

Owner/User Tire & Oil

2860 Veterans Memorial Hwy

Austell, GA 30168



Veterans Memorial Hwy ±18,000 VPD

Subject Property

Positioned Along a **Major Commuter Corridor**

Established **Performance**

Located Within the **Atlanta MSA**

MATTHEWSTM



Exclusively Listed By

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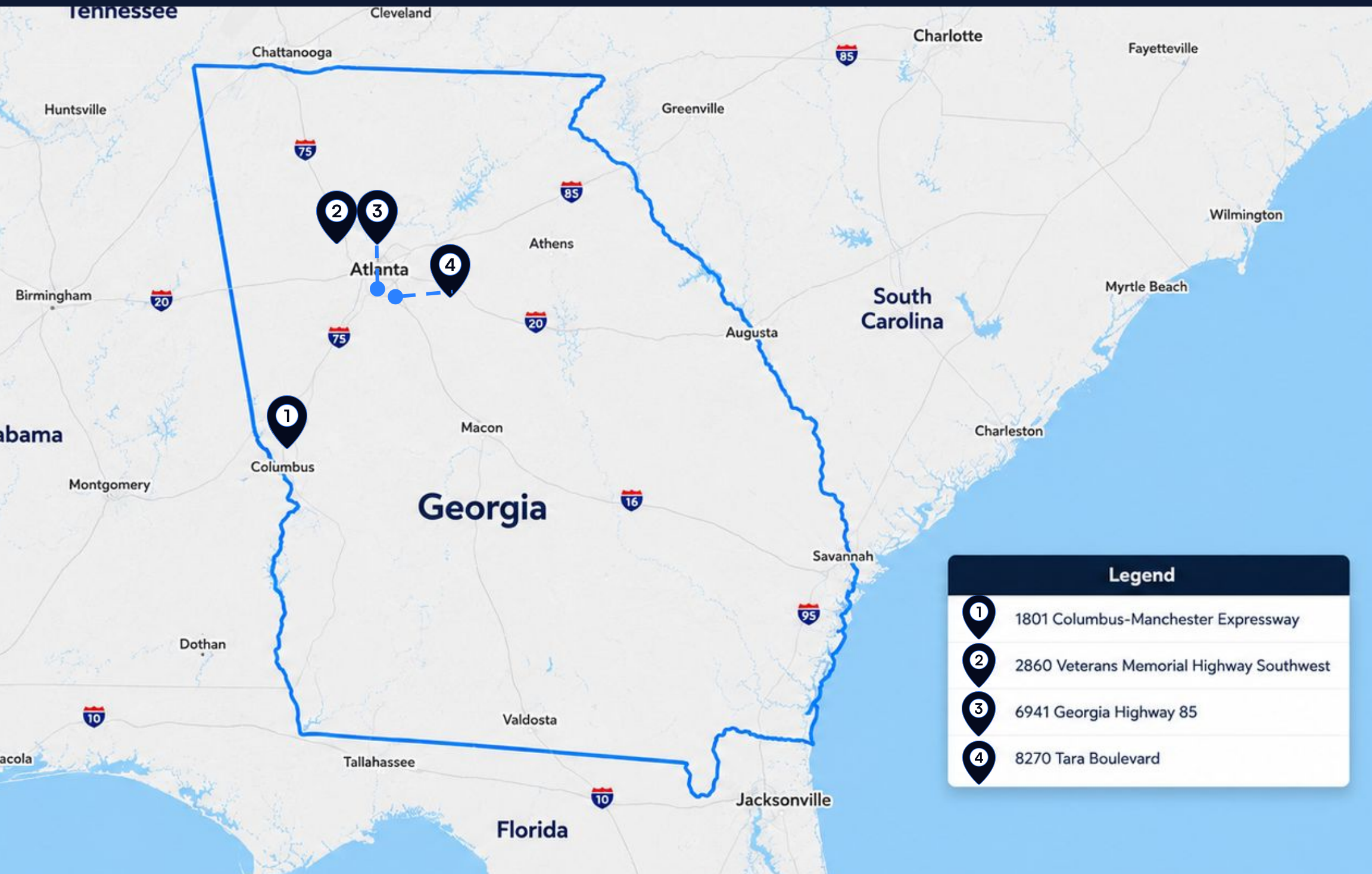
Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

irm Lic. No.: 80041 (GA)

