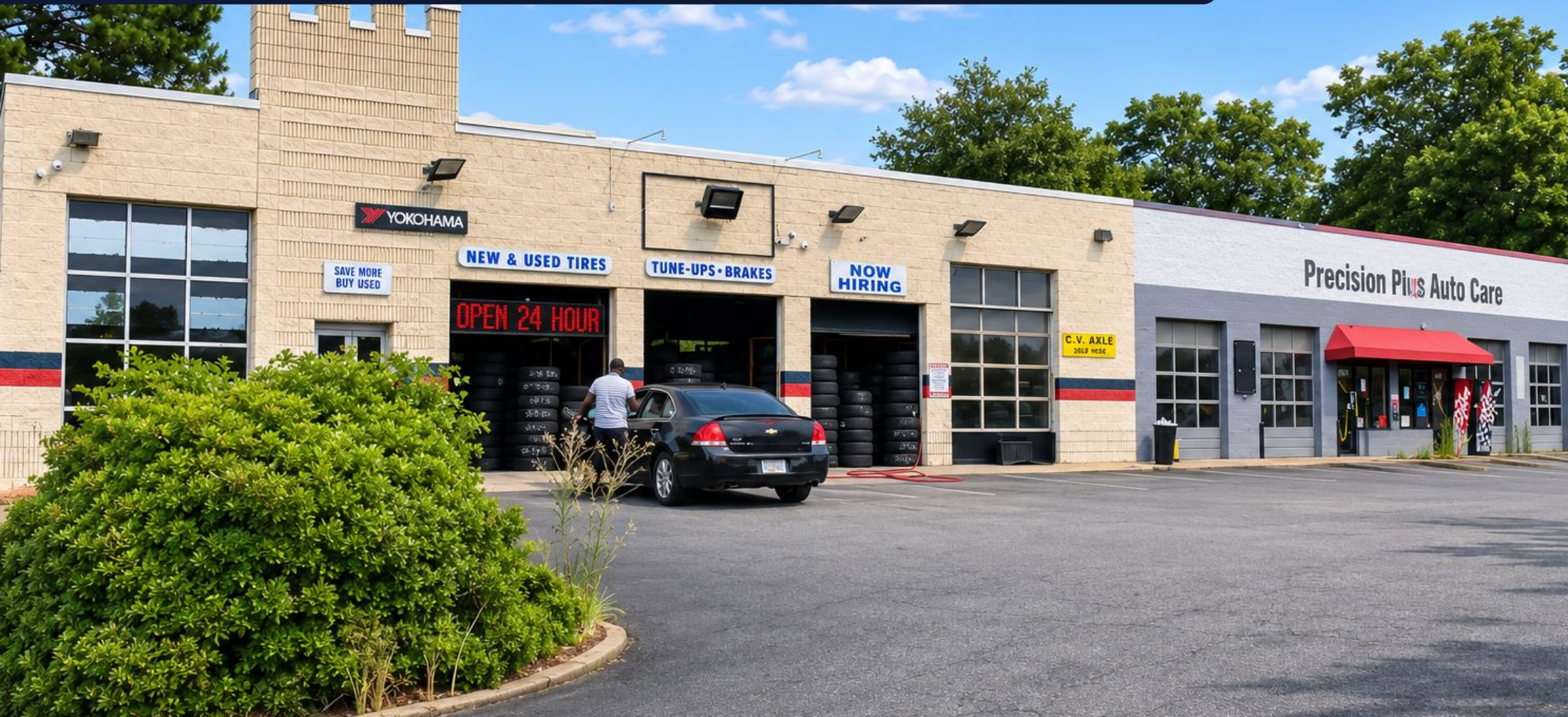


Owner/User Tire & Oil

6941 Hwy 85, Riverdale, GA 30274

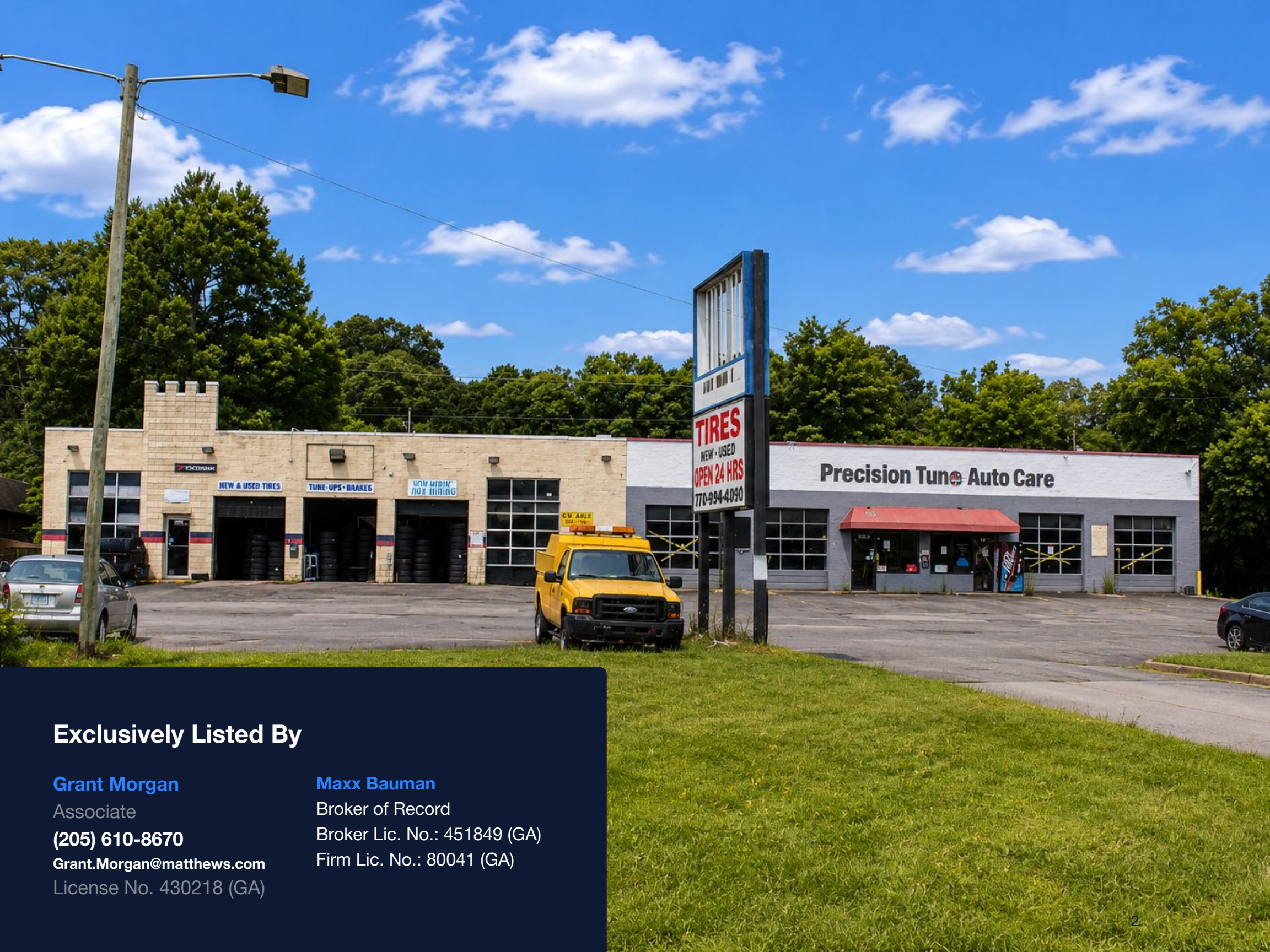


