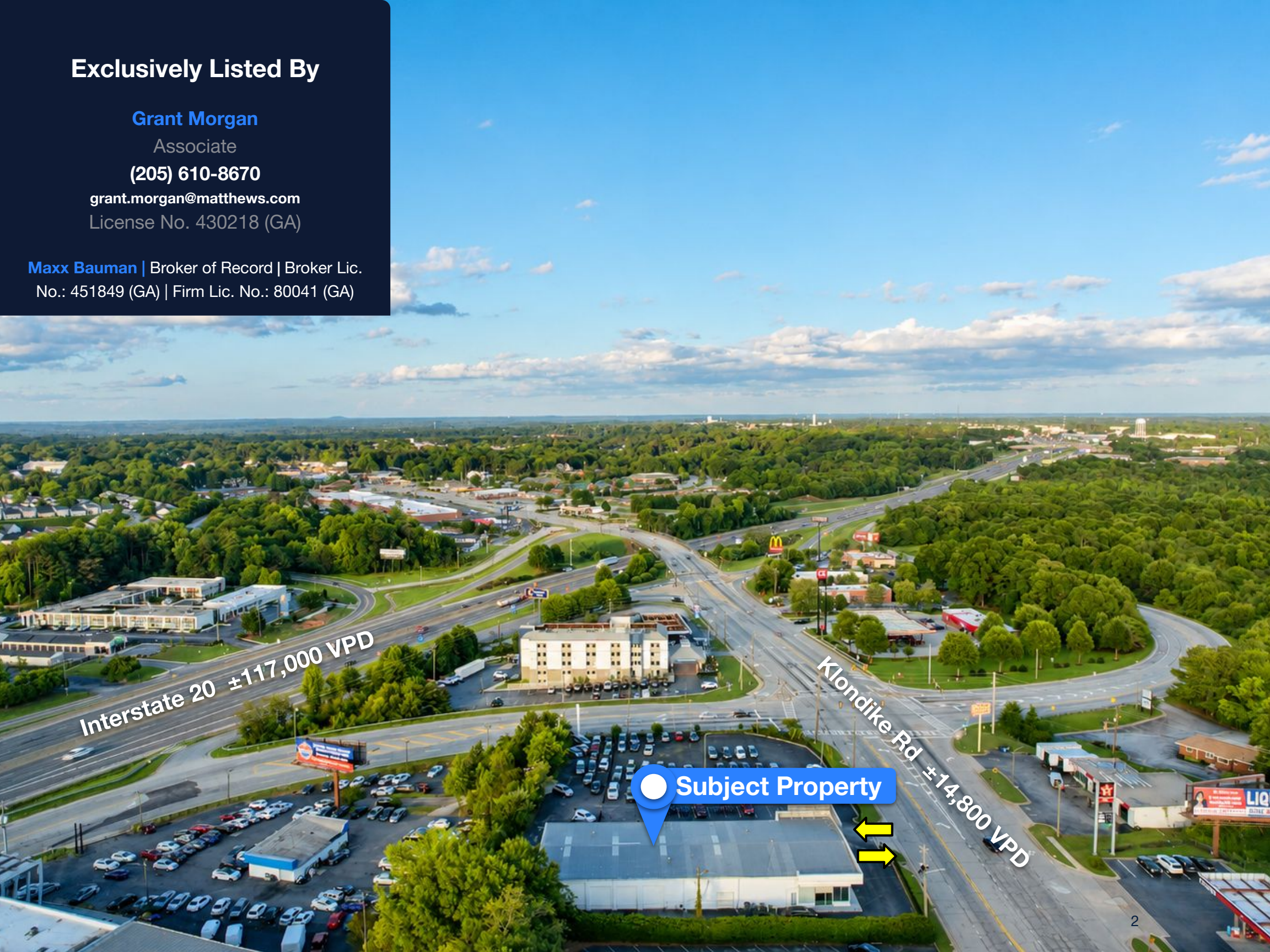
Associate

(205) 610-8670

grant.morgan@matthews.com

License No. 430218 (GA)