EXIT



Legend

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

Executive Summary

2860 Veterans Memorial Hwy
Austell, GA 30168

24 Hour
Tire Shop

Owner/User
Investment Opportunity

\$850,000
List Price

The Opportunity

Matthews™ is pleased to present the Tire & Oil Retail property located at 2860 Veterans Memorial Hwy, Austell, GA 30168. This ±5,636-square-foot, single-tenant automotive service facility, originally constructed in 1959, is situated on a ±0.33-acre corner parcel featuring five service bays and approximately 238 feet of frontage along Veterans Memorial Highway (U.S. Highway 78). The property's functional layout is well suited for tire sales, oil changes, general automotive repair, and emissions-related services, providing an efficient configuration for a wide range of automotive operations.

Strategically positioned within the Atlanta MSA, the property benefits from outstanding visibility along Veterans Memorial Highway, a major commercial corridor carrying approximately ±18,000 vehicles per day, and is located just ±3.7 miles from Interstate 20 with convenient access to Downtown Atlanta approximately ±17 miles to the east. The surrounding trade area is supported by approximately 133,500 residents within a five-mile radius and a average household income exceeding \$97,000, providing a strong consumer base for automotive service demand.

The combination of a purpose-built automotive facility, prominent corner positioning, excellent regional accessibility, and established commercial surroundings creates a compelling investment opportunity supported by durable real estate fundamentals and a strategic location within the growing Atlanta metropolitan area.



Investment Overview

2860 Veterans Memorial Hwy
Austell, GA 30168



Opportunity Overview

- Durable brick and metal construction.
- Five-bay configuration supports efficient operations.
- Metal roof provides long-term durability.
- High-visibility location with 18,000+ vehicles per day.
- Currently operating as an active business.

Nearby Retailers



UNITED STATES
POSTAL SERVICE



Property Details

±0.33 AC

Available
Lot Size

±18,000 VPD

Veterans Memorial Hwy
Traffic Count

±5,636 SF

Available
Building Size (GLA)

Property Highlights

MATTHEWS™

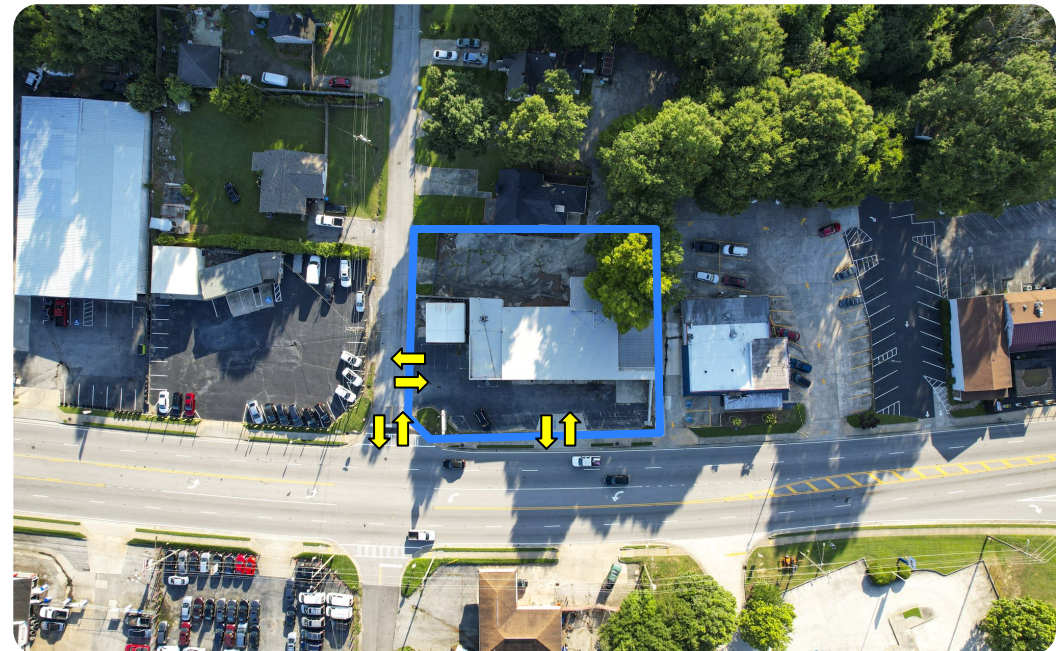
Best Uses

The site appears well suited for:

- **Move-in-ready owner/user** seeking an established location for tire, oil change, or general automotive service operations.
- **Small-format retail development**, offering flexibility for neighborhood-oriented retail or service users.
- **National automotive service operators**, including brands such as Take 5 Oil Change, Valvoline, Express Oil Change & Tire Engineers, Jiffy Lube, and Tire Discounters.
- **Redevelopment opportunity**, with the potential to reposition or redevelop the site for a higher and better use, subject to zoning and market conditions.

