MATTHEWS™


2550 Mountain Industrial Blvd.
Tucker, GA 30084

**Auto Investment Opportunity**
Offering Memorandum

MATTHEWS™


## Exclusively Listed By


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±20,000 SF

GLA*

±2.00 AC

Lot Size*

±29,500

Vehicles Per Day

*Buyer to verify GLA and Lot Size with a new survey.

# Property Overview

- **Zoned For Commercial & Industrial Use:** Located along the well-established Mountain Industrial Blvd corridor, this property benefits from flexible light industrial and commercial zoning. Ideal for body shops, distribution centers, warehousing, and light manufacturing, the site supports businesses that depend on logistics, fleet services, or regional access.
- **Adaptable ±20,000 SF Facility:** The building spans approximately ±20,000 square feet on a ±2-acre lot. Features of the property include high ceilings, multiple roll-up doors, heavy-duty electrical power, and an expansive parking lot and yard space. The structure accommodates a wide range of uses and business models, offering strong adaptability for both owner-users and investors.
- **Turnkey Automotive Operation:** This location has been operating as a MAACO franchise for over 10 years, serving both fleet accounts and repeat retail customers. Key operational assets include two fully operational spray booths, multiple frame racks, and a dedicated office and breakroom space. An investor or operator can benefit from the site's existing revenue stream, established customer base, and functional auto body infrastructure.
- **Strategic Position In The Tucker Industrial Corridor:** Centrally located near I-285, US-78, and I-85, this property offers exceptional transportation access to Downtown Atlanta, Hartsfield-Jackson International Airport, and the broader Metro Atlanta region. Tucker's industrial corridor is home to a extensive blue-collar workforce, including auto technicians, warehouse workers, and logistics professionals, making it an attractive hub for industrial and automotive businesses.
- **Furniture, Fixtures, And Equipment:** Contact Broker for FF&E List.

# Financial Summary

| $4,500,000 | $4,000,000 | $500,000 | $200.00 |
|---|---|---|---|
| List Price | Building Price | Business Price | PPSF (Building) |

Contact Broker directly for business financials and FFE List

| Building Summary | |
|---|---|
| Year Built | 1978 |
| *GLA | ±20,000 SF |
| *Lot Size | ±2.00 AC |
| *Building Height | 20’ |
| Parking Spaces | 75 |
| Zoning | M - Industrial District |
| Bay Doors | 3 Ext. |

