

YOUR BUSINESS, YOUR SIZE STONE MOUNTAIN RETAIL

OFFERING MEMORANDUM | 5895 MEMORIAL DRIVE | STONE MOUNTAIN, GA

Exclusively Listed by

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Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL ATLANTA PARTNERS

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Disclaimer

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

RIGHT-SIZED RETAIL FROM 572 TO 7,240 SQ. FT.
START SMALL. GROW HERE. OPTIONS.

FIRST FLOOR RETAIL OR SECOND FLOOR
CURRENTLY UNDER RENOVATION - FOR YOUR CONCEPT PLAN

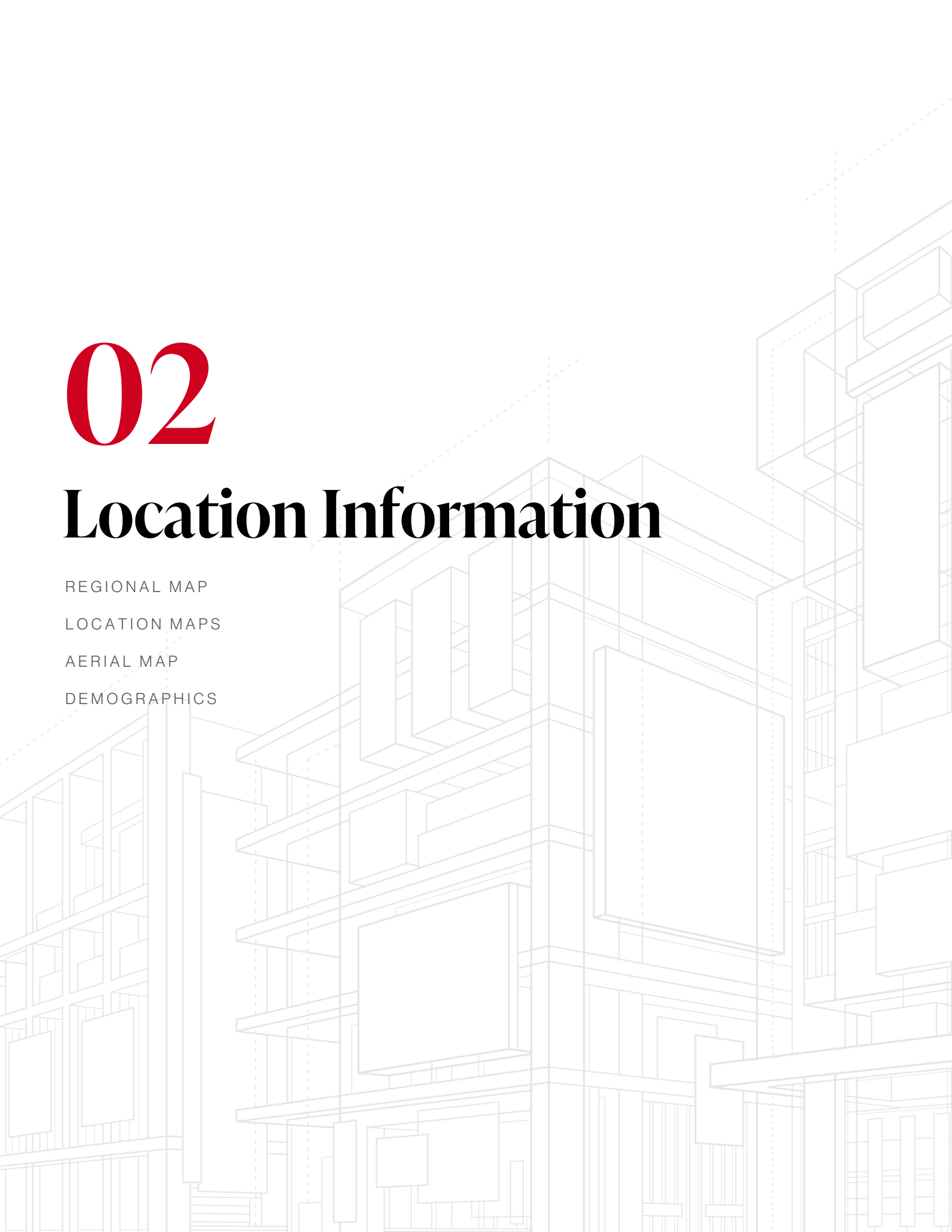
Property Highlights

- HIGH TRAFFIC MEMORIAL DRIVE
- NEAR I-285
- WALK TO WALMART
- PREMIER RETAIL CENTER
- PERFECT FOR:
- URGENT CARE
- MEDICAL CENTER - DIALYSIS
- INTERNATIONAL GROCERY
- FURNITURE
- TRADE SCHOOL
- PROFESSIONAL OFFICE
- SPA

