

MAVIS TIRES & BRAKES

3719 KEMP RIDGE RD NW, ACWORTH, GA

LEASED INVESTMENT
OPPORTUNITY



Freestanding Single-Tenant Property

±6,690 SF Building

±53,143 SF Lot

Square Footage Approximate – Buyer to Independently Verify

**Established Tire & Automotive Service Business
Operating Since 2007 (Formerly Kauffman Tire)**



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LEASED AUTOMOTIVE PROPERTY

3719 KEMP RIDGE RD NW, ACWORTH, GA

LEASED INVESTMENT
OPPORTUNITY



PROPERTY HIGHLIGHTS

- Freestanding building on the pad of a Walmart-anchored shopping center
- Professionally managed, well-maintained property with excellent curb appeal
- Established automotive business (operating in place for nearly 20 years) serving an active, affluent community
- \$388 per square foot sale price – below market for owner-user comparable sales in the area
- NN lease – landlord responsible for roof, building structure, and additional maintenance (obligations specified in the lease agreement)

ASKING PRICE	\$2,595,000
LEASE RATE	\$18,960.33 PER MONTH / \$227,524 ANNUALLY
CAP RATE	8.77%
BLDG / LOT SF	±6,690 SF / ±53,143 SF
LEASE TERM	Expires Sept 30, 2028 / Options thru Sept 2047



LANCE LEVIN
PRESIDENT
310.839.3333



RENT SCHEDULE

3719 KEMP RIDGE RD NW, ACWORTH, GA

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PERIOD	MONTHLY RENT	ANNUAL RENT
CURRENT-SEPTEMBER 2027	\$18,960.33	\$227,524
OCTOBER 2027-SEPTEMBER 2028	\$20,287.58	\$243,451
OCTOBER 2028-SEPTEMBER 2032 — OPTION	\$20,287.58	\$243,451
OCTOBER 2032-SEPTEMBER 2037 — OPTION	\$21,707.75	\$260,493
OCTOBER 2037-SEPTEMBER 2042 — OPTION	\$23,227.33	\$278,728
OCTOBER 2042-SEPTEMBER 2047 — OPTION	\$24,853.25	\$298,239

**7% rent increase in October 2027 — All periods after September 2028 are tenant options*



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LOCATION OVERVIEW

3719 KEMP RIDGE RD NW, ACWORTH, GA

PRIME SUBURBAN
ATLANTA LOCATION



- Situated in **The Island Lake at Acworth**, a sprawling, 10 building multi-pad shopping center anchored by Walmart, Pep Boys, Burger King, Starbucks, Whataburger & more!
- Located roughly 35 miles northwest of Atlanta proper, in a comfortable, affluent suburban community
- Close to U.S. 41/Cobb Parkway, ±3 miles from I-75 freeway entrance, Exit 278 at Cherokee Street



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AREA DEMOGRAPHICS

3719 KEMP RIDGE RD NW, ACWORTH, GA

PRIME SUBURBAN
ATLANTA LOCATION

RADIUS	POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
3 miles	37,578	14,071	\$134,614
5 miles	126,066	44,710	\$144,030
10 miles	390,275	142,599	\$138,881

Strong Daily Traffic Counts at Cobb Parkway (US Highway 41) & Lake Acworth Drive – **±42,700 Vehicles Per Day**



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SITE OVERVIEW / SHOP INTERIOR



AERIAL OVERVIEW

NET LEASE INVESTMENT ESTABLISHED AUTOMOTIVE BUSINESS SOUGHT-AFTER SUBURBAN ATLANTA LOCATION

- **Long-Term NN Lease with Multiple Options** – Current lease expires in September 2028; Options extend to 2047
- **Highly Sought-After Location** – ±35 miles northwest of Atlanta in the Acworth/Kennesaw submarket, amid a cluster of popular suburb communities
- **Outstanding Area Amenities** – Situated in a Walmart-anchored shopping center; across from Day's Chevrolet sales & service center; surrounded by A+ national retailers, including Pep Boys, Burger King, Starbucks, Pike Nurseries, Five Guys, Ross Dress for Less, Target, Kohl's, Staples, and more!



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OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

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