Investment Highlights

- **Compelling Atlanta MSA redevelopment opportunity** offered at a basis well below estimated replacement cost, providing attractive downside protection and value creation potential.
- **Strategic location within one of the Southeast's fastest-growing metropolitan areas**, benefiting from sustained population growth, expanding employment, and strong economic fundamentals.
- **Flexible redevelopment opportunity** suitable for a variety of configurations, including single-tenant, multi-tenant, retail, automotive, or pad site development.
- **Strong intrinsic land value** supported by increasing traffic volumes, favorable demographics, and ongoing commercial investment throughout the surrounding trade area.
- **Multiple exit strategies** with the opportunity to create institutional-quality net lease product through a sale-leaseback, ground lease, build-to-suit, or long-term tenant repositioning.

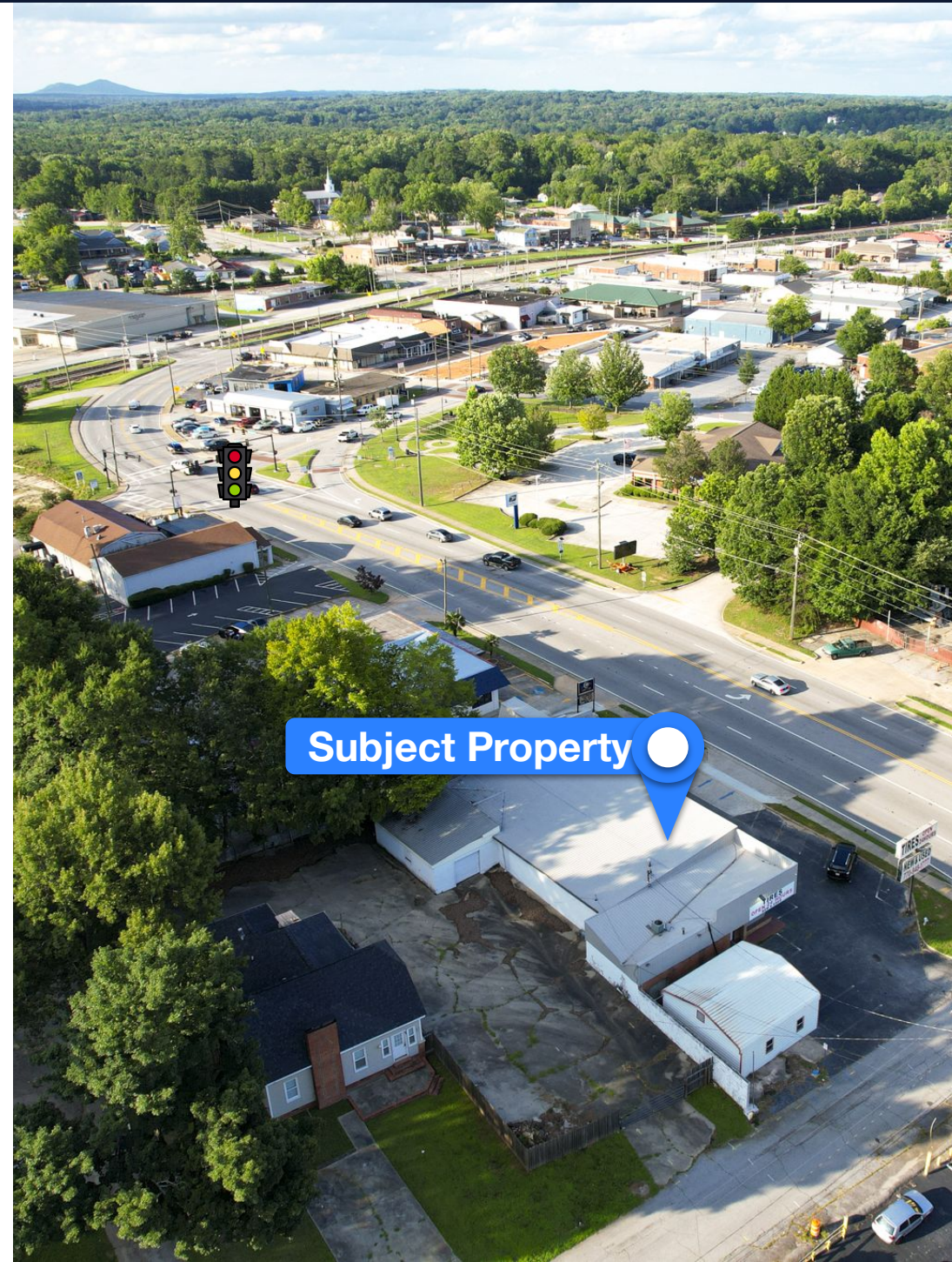


Investment Highlights

MATTHEWS™

Redevelopment Highlights

- **Prime frontage along Veterans Memorial Highway** within the Atlanta MSA, offering exceptional visibility and exposure to significant daily commuter and residential traffic.
- **Located within a rapidly transforming commercial corridor** benefiting from sustained residential growth, new development, and continued private investment throughout Cobb County.
- **Excellent regional accessibility** with convenient connections to Interstate 20, Thornton Road, and major employment hubs across the Atlanta metropolitan area.
- **Dense and growing residential base** supports long-term demand for convenience retail, automotive services, restaurants, and other neighborhood-serving uses.
- **High-barrier-to-entry corridor** with limited availability of prominent frontage sites, creating a rare opportunity for national retailers and service providers seeking market presence.
- **Strategically positioned redevelopment opportunity** to capitalize on the continued expansion and westward growth of the Atlanta suburbs, supported by strong demographic and economic fundamentals.



Property Photos

MATTHEWS™







Walmart
Supercenter
Top 2% of National Locations
Source: AlphaMap

Google
Douglas County
Google Data Center
±350 Employees

STAPLES
Distribution Center

Silver Line
WINDOWS-DOORS™
FASTEST LABS.
CLEAN FAST TESTING

Village at Westfork