±9,000 SF Automotive Facility

High-Traffic Retail Corridor

Partial NNN Leaseback

MATTHEWSTM



Exclusively Listed By

Grant Morgan

Associate

(205) 610-8670

Grant.Morgan@matthews.com

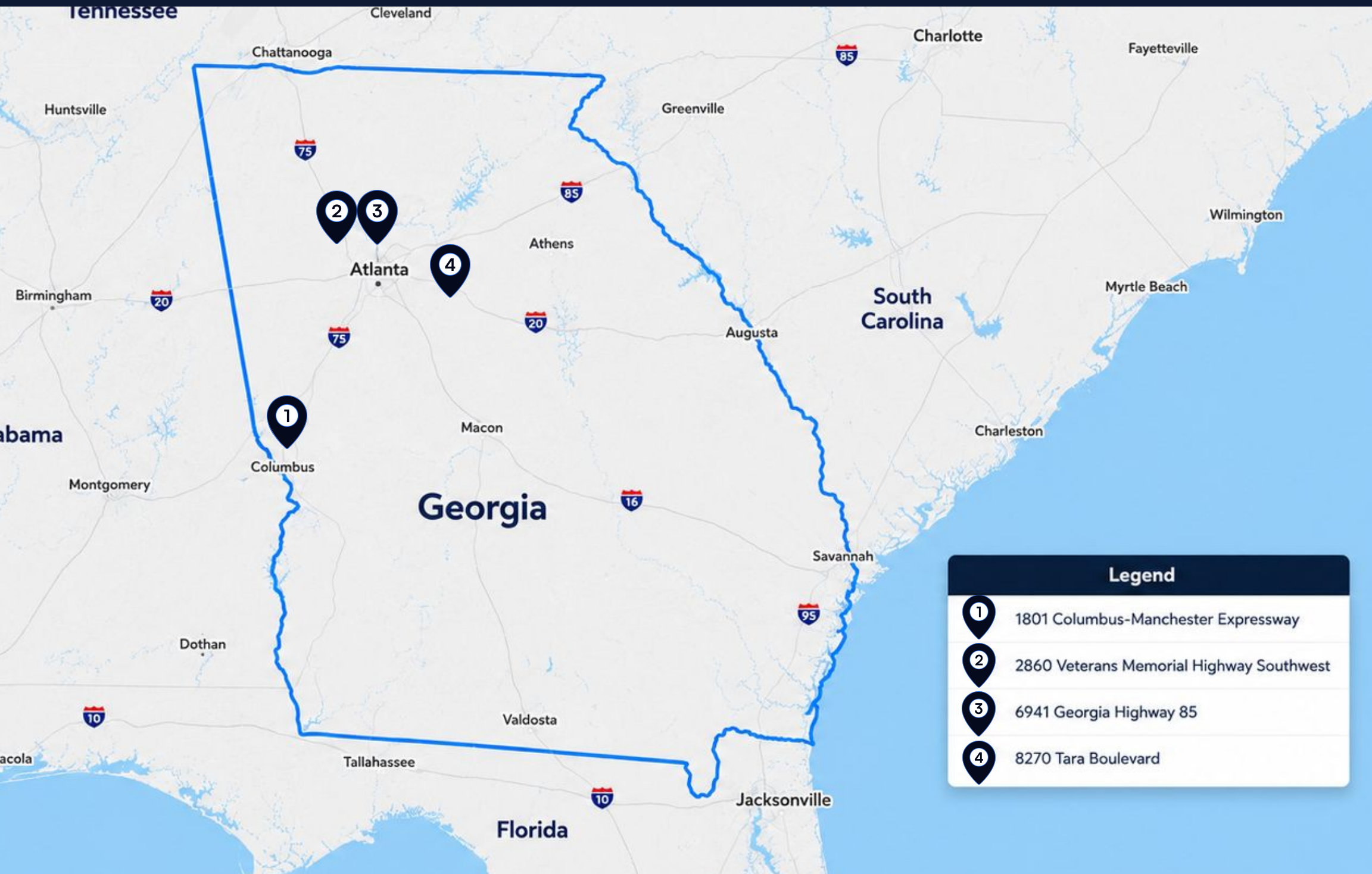
License No. 430218 (GA)

Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)



Legend	
1	1801 Columbus-Manchester Expressway
2	2860 Veterans Memorial Highway Southwest
3	6941 Georgia Highway 85
4	8270 Tara Boulevard

Executive Summary

6941 Hwy 85
Riverdale, GA 30274

24 Hour
Tire Shop

Owner/User
Investment Opportunity

Contact Broker
For Financial Information

The Opportunity

Matthews™ is pleased to present this highly visible commercial property located in the heart of South Atlanta, offered with vacant possession at closing and providing immediate flexibility for an owner-user, investor, or developer. The existing automotive improvements accommodate continued automotive operations while also offering significant adaptability for a variety of commercial uses, including retail, restaurant, medical, financial, and service-oriented businesses.

Strategically positioned on a signalized corner along GA Highway 85, the property benefits from exceptional visibility, strong traffic counts, multiple points of ingress and egress, and immediate access to a dense surrounding residential population. The asset is further enhanced by its proximity to nationally recognized retailers and convenient connectivity to Interstates 75, 285, and 675, as well as Hartsfield-Jackson Atlanta International Airport. Located within the rapidly expanding Atlanta MSA, the property combines a premier infill location with exceptional accessibility, creating a compelling opportunity for investors, developers, and owner-users seeking both immediate utility and long-term value.



Investment Overview

Precision Tune Auto Care
6941 Hwy 85, Riverdale, GAA 30274



Opportunity Overview

- **Partial Sale-Leaseback** with a new 10-year lease.
- **±4,500 SF** Sale-Leaseback.
- **±4,500 SF** Owner-User Opportunity.
- **\$84,000 NNN** annual rental income.
- **Four, 5-Year Renewal Options** for long-term stability.
- **5% Rent Increases** at each renewal.
- **Personal Guarantee** from a 20-unit operator.

Nearby Retailers



Property Details

±0.65 AC

**Available
Lot Size**

±48,000 VPD

**Highway 85
Traffic Count**

±9,000 SF

**Total
Building Size (GLA)**

Investment Highlights

MATTHEWS™

- **Owner User or Redevelopment Opportunity** offered with vacant possession at closing, allowing an owner user, investor, or developer immediate control of the property without waiting for lease expiration.
- **Operating Automotive Facility** featuring existing automotive improvements that can accommodate a tire operator, service center, or a variety of automotive related users, while also providing redevelopment potential.
- **Signalized Corner Location** benefiting from excellent frontage, multiple points of ingress and egress, and outstanding visibility along GA Highway 85.
- **Flexible Commercial Site** well suited for automotive, retail, restaurant, medical, financial, or other commercial users seeking a highly visible South Atlanta location.
- **Value Add Investment** providing investors the opportunity to reposition, redevelop, lease, or owner occupy the property based on their investment strategy.



Property Highlights

MATTHEWS™

Location Highlights

- **Prime South Atlanta Retail Corridor** strategically positioned along GA Highway 85, one of Clayton County's primary commercial corridors with excellent traffic counts and regional connectivity.
- **Dense Residential Trade Area** supported by a large and growing population, providing a strong customer base for retail, automotive, restaurant, and service-oriented businesses.