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



Interstate 20 ±117,000 VPD

Klondike Rd ±14,800 VPD

Subject Property

Executive Summary

1407 Klondike Rd SW
Conyers, GA 30094

NN
Lease Type

Owner/User
Investment Opportunity

Contact Broker
For Financial Information

The Opportunity

Matthews™ is pleased to present the retail property located at 1407 Klondike Road SW in Conyers, Georgia. Situated within the eastern Atlanta MSA, this approximately 9,000-square-foot automotive retail facility was originally constructed in 1976 and is positioned on a highly visible 0.35-acre corner parcel at the signalized intersection of Klondike Road and Iris Drive. The property benefits from excellent regional accessibility with convenient access to Interstate 20, Interstate 285, Wesley Chapel Road, and Covington Highway, providing connectivity throughout Metro Atlanta. The site is further enhanced by prominent pylon signage visible from I-20, approximately 100 surface parking spaces, and proximity to major national retailers including Target, Walmart, The Home Depot, Kroger, Publix, McDonald's, and Conyers Nissan, reinforcing the strength of the surrounding commercial corridor.

The property is leased to Byrider, one of the nation's largest used vehicle retailers and finance companies with more than 140 locations nationwide. Byrider's integrated business model combines vehicle sales, financing, and service under one roof, creating recurring customer relationships and a well-established operating platform. The Conyers location serves as the company's Georgia presence and features a modern sales and service facility designed to support long-term operations within a necessity-based automotive retail sector.



Investment Overview

1407 Klondike Rd SW
Conyers, GA 30094



\$126,000 Annual Rent

Opportunity Overview

- Strategic Atlanta MSA location
- Direct access to I-20 & I-285
- Double Net (NN) lease
- Leased to national automotive tenant
- High-visibility location with $\pm 117,000$ vehicles per day