Building SF:	29846
Price / SF:	WITHHELD
Available SF:	572-7240
Lot Size:	1.55 ac
Signage:	PYLON AT STREET
Year Built:	1981
Renovated:	2026

Property Photos





02

Location Information

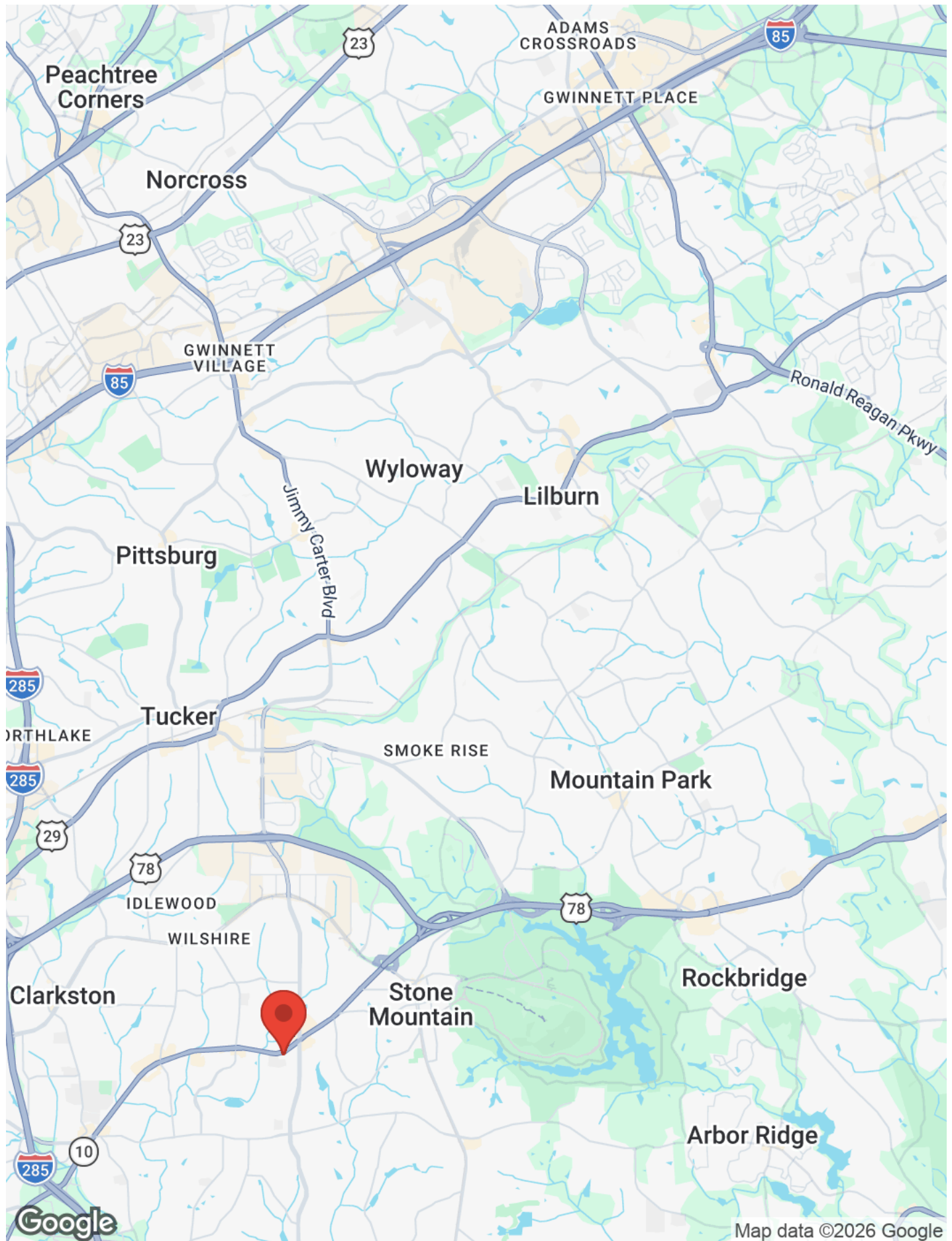