Investment Highlights

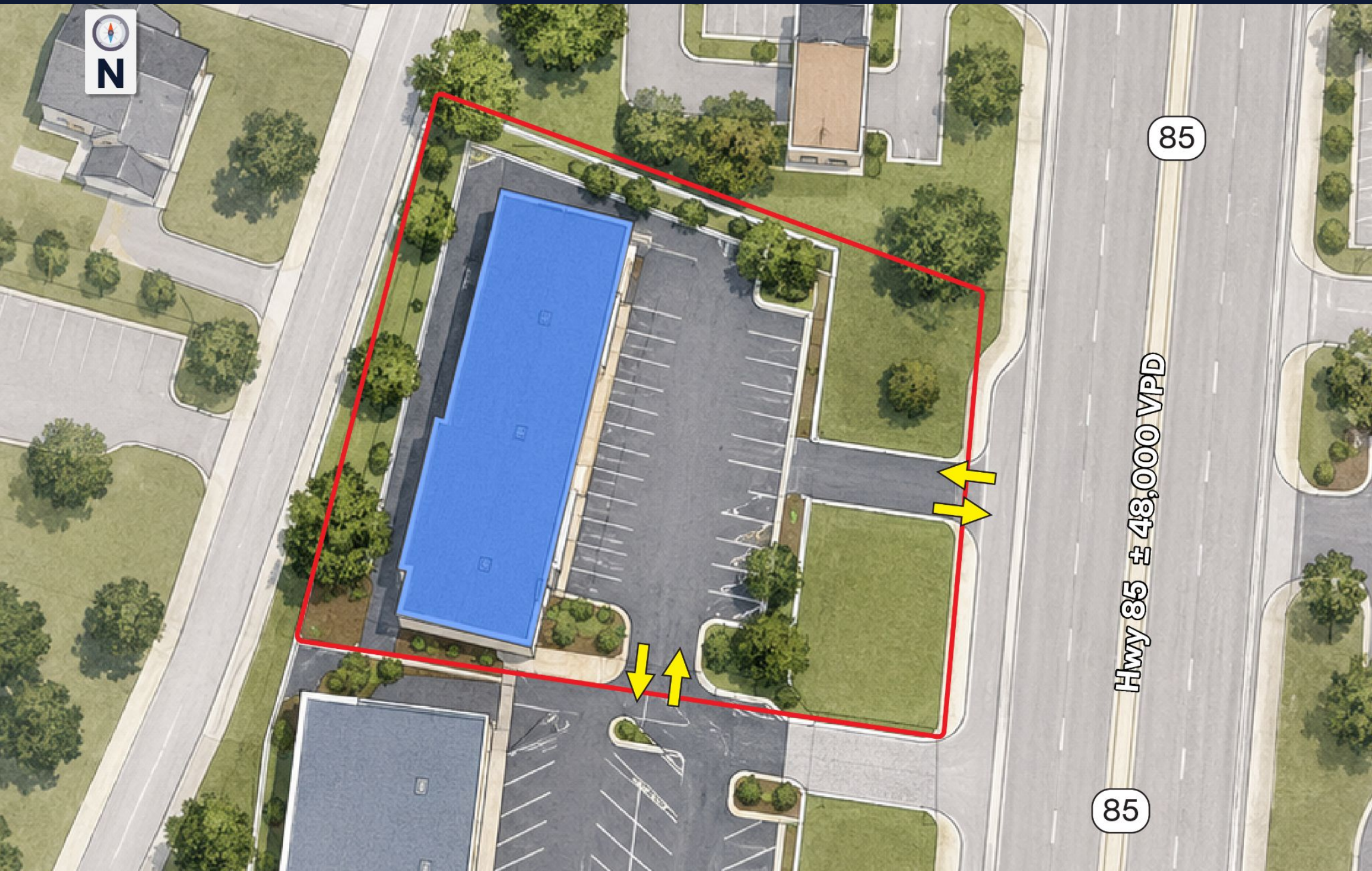
- **Established National Retail Hub** surrounded by Walmart Supercenter, Lowe's, Kroger, Chick-fil-A, McDonald's, Walgreens, CVS, AutoZone, O'Reilly Auto Parts, and numerous additional national retailers that generate consistent consumer traffic.
- **Excellent Regional Accessibility** offering convenient access to Interstate 75, Interstate 285, Interstate 675, and Hartsfield-Jackson Atlanta International Airport, making the property ideal for a wide range of commercial uses.
- **Atlanta MSA Investment Opportunity** located within one of the Southeast's largest and fastest-growing metropolitan areas, benefiting from continued residential growth, employment expansion, and long-term economic development.