Nearby Retailers



Property Details

± 0.35 AC

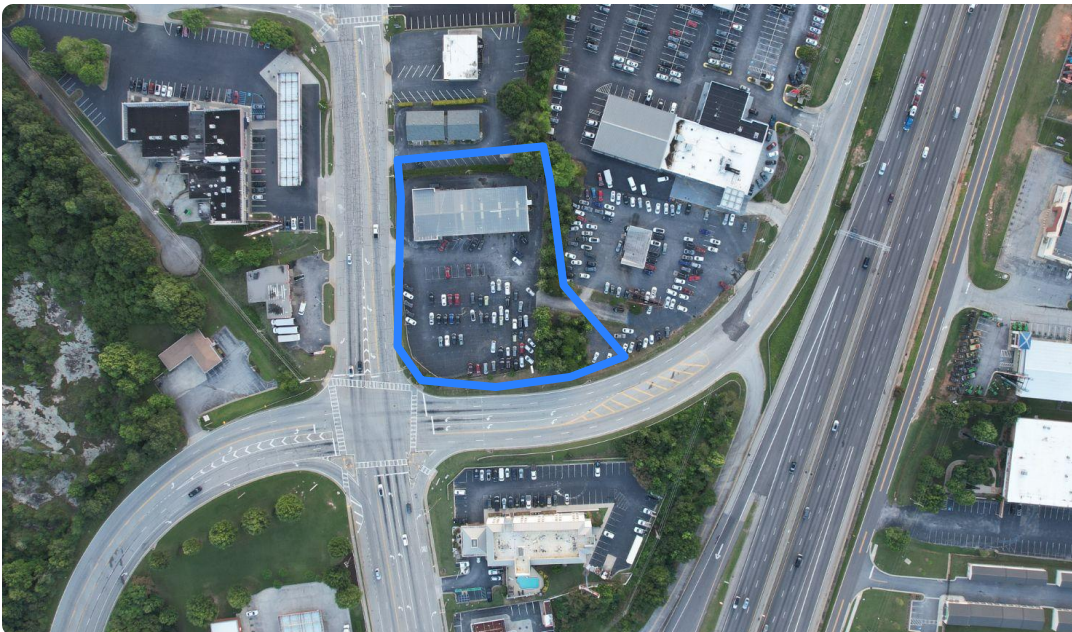
**Available
Lot Size**

$\pm 117,000$ VPD

**Klondike Road
Traffic Count**

$\pm 9,000$ SF

**Available
Building Size (GLA)**



Location Highlights

MATTHEWS™

- **Strategic Atlanta MSA Position** – Located at 1407 Klondike Road SW in the eastern Atlanta MSA, the property benefits from one of the nation's strongest long term growth markets, supported by continued population growth, employment expansion, and new residential development.
- **Excellent Accessibility** – Convenient access to Interstate 20, Interstate 285, Wesley Chapel Road, and Covington Highway provides connectivity throughout Metro Atlanta and the surrounding DeKalb County trade area.
- **Established Commercial Corridor** – Surrounded by national retailers, automotive users, and neighborhood service businesses that generate consistent consumer traffic and reinforce the property's long term viability.
- **Flexible Real Estate Opportunity** – The offering presents multiple investment paths, allowing investors to acquire the property with the existing tenant in place, negotiate a tenant buyout for an owner user, or potentially combine the acquisition with the adjacent parcel for a larger redevelopment or owner user opportunity.



Property Highlights

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Tenant Highlights

- **National Automotive Brand** – Leased to Byrider, one of the nation's largest used vehicle retailers and finance companies, operating more than 140 locations across the United States.
- **Integrated Business Model** – Byrider combines vehicle sales, financing, and service under one roof, creating recurring customer relationships and a proven operating platform.
- **Essential Retail Use** – The automotive sales and financing sector continues to experience steady demand as reliable transportation remains a necessity across all economic cycles.
- **Established Operating History** – Byrider has built decades of brand recognition serving customers through its specialized financing platform and nationwide dealership network.

