



Property Detail	
140 N SALEM LLC Mailing Address 5553 LEGENDS DR BRASELTON, GA 30517-4014 Property Location 4898 SOUTH OLD PEACHTREE RD	Property ID R6270 003 Alternate ID 1114977 Address 4898 SOUTH OLD PEACHTREE RD Property Class Office Bldg LoRise 1-4 Neighborhood 9100 DULUTH/BERKELY LAKE AREA Deeded Acres 1.7000

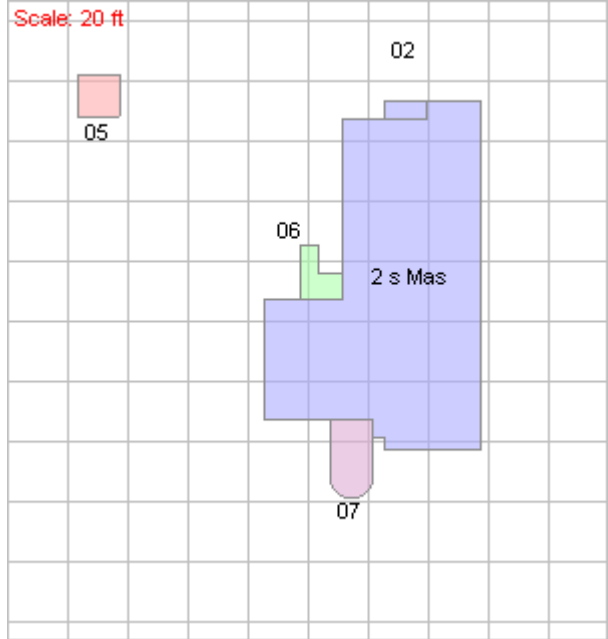
Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2022	Adjusted for Market Conditions	\$444,300	\$337,700	\$782,000	\$177,720	\$0	\$135,080	\$312,800
2021	Adjusted to Sales Price	\$194,000	\$581,000	\$775,000	\$77,600	\$0	\$232,400	\$310,000
2020	Notice of Current Assessment	\$296,200	\$873,500	\$1,169,700	\$118,480	\$0	\$349,400	\$467,880
2019	Notice of Current Assessment	\$296,200	\$873,500	\$1,169,700	\$118,480	\$0	\$349,400	\$467,880
2018	Notice of Current Assessment	\$296,200	\$873,500	\$1,169,700	\$118,480	\$0	\$349,400	\$467,880
2017	Adjusted for Market Conditions	\$296,200	\$873,500	\$1,169,700	\$118,480	\$0	\$349,400	\$467,880
2016	Notice of Current Assessment	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2015	Notice of Current Assessment	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2014	Notice of Current Assessment	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2013	Notice of Current Assessment	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2012	Notice of Current Assessment	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2011	Notice of Current Assessment	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2006	Land & Bld Value Adj For Mkt	\$473,900	\$574,200	\$1,048,100	\$189,560	\$0	\$229,680	\$419,240
2004	Conversion	\$177,700	\$735,100	\$912,800	\$71,080	\$0	\$294,040	\$365,120
2003	Conversion	\$177,700	\$735,100	\$912,800	\$71,080	\$0	\$294,040	\$365,120
2002	Conversion	\$177,700	\$735,100	\$912,800	\$71,080	\$0	\$294,040	\$365,120
2001	Conversion	\$177,700	\$735,100	\$912,800	\$71,080	\$0	\$294,040	\$365,120
2000	Conversion	\$177,700	\$735,100	\$912,800	\$71,080	\$0	\$294,040	\$365,120
1999	Conversion	\$177,700	\$735,100	\$912,800	\$71,080	\$0	\$294,040	\$365,120