Property Photos

MATTHEWS™









Riverdale, GA

15,100

Total Population

\$52,000

Median HH Income

\$80,116

5 Mile Avg. HH Income

5.0%

Retail Vacancy

Local Market Overview

Riverdale is a strategically positioned South Atlanta community within Clayton County that benefits from exceptional regional connectivity, immediate access to Hartsfield-Jackson Atlanta International Airport, and frontage along one of the area's primary commercial corridors. The Highway 85 retail corridor serves as Riverdale's principal commercial spine, supporting a diverse mix of national retailers, restaurants, automotive services, and neighborhood-oriented businesses. Daily traffic exceeding 46,000 vehicles provides strong visibility for retailers while the surrounding residential neighborhoods supply a stable consumer base.

As part of the Atlanta metropolitan area, Riverdale benefits from one of the Southeast's largest employment centers while maintaining relatively affordable housing that attracts a substantial workforce. Retail demand is supported by airport employees, logistics workers, healthcare professionals, and residents commuting throughout South Metro Atlanta. The city's continued investment in commercial corridor improvements, business incentives, and redevelopment initiatives along Highway 85 reinforces the area's long-term retail fundamentals. For neighborhood and service-oriented retail, Riverdale offers a combination of strong traffic counts, dense population, and convenient access to major transportation infrastructure.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,128	81,393	177,958
Current Year Estimate	8,766	87,736	189,228
2020 Census	9,176	90,634	191,116
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,147	31,505	67,340
Current Year Estimate	3,359	33,605	70,809
2020 Census	3,427	33,438	69,440
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$65,583	\$76,327	\$80,116

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



Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. Hartsfield-Jackson's global connectivity and the metro's business-friendly environment continue driving long-term expansion across IT, logistics, life sciences, and professional services.

Ranked #7 Nationally

for Fortune 500 HQ Concentration

3,130,000+

Total Workforce Base

21K+

Jobs Added YoY

Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development | **2025 Dataset**