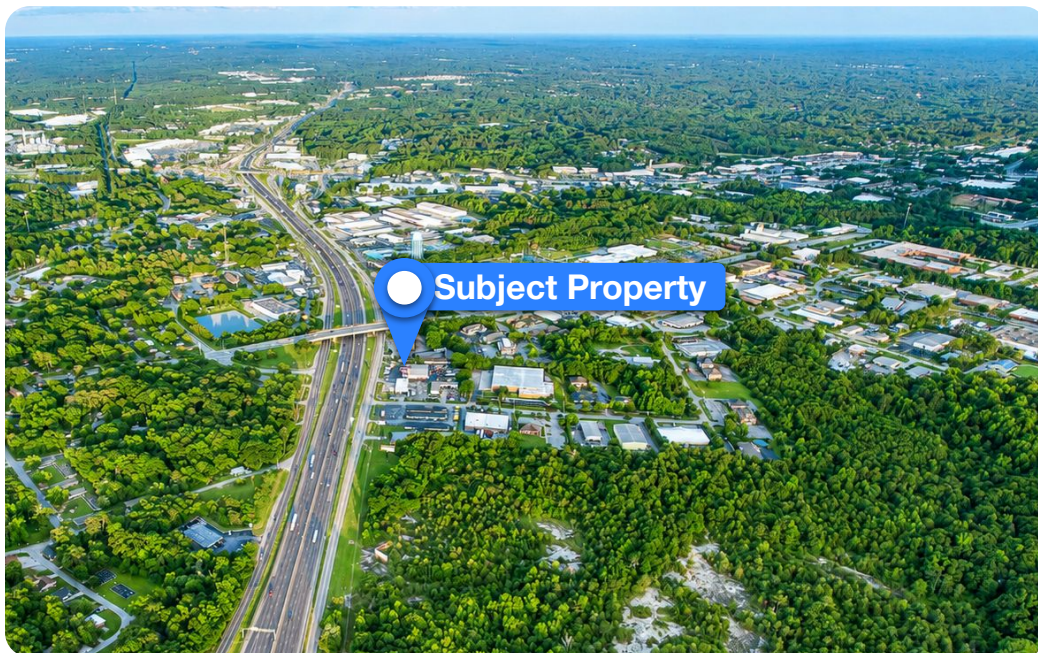
Investment Highlights

- **New Triple Net Lease** – The property is secured by a new Triple Net lease, providing investors with minimal landlord responsibilities while producing stable cash flow.
- **Strong Rental Income** – The lease generates \$10,500 per month in base rent, equating to \$126,000 annually in contractual income.
- **Passive Investment Structure** – Under the NNN lease, the tenant is responsible for taxes, insurance, and maintenance, creating a predictable and management light investment.
- **Multiple Acquisition Structures** – Investors have the flexibility to purchase the property with the existing lease in place, while owner users have the opportunity to negotiate a tenant buyout and occupy the property.
- **Additional Expansion Opportunity** – Ownership also has the ability to acquire the adjacent parcel, creating the potential for a larger owner user campus, expanded operations, or future redevelopment depending on the buyer's objectives.



Property Photos

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 **Rockdale County High School**
±2,336 Students