REGIONAL MAP

LOCATION MAPS

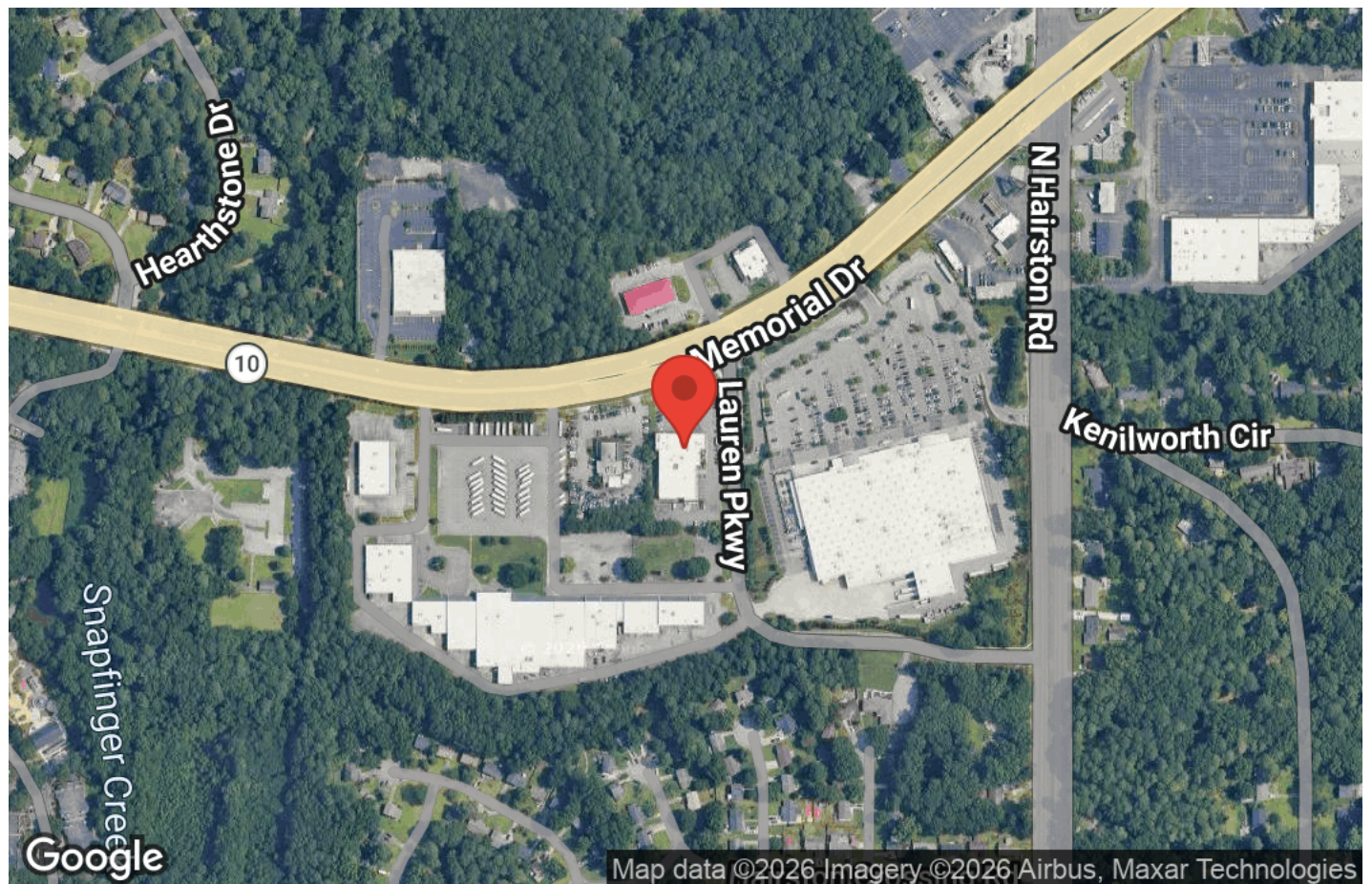
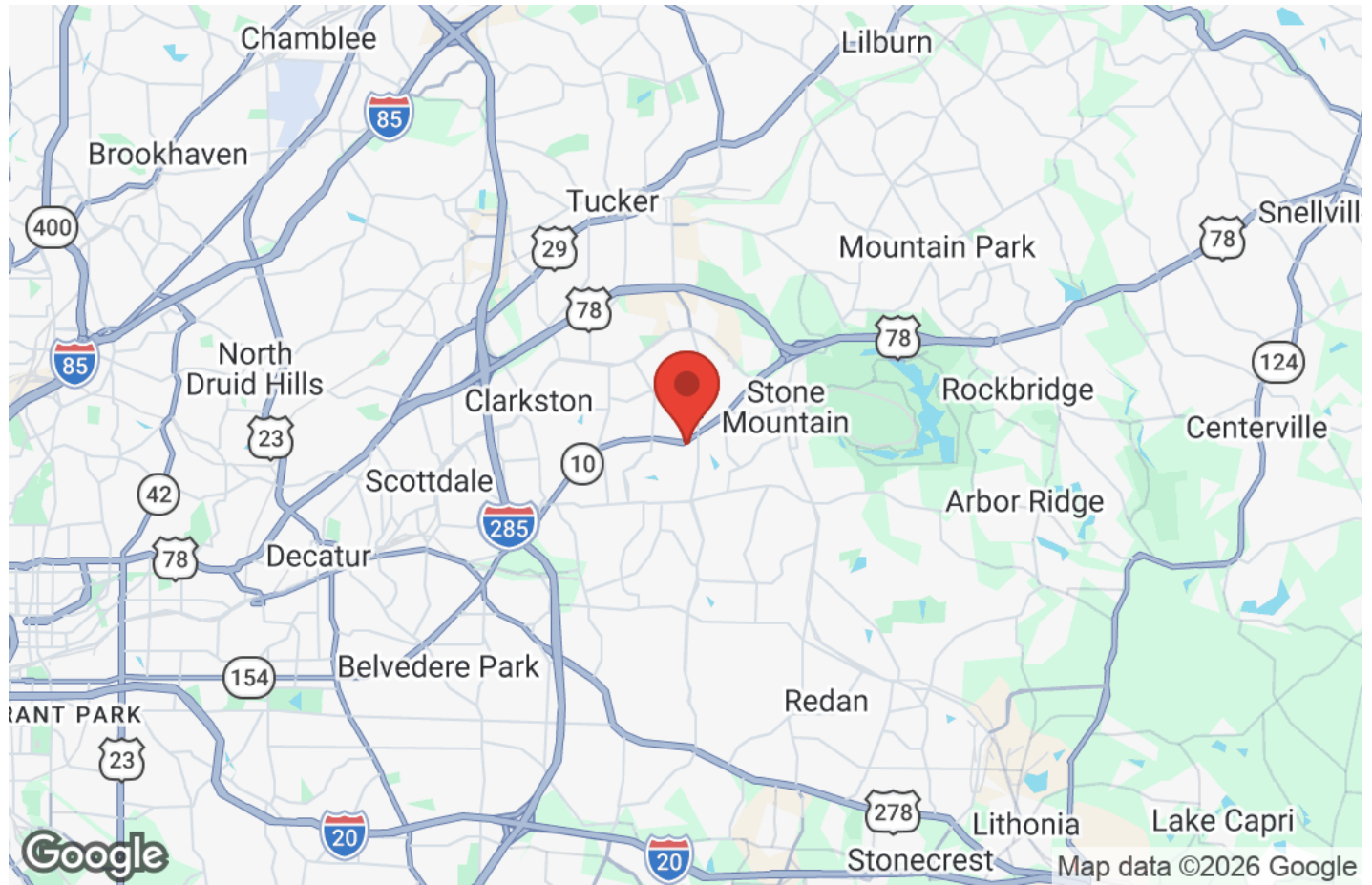
AERIAL MAP