Top Employers

Largest Employer



42,000+
Employees

Northside Hospital

32,000+ Employees

Piedmont Healthcare

29,600+ Employees

Children's Healthcare of Atlanta

10,500+ Employees

Georgia Tech

9,400+ Employees

Cox Enterprises

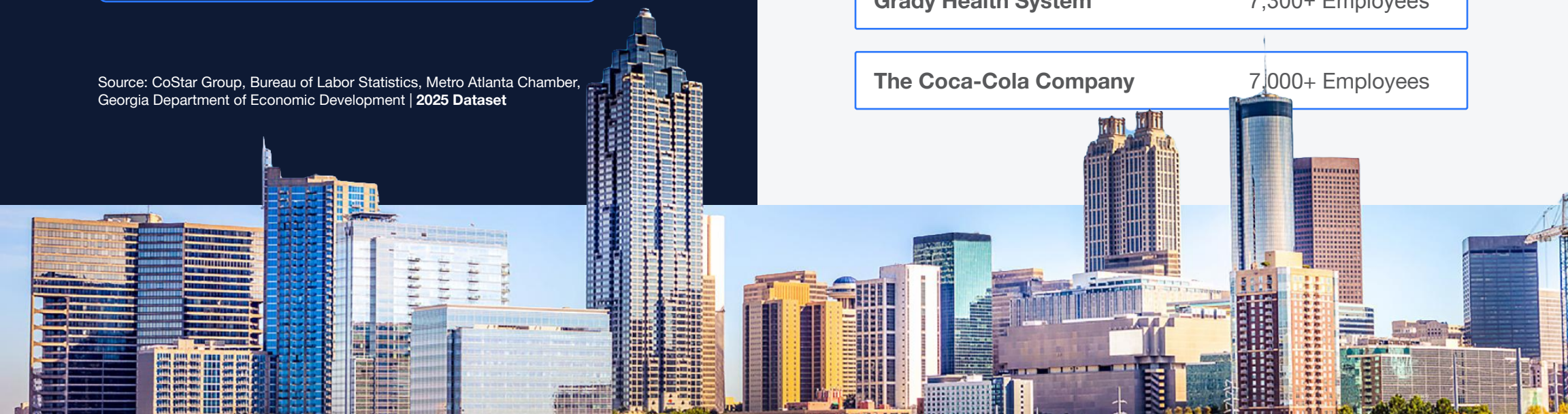
7,700+ Employees

Grady Health System

7,300+ Employees

The Coca-Cola Company

7,000+ Employees



Atlanta Retail Performance

\$3B+

Sales Volume

4.5%

Vacancy Rate

7.2%

Market Cap Rate

373M+

Square Feet of
Retail Inventory

\$228

Market Sale Price
Per Square Foot

\$24.42

Market Asking
Rent Per Square Feet

Atlanta's retail market ranks among the strongest and most active in the Southeast, supported by one of the nation's largest consumer and employment bases. The metro continues to demonstrate strong retail fundamentals through healthy occupancy levels, sustained leasing activity, and significant investment volume across institutional and private capital groups. Atlanta's expansive retail inventory, rapid population growth, and affluent suburban trade areas continue driving retailer expansion and long-term consumer demand.

Source: CoStar Group | 2025 Dataset



Submarket Strength



Premier Luxury Retail & Mixed-Use District

Buckhead & North Atlanta

Buckhead · Sandy Springs · Brookhaven

- \$1.9-2.5K+ Class A Rents
- Surrounding Trade-Area HH income \$120K+

20M+

Lenox & Phipps
Annual Visitors

16

Fortune 500
HQ Nearby

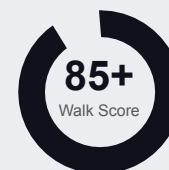


Urban Retail, Technology, & Innovation Hub

Midtown Atlanta

Midtown · West Midtown · Old Fourth Ward

- 50K+ Georgia Tech students
- Major Tech & Healthcare Employment Corridor



5,000+

Units Delivered
or Underway



High-Growth Suburban Retail & Lifestyle

Alpharetta & North Fulton

Alpharetta · Roswell · Johns Creek

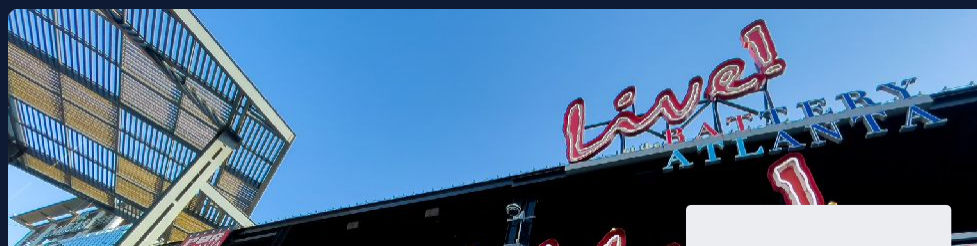
- +40K Residents Added (10 Years)
- Surrounding Trade-Area HH income \$140K+

7.5M+

Avalon
Annual Visitors

\$1B+

Lenox + Phipps
Combined Sales



Entertainment & Experiential Retail

Cumberland & The Battery

West Midtown · Cumberland · Vinings

- 10M+ Annual Battery Visits
- Young Professional Migration Drives Class A Demand