 **C.J. Hicks Elementary**
±931 Students



±17,000 VPD



±41,800 VPD

 **Ashford Brook**
±94 Units

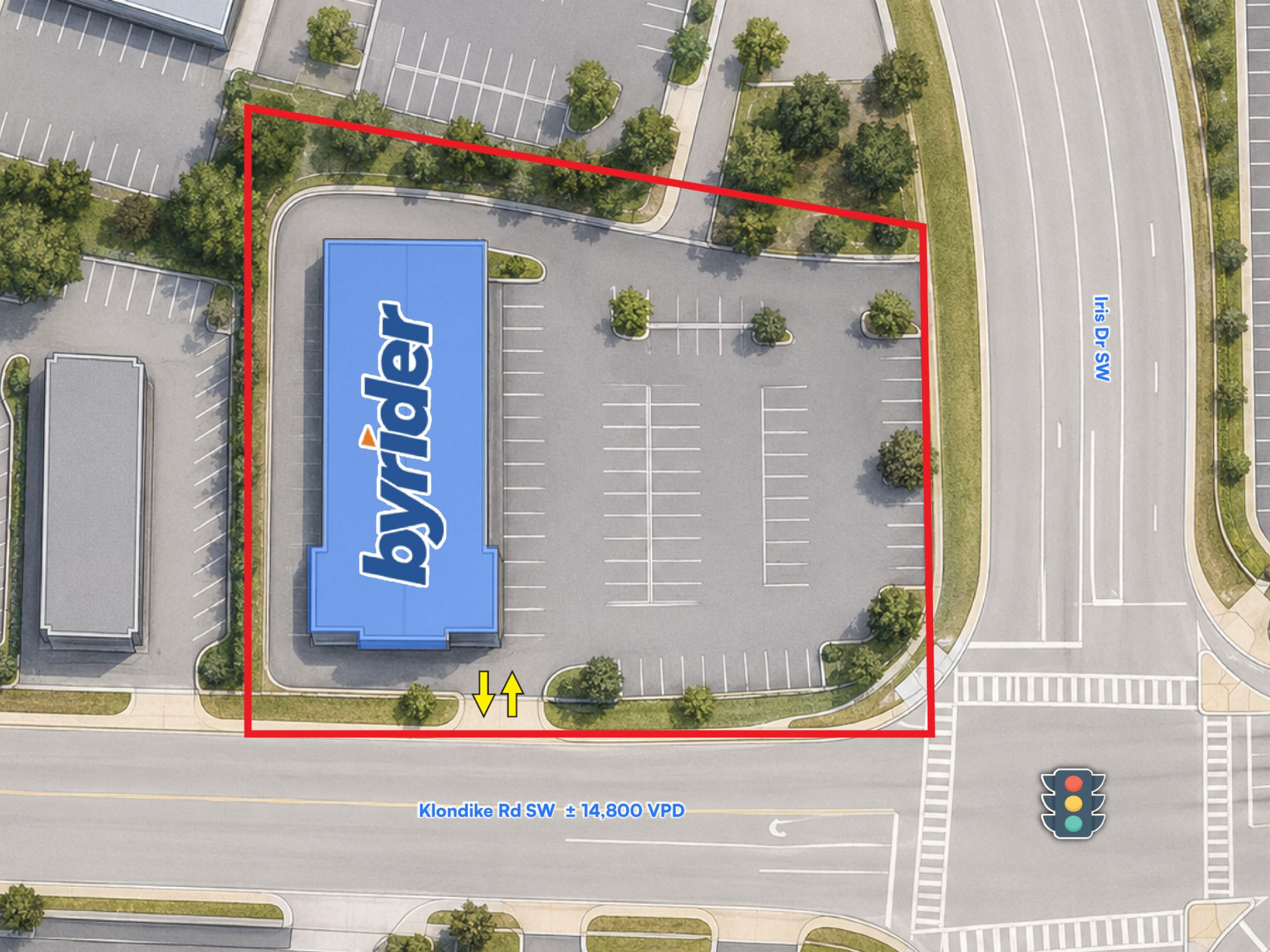
New Construction

 **Eastmore**
±1,500 Homes

 **Windsor Creek**
±80 Homes

 **Rockdale Career Academy**
±3,000 Students





byrider

Iris Dr SW

Klondike Rd SW ± 14,800 VPD

Conyers, GA

18,512

Total Population

7,574

of Households

\$102,811

5 Mile Avg. HH Income

4.3%

Retail Vacancy



Local Market Overview

Conyers is an established east Atlanta retail market benefiting from regional access, household growth, and its position within Rockdale County's primary commercial corridor. The city draws from surrounding residential neighborhoods, commuter traffic, and nearby employment centers, supporting daily-needs retail, service users, restaurants, and automotive-oriented businesses. Its location along the I-20 corridor provides direct connectivity to Atlanta while preserving a lower-cost suburban operating environment attractive to both retailers and consumers.

Retail demand in Conyers is supported by a broad local employment base that includes education, healthcare, food distribution, advanced manufacturing, public administration, and logistics. The area also benefits from Olde Town Conyers, the Georgia International Horse Park, and regional film activity, which contribute to visitation and local spending. With household incomes, commuter flows, and commercial redevelopment initiatives reinforcing the trade area, Conyers offers retailers a practical suburban platform with visibility, access, and proximity to one of the Southeast's largest metropolitan economies.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,265	42,422	89,849
Current Year Estimate	2,991	39,713	85,457
2020 Census	2,447	36,843	79,899
Growth Current Year-Five-Year	9.15%	6.82%	5.14%
Growth 2020-Current Year	22.25%	7.79%	6.96%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,228	15,898	33,551
Current Year Estimate	1,130	14,708	31,673
2020 Census	1,018	13,160	28,831
Growth Current Year-Five-Year	8.68%	8.09%	5.93%
Growth 2020-Current Year	10.97%	11.77%	9.86%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$92,629	\$93,428	\$102,811