DEMOGRAPHICS

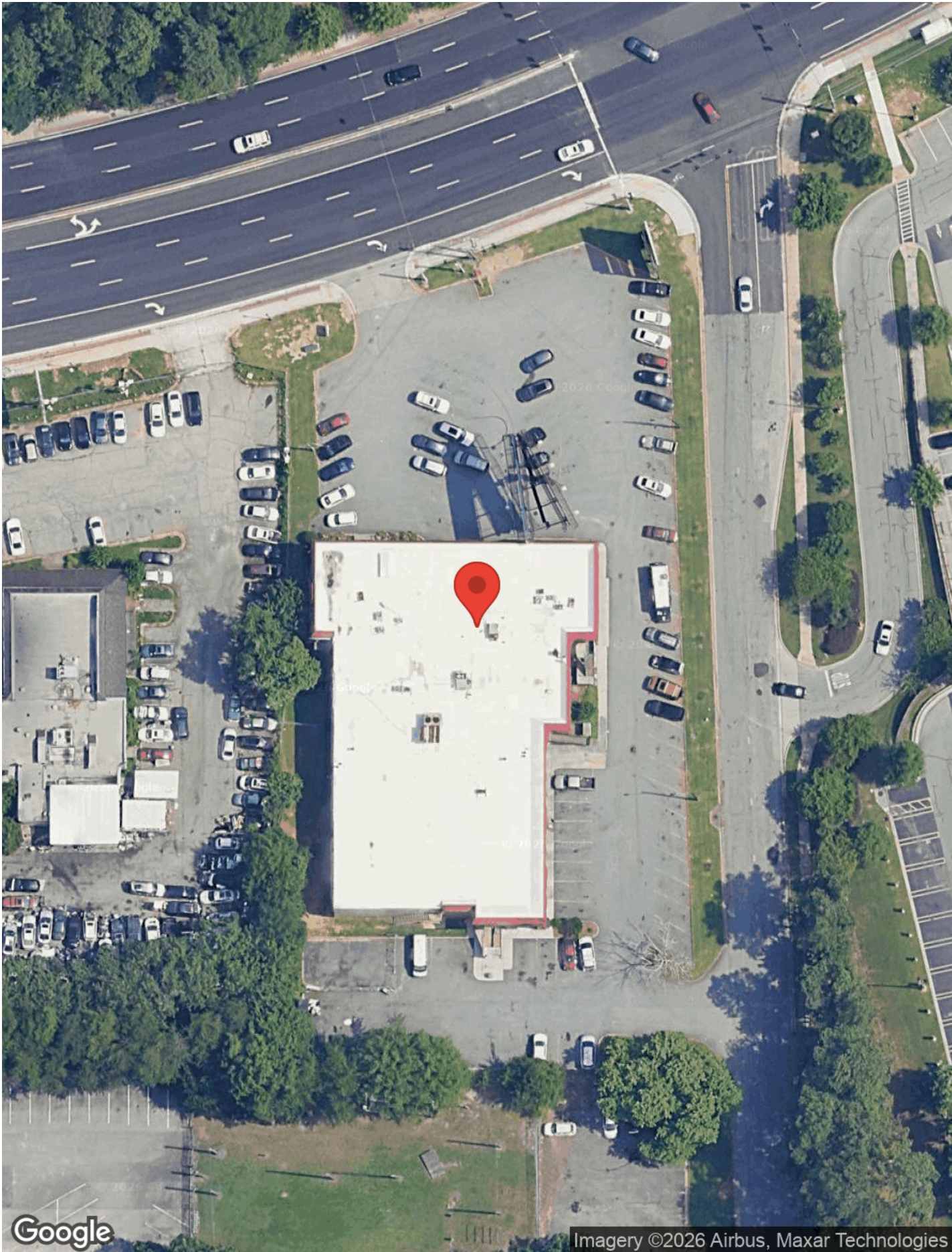
Regional Map



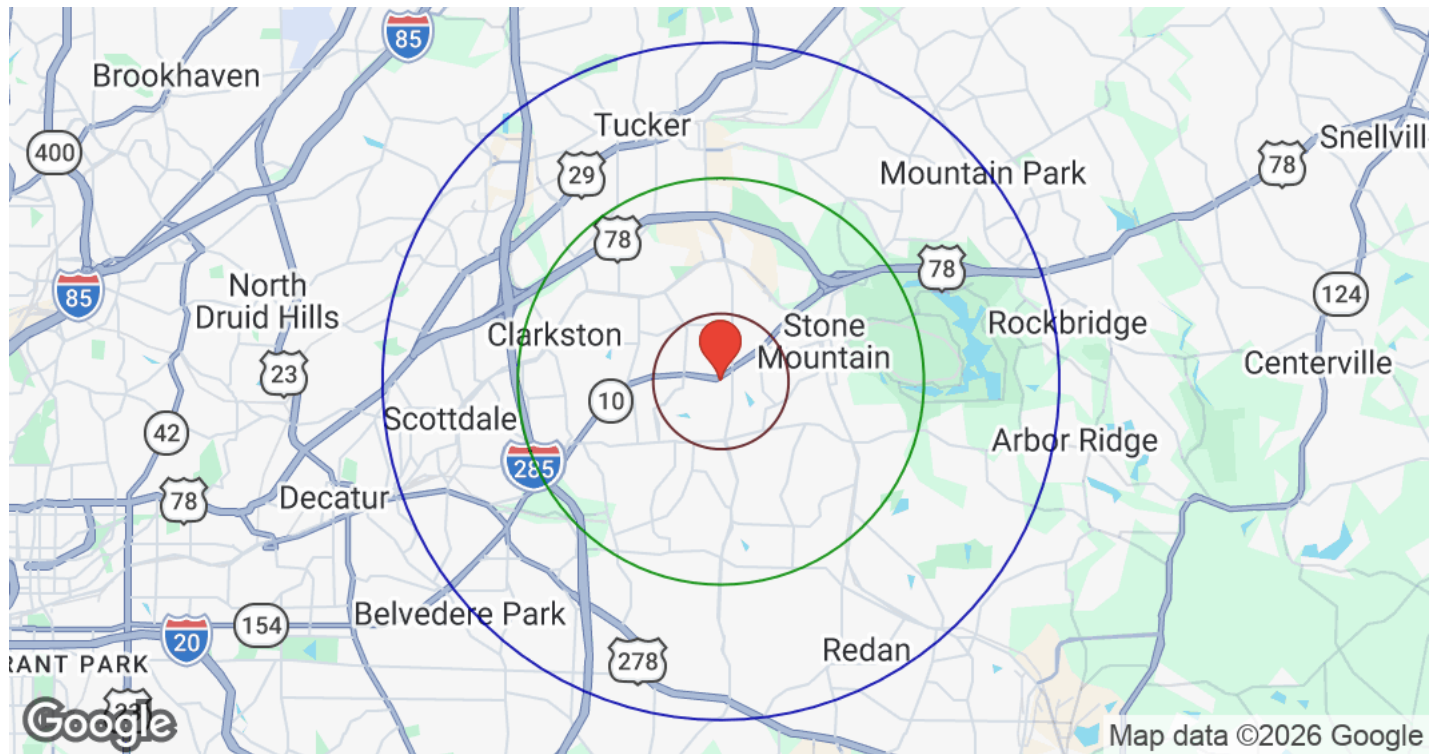
Location Maps



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,272	47,725	107,542
	Female	7,091	51,510	116,829
	Total Population	13,363	99,235	224,371
Race / Ethnicity	White	1,693	13,893	48,397
	Black	9,521	65,813	132,558
	Am In/AK Nat	9	109	224
	Hawaiian	1	10	45
	Hispanic	855	6,222	16,895
	Asian	996	10,896	21,113
	Multiracial	253	2,044	4,644
	Other	33	248	494
Housing	Total Units	5,497	38,890	94,473
	Occupied	5,067	35,858	87,175
	Owner Occupied	1,901	16,263	44,655
	Renter Occupied	3,166	19,595	42,520
	Vacant	430	3,032	7,297
Age	Ages 0 - 14	2,824	21,623	43,011
	Ages 15 - 24	1,716	12,880	26,875
	Ages 25 - 54	5,568	40,981	93,184
	Ages 55 - 64	1,627	11,589	27,794
	Ages 65+	1,629	12,160	33,507
Income	Median	\$52,278	\$62,390	\$73,183
	Under \$15k	512	3,469	7,957
	\$15k - \$25k	364	2,733	5,302
	\$25k - \$35k	491	2,678	6,058
	\$35k - \$50k	1,040	5,518	10,663
	\$50k - \$75k	974	6,780	14,572
	\$75k - \$100k	462	4,058	10,448
	\$100k - \$150k	523	5,279	14,353
	\$150k - \$200k	381	2,426	7,660
	Over \$200k	321	2,919	10,162



03

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

FLOOR PLAN

Professional Bio



Kathryn Umstead, CCIM

Director, Associate Broker

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 kathryn@kwcommercial.com
 ASSOCIATE BROKER, 153352

Kathryn Umstead is the Director of KW Commercial, Sugarloaf, Duluth, GA. Since 1984, she has had an extensive career in commercial real estate, beginning with a B.B.A. from the University of Georgia. Kathryn has been a commercial real estate lender and an asset manager to dispose of distressed properties, providing a unique perspective and experience for each transaction. No two commercial transactions are alike, so anticipating the challenges provide a smoother experience for her clients.