8M+ SF

Cumberland/
Galleria Office

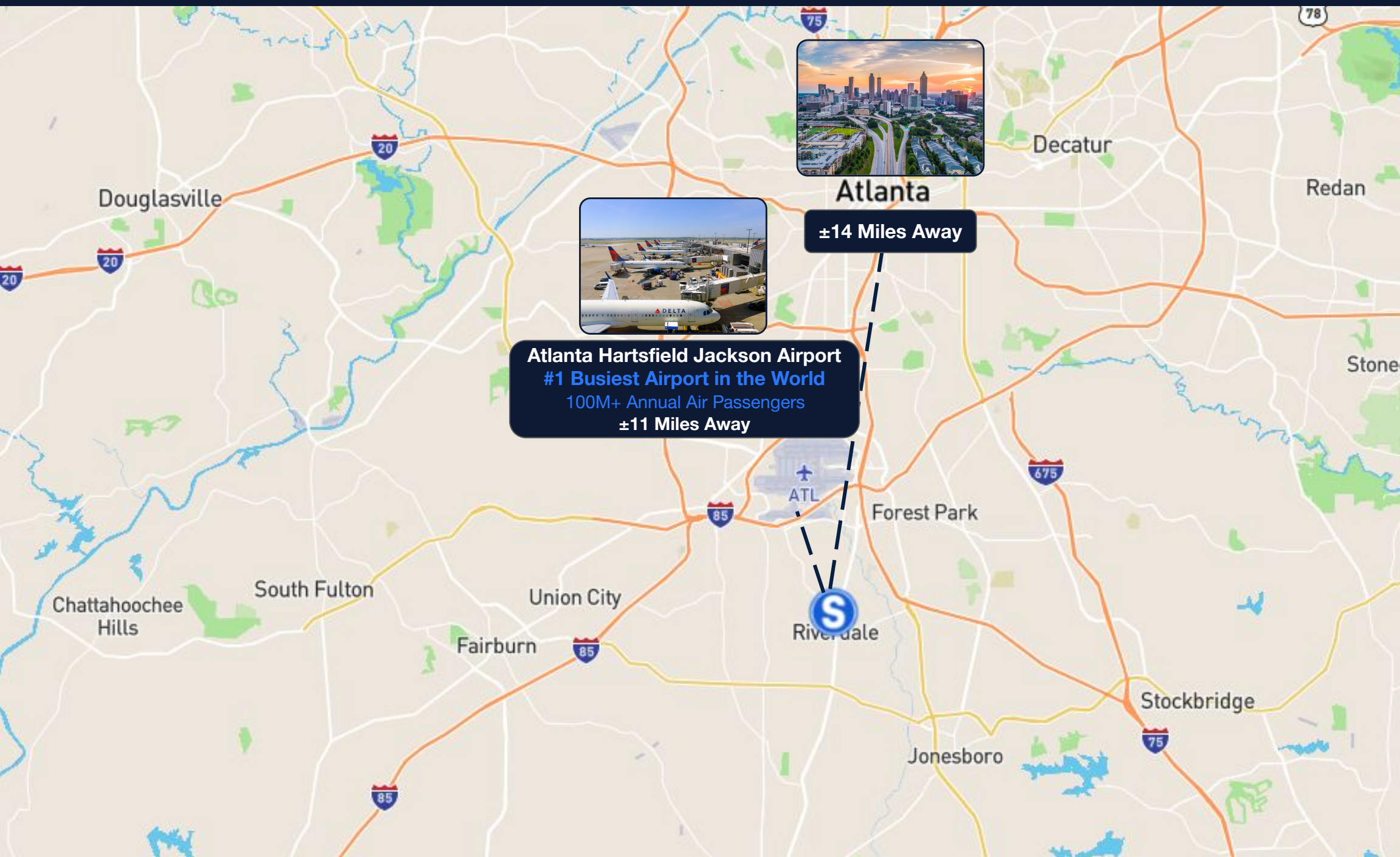
**Strong
Anchors**

Truist Park ·
Home Depot HQ

Regional Map

Precision Tune Auto Care

69 41 Hwy 85, Riverdale, GA 30274



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 **6941 Hwy 85, Riverdale, GA, 30274** ("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.

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)