



For Sale

Essential Business

Property Specifics

- **Location:** 4135 Stone Mountain Highway, Lilburn, Ga 30047
- **Building Size:** 11,700 +/- sf.
- **Site:** 1.156+/- Acres
- **Lease:** Absolute triple net, no landlord responsibilities
- **Lease Term:** Mavis recently executed an early option which extends the lease thru September 30, 2030. Rent is \$15.79/sf which is below market for a free-standing building.
- **Options:** (3) 5-year options
- **Comments:** Property is an outparcel in front of Home Depot and Pet-Smart. This property was originally an NTB that was acquired by Mavis in February 2020. The assignment includes a Mavis Corp guarantee thru the term of the lease, and a TBC Corp guarantee through Sept 2030.



PRICE: \$3,078,667

RENT: \$184,720

CAP: 6%

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In cooperation with Milton Dortch,
Georgia Broker of Record