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


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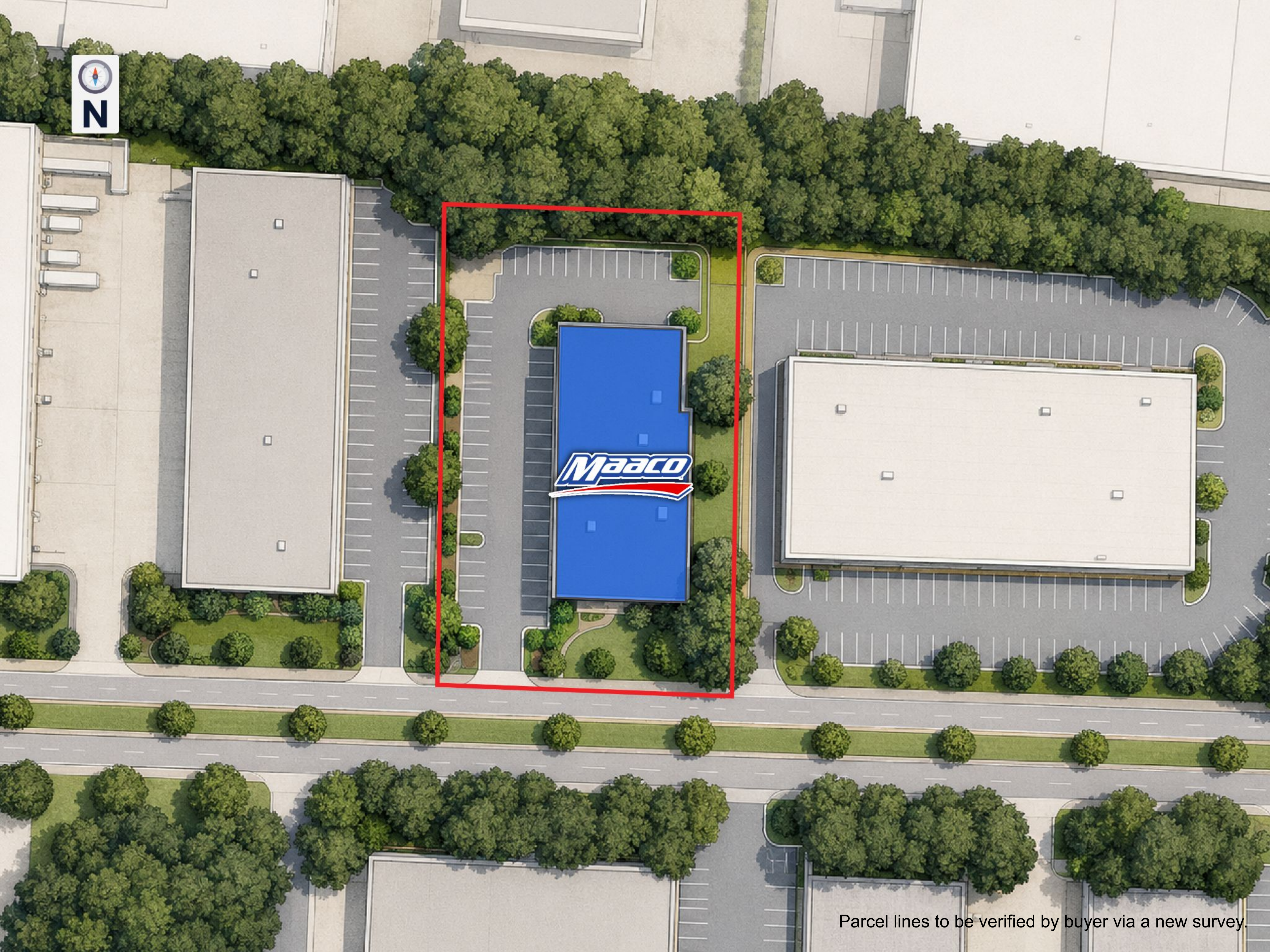
PHENOMWASH
CARCONNECTION INC
CELEBRATING FIFTY YEARS
ra
Maaco
Subject Property
B&W
BABCOCK & WILCOX
HOLISTIC
VITALIS
Mountain Industrial Blvd ± 29,500 VPD




Parcel lines to be verified by buyer via a new survey.

HEADQUARTERS
**Charlotte, NC**

YEAR FOUNDED
**1972**

# OF LOCATIONS
**4,400+**

# Tenant Overview

MAACO, founded in 1972 by automotive entrepreneur Anthony A. Martino, is a leading franchisor of collision repair and auto painting services across North America. The name itself is an acronym for "Martino, Anthony A. and Co." Utilizing the well-known "Uh-oh! Better Get MAACO" slogan since the 1980s, the brand rapidly expanded to nearly 200 centers within its first five years and has since serviced over 20 million vehicles. Operating under parent company Driven Brands, MAACO benefits from the strength of a parent network that includes brands like Meineke, Take 5 Oil Change, and CARSTAR, which together reach over 4,400 locations and tens of millions of customers annually.

As a tenant—or local franchise operator—MAACO offers a retail-oriented business model with strong national brand recognition and flexible operational support. Prospective franchisees without prior automotive experience are welcome: MAACO provides comprehensive training, including both corporate-led management sessions and on-the-job guidance, as well as ongoing resources like online learning modules and marketing tools. With average gross sales reaching approximately $1.1 million per location and profit margins around 16 percent, many franchisees recoup their initial investment—typically $250,000 to $350,000, inclusive of fees and setup costs—within two to three years. The business model emphasizes consistency and quality through certified centers, territory protections, and centralized systems, making MAACO a compelling tenant opportunity in the automotive services space.