She has dedicated her career to continued training and education to best serve the north Georgia commercial real estate investors.

Kathryn is a Certified Commercial Investment Member, "CCIM" one of the highest designations in commercial real estate. Kathryn continues to be in the top 5% producers in the office, earning Commercial agent awards and as a member of the Atlanta Commercial Board of Realtors, is a Million Dollar producer. In addition to service clients, Kathryn now writes courses and coaches agents interested in the real estate market.

With a career in commercial real estate dating back to 1984, she holds a B.B.A. from the University of Georgia. Kathryn is an Associate Broker. Kathryn's diverse background includes roles as a commercial real estate lender and an asset manager specializing in distressed properties, giving her a unique vantage point for navigating transactions.

Kathryn is recognized for her commitment to ongoing training and education, ensuring she provides top-notch service to north Georgia commercial real estate investors. She holds the prestigious Certified Commercial Investment Member (CCIM) designation, highlighting her expertise in the field. Consistently ranking in the top 5% of producers in her office, earning production awards, Kathryn has received numerous Commercial Agent Awards and is a Million Dollar producer with the Atlanta Commercial Board of Realtors.

Beyond her client work, Kathryn contributes to the industry by writing courses and coaching aspiring real estate agents. Her proactive approach and extensive experience enable her to anticipate challenges and deliver a smoother transaction process for her clients.

Kares4Kids is her way of giving back to our community. Kathryn continues to volunteer and make contributions to this important organization.

Four decades in commercial real estate teaches you one thing above all else: clients don't need more hype. They need someone who will tell them the truth. That's Kathryn.