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
57670	671	7/7/2020	IYER 4898 LC	140 N SALEM LLC	S	DP	Y	No	\$775,000
41495	23	1/21/2005	ADDERHOLD THOMAS C ETAL	IYER 4898 LC		WD	Y	No	\$1,150,000
12324	00150	2/15/1996	EVANS KENT E	ADDERHOLD THOMAS C ETAL		WD	Y	No	\$900,000
12324	150	2/15/1996	EVANS KENT E	ADDERHOLD THOMAS C ETAL		WD	Y	No	\$900,000
		12/5/1989		HARRIS WILLIAM H JR ETAL		WD	0	No	\$1,500,000
05788	00051	12/5/1989	HARRIS WILLIAM H JR ETAL	EVANS KENT E		WD	Y	No	\$1,500,000
5788	51	12/5/1989	HARRIS WILLIAM H JR ETAL	EVANS KENT E		WD	Y	No	\$1,500,000

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		1.7000	0.00	0.00

C01 - Extension Details

Address 4898 SOUTH OLD PEACHTREE RD
Grade B-
Year Built 1985



Attribute

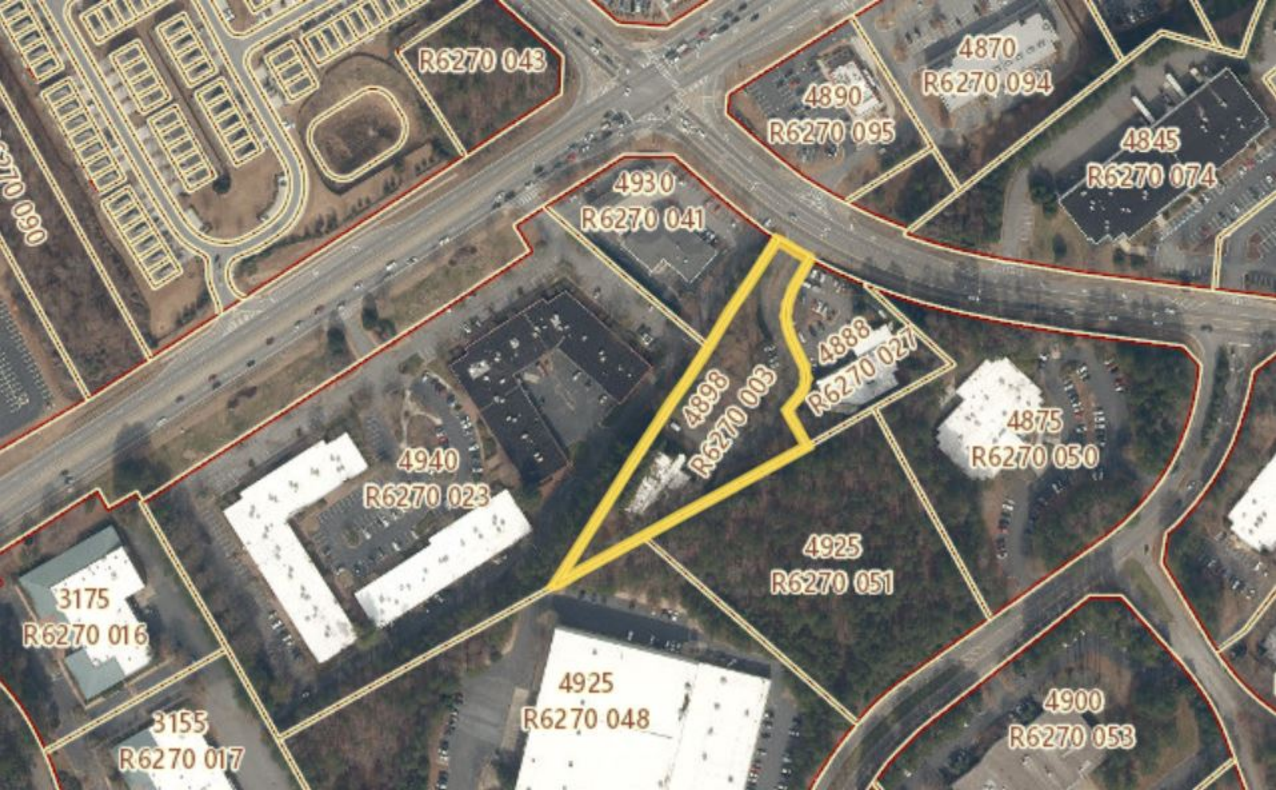
Story	Use	Attribute	Code	Detail
	0	Class	85	Asphalt
	0	Stories	2	
1	GENOFF	Exterior Wall	376	Brick with Block Back-up
2	GENOFF	Exterior Wall	376	Brick with Block Back-up