# Tucker, GA

**Local Market Overview**

Situated in the thriving Atlanta metropolitan area, Tucker offers investors a compelling blend of accessibility, economic stability, and growth potential. The city benefits from its strategic position along major transportation corridors, including I-285 and I-85, providing direct access to the region's vast labor force, consumer base, and business ecosystem. Tucker's economy is supported by a diverse mix of industries, from advanced manufacturing and logistics to healthcare and professional services, creating a balanced and resilient foundation for sustained commercial activity. Its established commercial corridors and business parks attract a steady flow of tenants and employers seeking a well-connected, cost-effective alternative to Atlanta's urban core.

Tucker's commercial real estate landscape continues to strengthen, with demand for industrial, office, and retail product fueled by strong population trends and rising household incomes. The area's suburban character and proximity to key employment hubs make it particularly attractive to companies seeking space that combines operational efficiency with lifestyle appeal for their workforce. Retail and service sectors thrive on consistent local spending, while industrial users benefit from the city's infrastructure and logistical positioning within the Atlanta MSA. For investors, Tucker represents a rare balance of stability and opportunity — a market offering dependable performance with the potential for value growth as metropolitan expansion continues to push outward.

Atlanta, GA | ±16 Miles Away

| **Population** | **3-Mile** | **5-Mile** | **10-Mile** |
|---|---|---|---|
| Current Year Estimate | 98,953 | 261,817 | 1,048,406 |
| **Households** | **3-Mile** | **5-Mile** | **10-Mile** |
| Current Year Estimate | 37,013 | 96,275 | 418,219 |
| **Income** | **3-Mile** | **5-Mile** | **10-Mile** |
| Average Household Income | $99,302 | $102,899 | $138,331 |

# Atlanta, GA MSA

The Atlanta MSA is one of the nation’s most dynamic and resilient markets, supported by a diverse economy and its role as a hub for commerce, culture, and transportation. A strong tourism industry, global corporate presence, and growing population continue to fuel demand for housing, making Atlanta a prime market for long term investments.

## Total Population
6,305,839

## Annual Visitors
51 Million

## Tourism Economic Impact
$20 Billion

## GDP
$571+ Million





# Tourism & Cultural Events

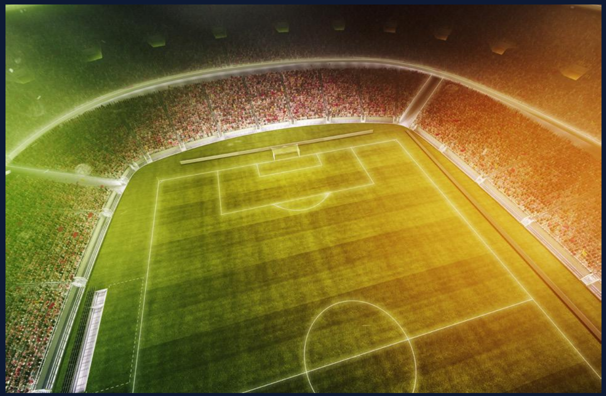
Atlanta offers a compelling tourism and cultural scene anchored by world-class attractions like the Georgia Aquarium, World of Coca-Cola, and the Martin Luther King Jr. National Historical Park, alongside a thriving arts and theater district. Major events such as the Peach Bowl, Atlanta Film Festival, Music Midtown, and Atlanta Jazz Festival highlight the city's diverse cultural identity, while professional sports teams like the Falcons, Braves, and Hawks further cement their reputation as a premier entertainment hub.

## Georgia Aquarium

2.2M Annual Visitors

## Peach Bowl

$73.4M in Economic Impact



## FIFA World Cup 2026

Est. $503M in Economic Impact

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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 2550 Mountain Industrial Blvd., Tucker, GA 30084 ("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.

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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.

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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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