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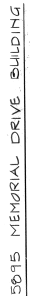
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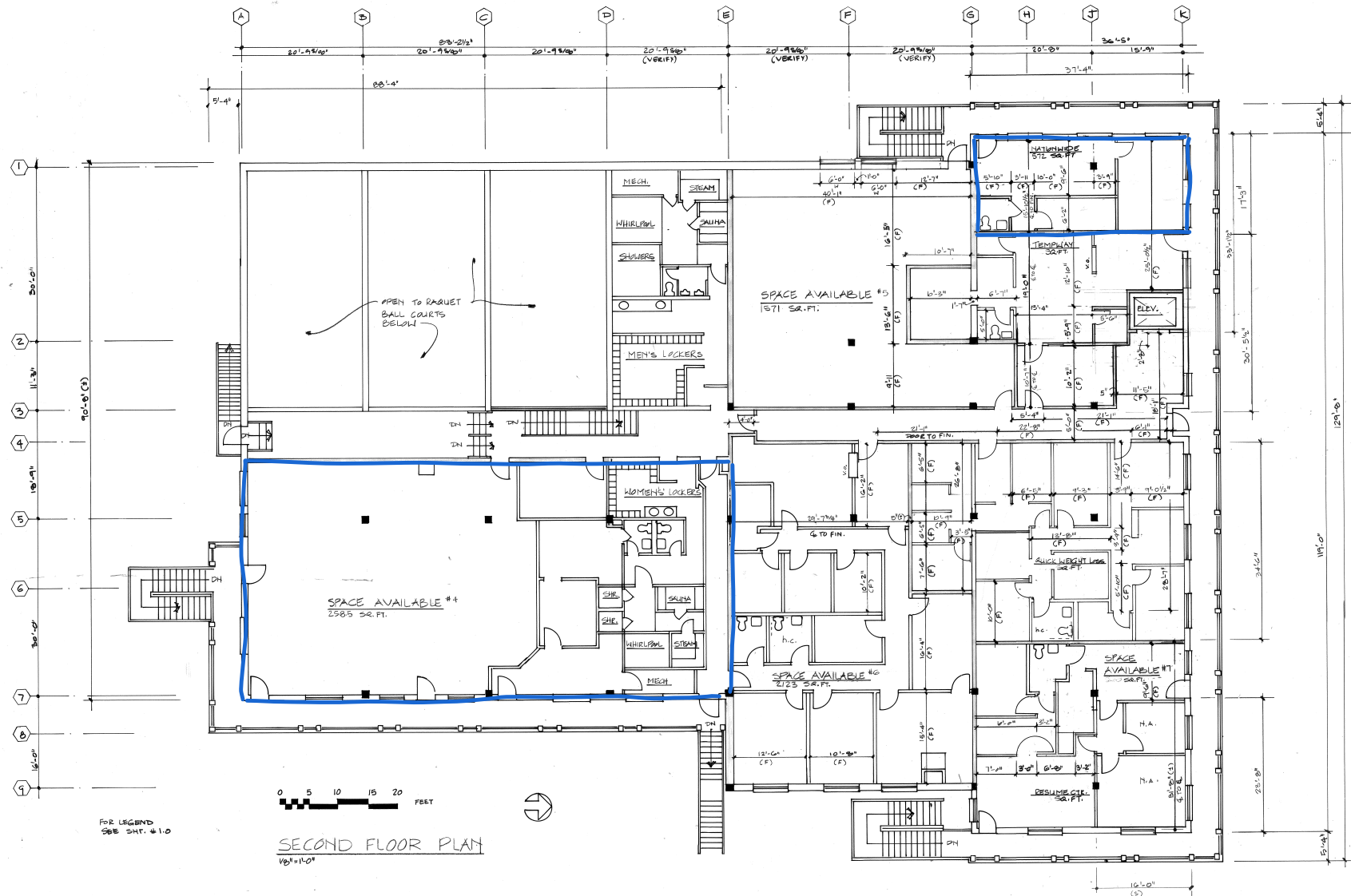
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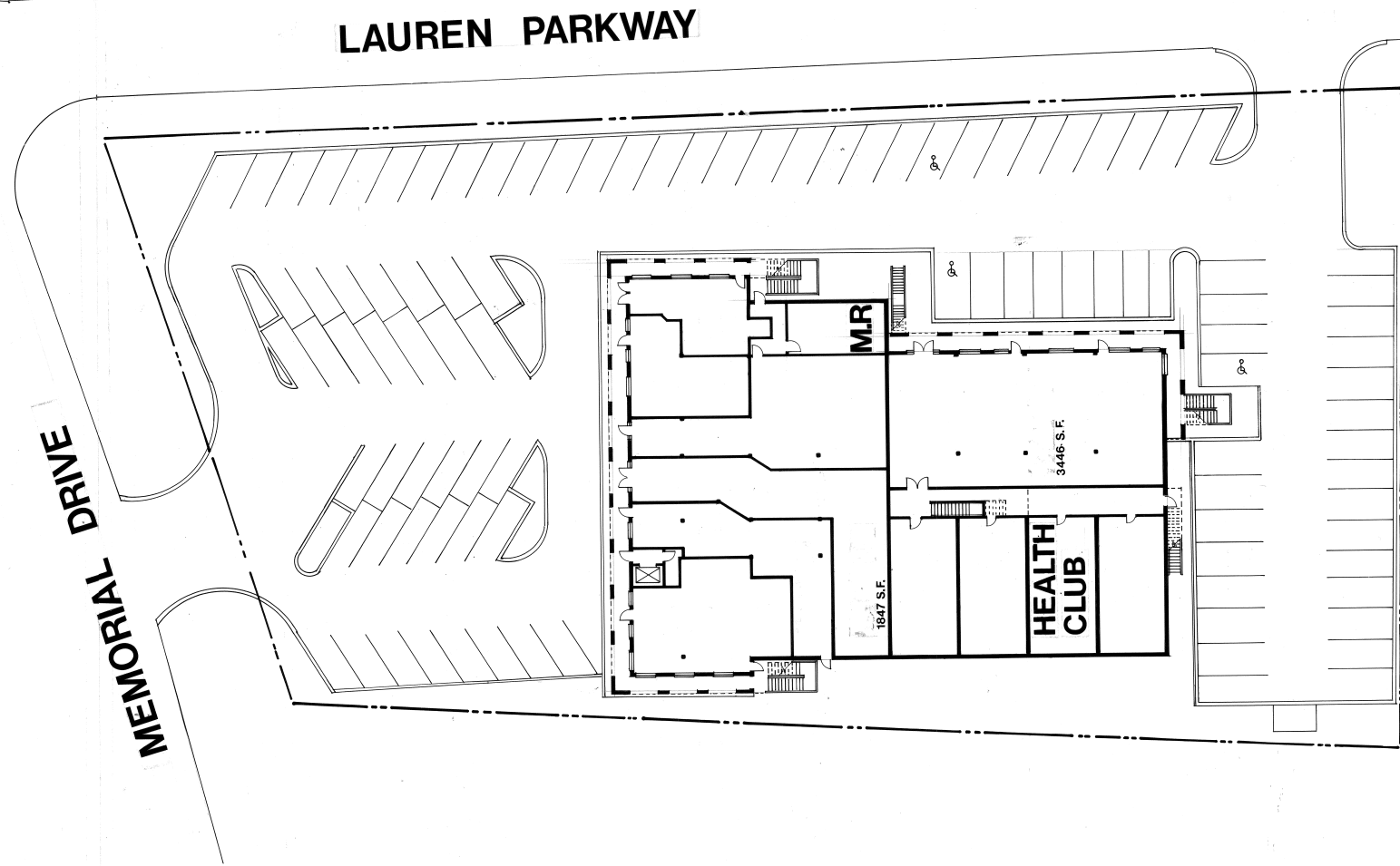
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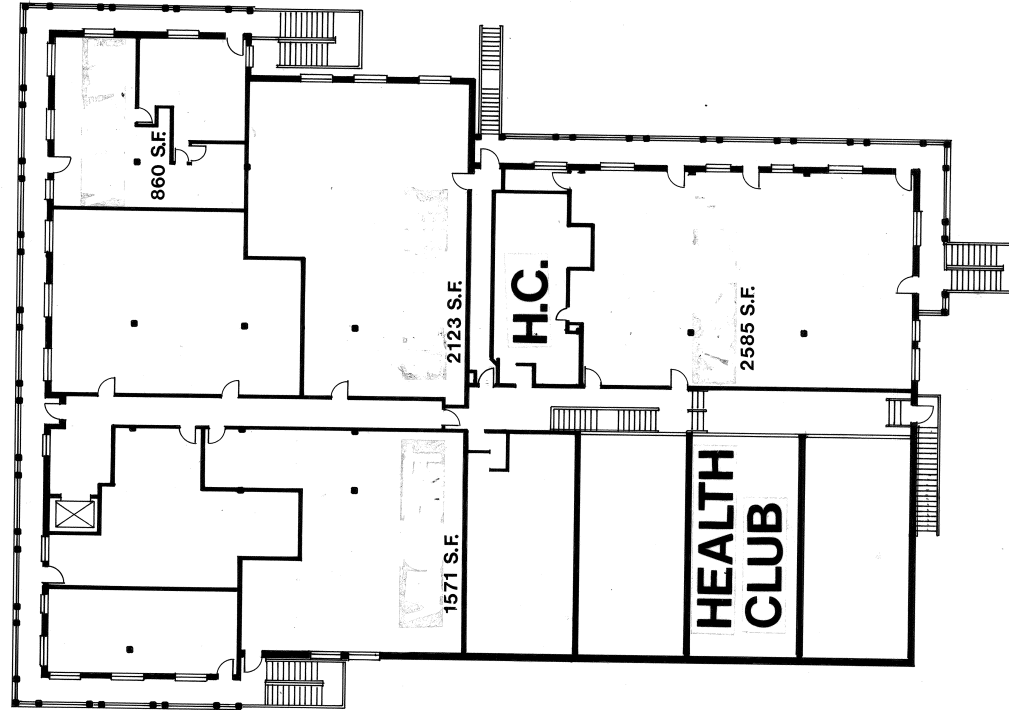
5095 MEMORIAL DRIVE BUILDING

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FLOOR PLAN



FLOOR PLAN



SPACE FOR LEASE

RETAIL SPACE THAT FITS YOUR NEEDS

OFFERING MEMORANDUM | 5895 MEMORIAL DRIVE, STONE MOUNTAIN, GEORGIA. 30083

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