Kroger **POPEYES**
CHASE

O'Reilly
AUTO PARTS

CHEVROLET **HONDA** **NISSAN**
CARMAX

JAMES
TIRE

NAPA

Veterans Memorial Hwy SW ±18,000 VPD

Subject Property

Roy Davis
FUNERAL HOME

BURGER
KING

SOUTH COBB DINER

UNITED STATES
POSTAL SERVICE



Austell, GA

Atlanta, GA MSA Demographics

6.4 Million

Total Population

50 Million

Annual Visitors

\$570.7 Billion

GDP



Local Market Overview

Located in western Cobb County, Austell benefits from its position within the Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area, one of the nation's largest and most dynamic regional economies. The community offers convenient access to Interstate 20, Interstate 285, and downtown Atlanta, providing residents and businesses with exceptional connectivity to major employment centers, logistics hubs, and Hartsfield-Jackson Atlanta International Airport. Strong population growth throughout metro Atlanta, coupled with above-average household incomes and a highly diversified employment base, continues to support consumer spending and commercial investment across the region.

Located near major healthcare providers, industrial corridors, and regional retail destinations, Austell continues to benefit from steady demand for neighborhood-serving retail and service businesses. Ongoing residential growth, infrastructure investment, and the strength of the \$570.7 billion Atlanta metropolitan economy support long-term commercial activity, positioning the area for continued investment and sustained consumer demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,696	48,840	133,505
Five-Year Projection	4,917	50,424	138,317
2020 Census	4,224	47,324	126,407
Growth Current Year-Five-Year	0.9%	0.6%	0.7%
Growth 2020-Current Year	2.2%	0.6%	1.1%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,777	18,258	49,119
Five-Year Projection	1,862	18,834	50,874
2020 Census	1,601	17,861	46,768
Growth Current Year-Five-Year	1.0%	0.6%	0.7%
Growth 2020-Current Year	2.2%	1.2%	1.5%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,098	\$91,071	\$97,197

Atlanta, GA

Atlanta ranks as the nation's seventh-largest metro area and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a

rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued immigration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for retail, mixed-use, office, and industrial investment.