Floor Areas

Code	Description	Story	Gross	Heated	AC
GENOFF	Office Building	1	6,092	0	0
GENOFF	Office Building	2	6,092	0	0
Above Grade Living Area			12,184	0	0

Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
COMCNPYA	1985	C01	0.00	0.00	84	SF	\$2,000
SHEDGP	1985	C01	14.00	14.00	196	SF	\$1,700
COMCNPYA	1985	C01	0.00	0.00	180	SF	\$4,300
ATRIUM	1985	C01	0.00	14.00	344	SF	\$7,600
ATRIUM	1985	C01	0.00	14.00	344	SF	\$7,600
ATRIUM	1985	C01	0.00	14.00	344	SF	\$7,600
PAVING	1985	C01	0.00	0.00	6000	SF	\$6,300



R6270 043

4870

R6270 094

4890

R6270 095

4845

R6270 074

4930

R6270 041

4970 090

4888

R6270 027

4875

R6270 050

4940

R6270 023

4898

R6270 003

4925

R6270 051

4925

R6270 048

4900

R6270 053

3175

R6270 016

3155

R6270 017







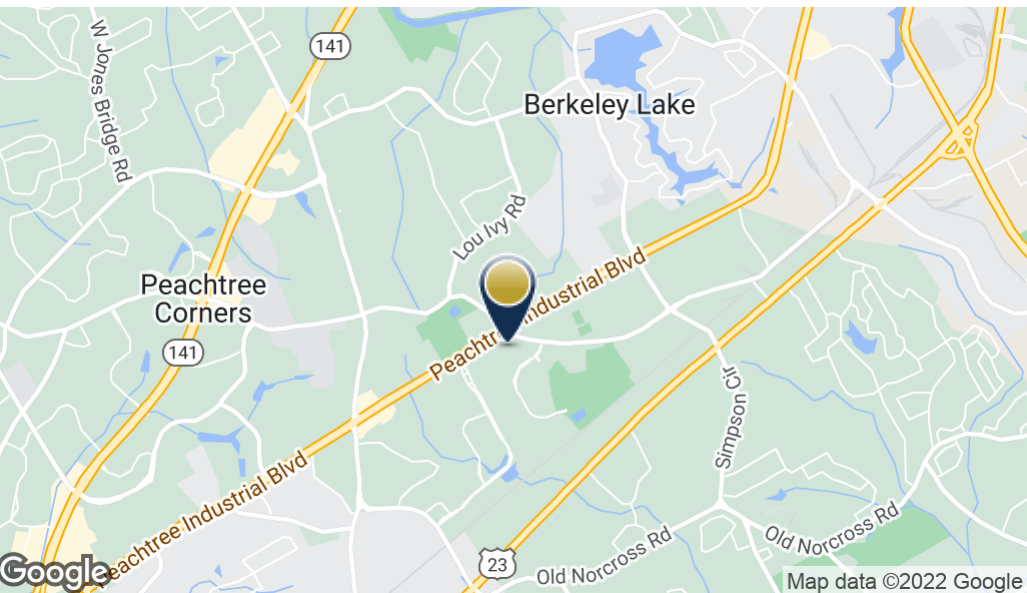
PROPERTY DESCRIPTION

This distinct, modern office building boasts \pm 13,000 SF of unique office space, ideal for a variety of professional uses. This building is situated within metro Atlanta in Peachtree Corners GA, the largest city in Gwinnett County, and just 20 miles from Downtown Atlanta. Nestled comfortably between affluent Dunwoody and Duluth, the property benefits from surrounding restaurants, housing options, hotels, shopping, sports and entertainment. Nearby retailers include Target, Kroger, The Home Depot as well as The Forum shopping center on Highway-141.