*The Atlanta, GA MSA generates over
\$579 Billion in annual GDP*

Economic Drivers

Publix®

Coca-Cola®



EMORY
HEALTHCARE

 **Piedmont**
HEALTHCARE

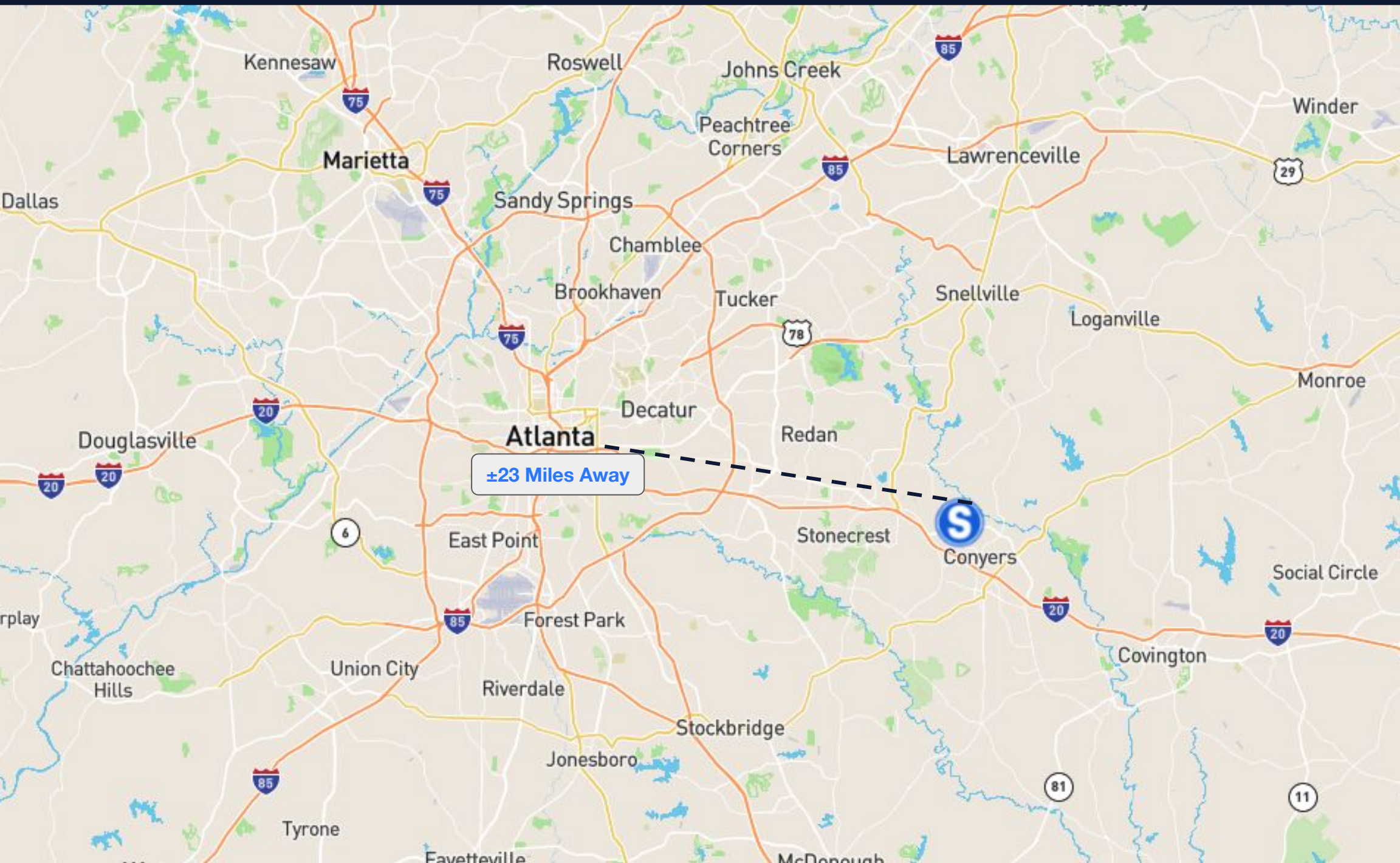

DELTA

Economic Overview

Atlanta is one of the nation's largest and most diversified metropolitan economies, serving as the economic hub of the Southeast. The region benefits from a strategic location, extensive interstate connectivity, a highly educated workforce, and Hartsfield-Jackson Atlanta International Airport, the world's busiest airport by passenger traffic. The metropolitan economy is driven by a balanced mix of corporate headquarters, logistics, healthcare, financial services, technology, film production, manufacturing, and professional services. Consistent population growth and business investment continue to support employment, consumer spending, and commercial real estate demand throughout the region.

The Atlanta metropolitan statistical area (MSA) has a gross metropolitan product exceeding \$579 billion, ranking among the largest regional economies in the United States. Its transportation infrastructure—including Interstates 20, 75, 85, and 285, major rail networks, and one of North America's busiest air cargo facilities—positions Atlanta as a premier distribution and logistics center.

Regional Map



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1407 Klondike Rd SW, Conyers, GA ("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.

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Associate

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Maxx Bauman

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