#1 Busiest Airport in the World

100M+ Annual Air Passengers

7th Largest U.S. Metro

6.44M+ Total Population

\$92.6K

Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | 2025 Dataset



Atlanta Retail Performance

\$3B+

Sales Volume



373M+

Square Feet of
Retail Inventory

\$228

Market Sale Price
Per Square Foot

\$24.42

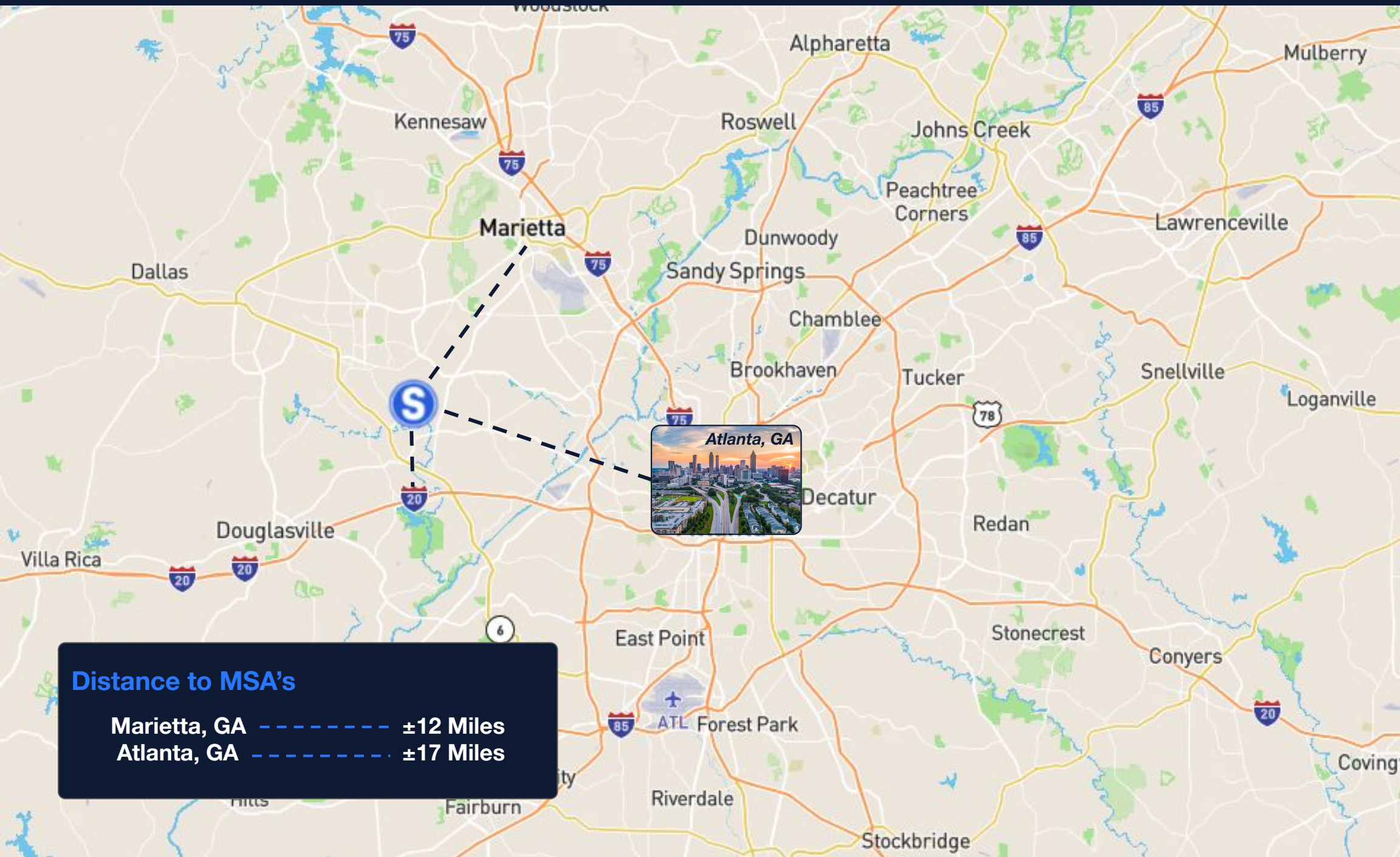
Market Asking
Rent Per Square Feet

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



Regional Map



Distance to MSA's

Marietta, GA ----- ±12 Miles
Atlanta, GA ----- ±17 Miles

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 2860 Veterans Memorial Hwy, Austell, GA, 30168 ("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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