The offering is currently vacant and could be occupied by an owner-user or investor looking to lease the space. There are 10 units ranging in size from several \pm 130 SF executive suites to an entire floor. The property features modern architecture with a two-story atrium lobby and expansive windows.

PROPERTY HIGHLIGHTS

- \pm 13,000 SF creative loft office building
- Modern architecture and design
- Ideal for owner/user or investment
- Impressive two-story glass lobby
- Electronic access control system
- Campus-like setting with ample greenspace
- 57 Surface parking spaces (4.38:1,000 SF ratio)
- Easy ingress/egress accessibility
- Direct access to Peachtree Industrial Blvd from S Old Peachtree Road



 **\$2,225,000**

 **\pm 13,000 SF**

BUILDING

Property Address:	4898 S Old Peachtree Road, Norcross , GA 30071
County:	Gwinnett
Building Size:	1±3,000 SF
Year Built:	1992
Year Renovated:	2020
Number of Suites:	10
Signage:	Monument

SITE

Site Size:	±1.7 Acres
Zoning:	OI (Gwinnett County)
Parcel ID:	R6270-003
Parking Spaces:	± 57 (4.3 : 1,000 SF)

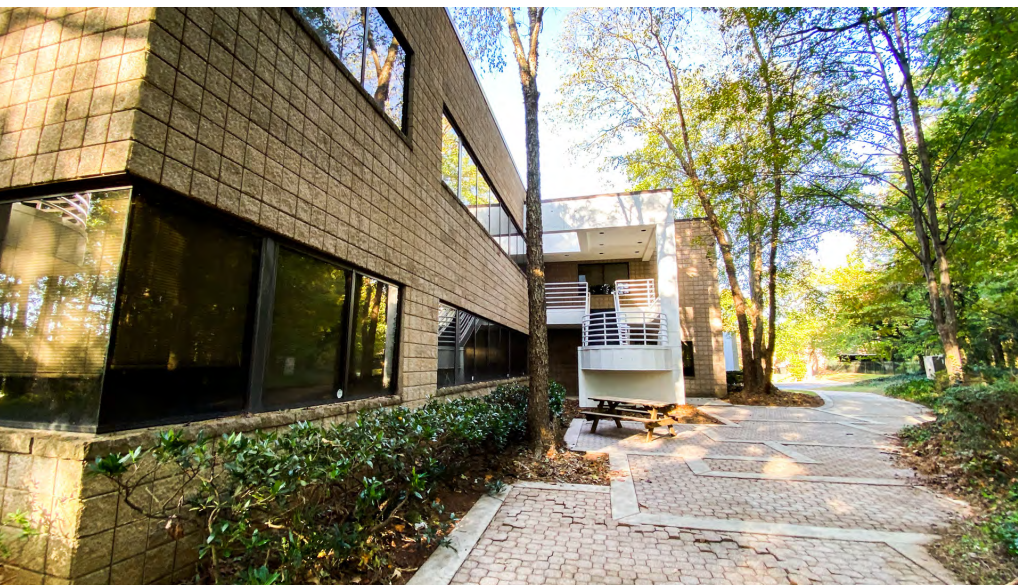
CONSTRUCTION

Foundation:	Slab
Exterior:	Brick
Roof:	TPO Membrane
Number of Stories:	2
Construction:	Masonry

FINANCIAL

Price/SF:	\$192.30
Occupancy:	Vacant
Sale Price:	\$2,225,000

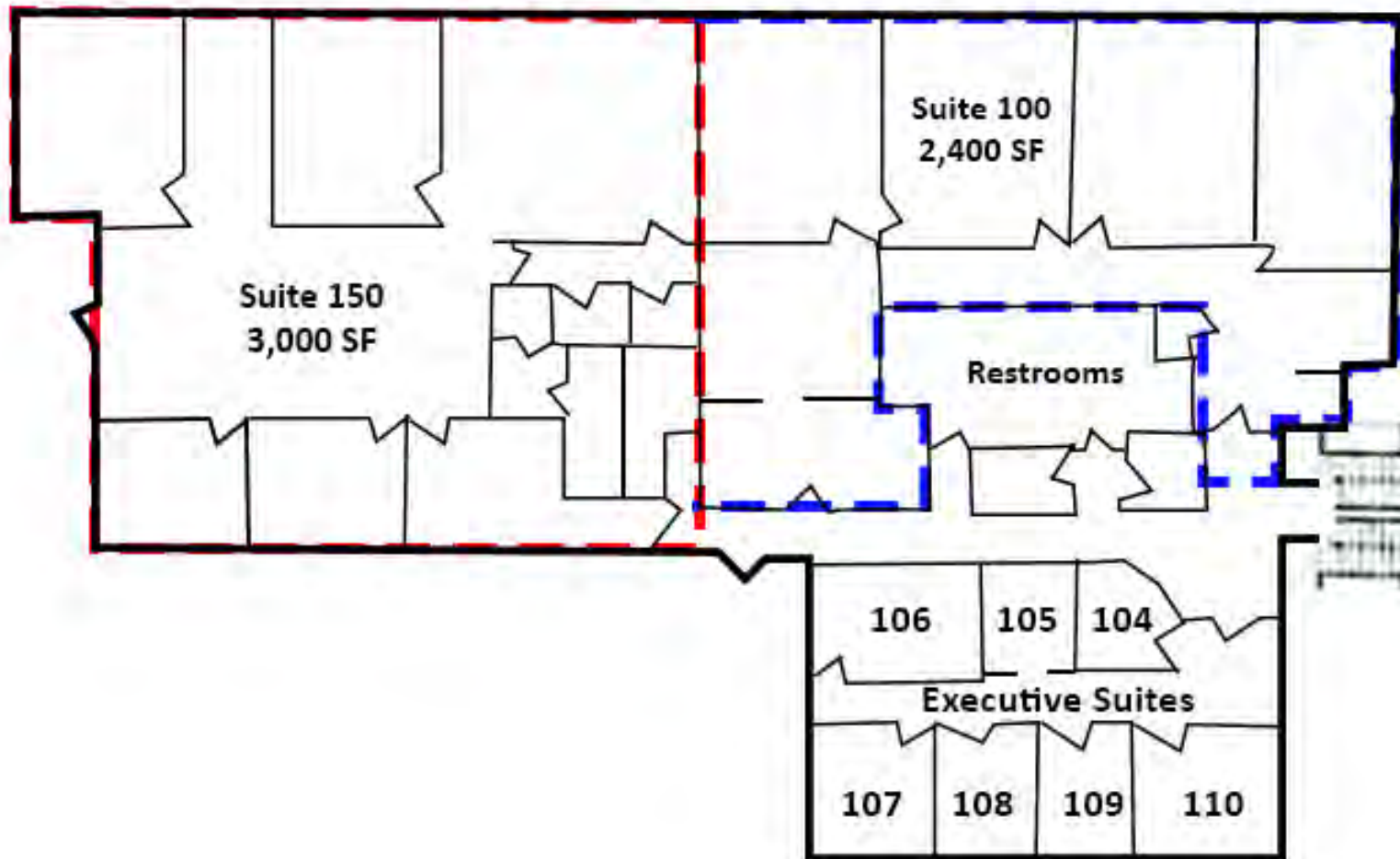


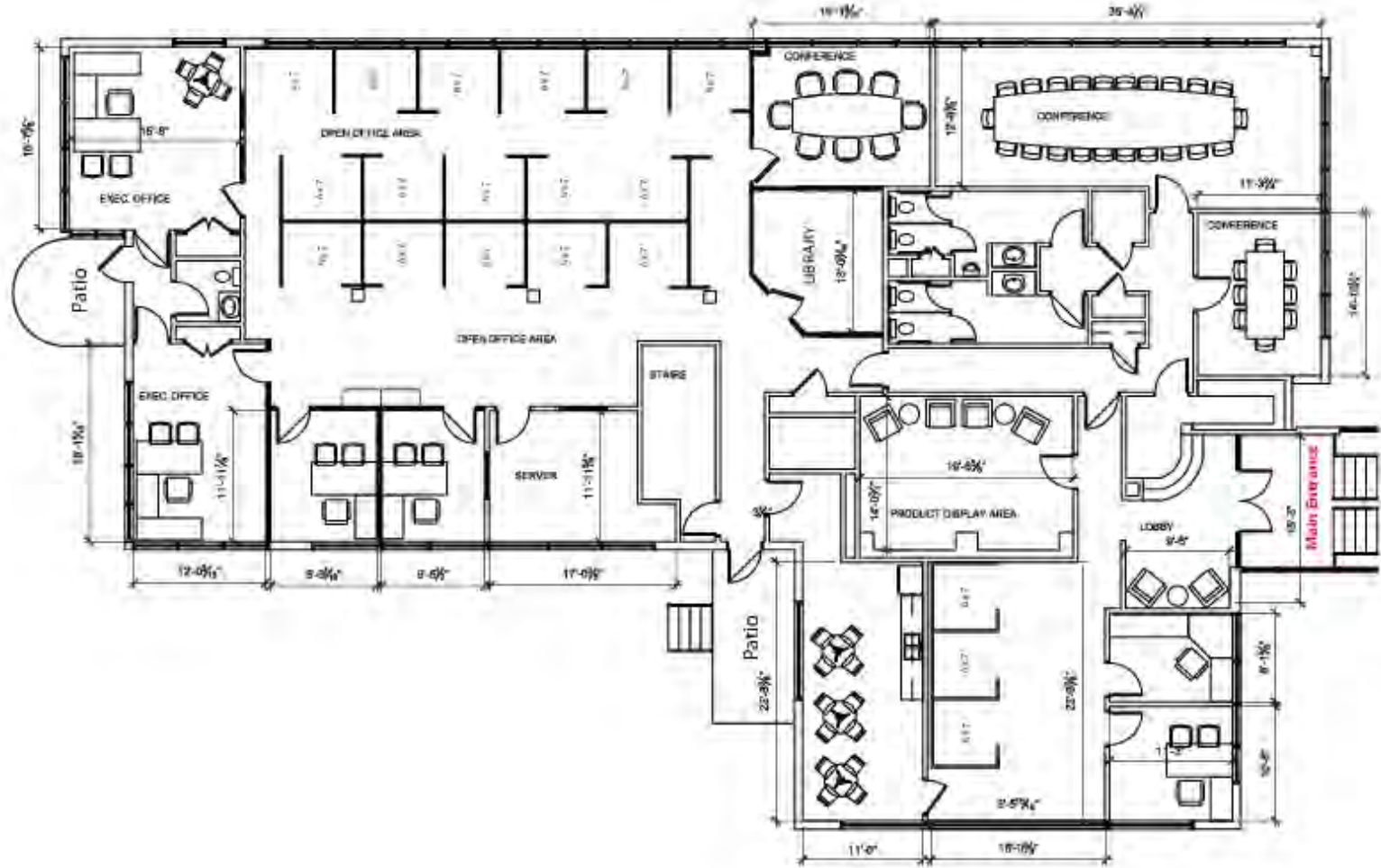


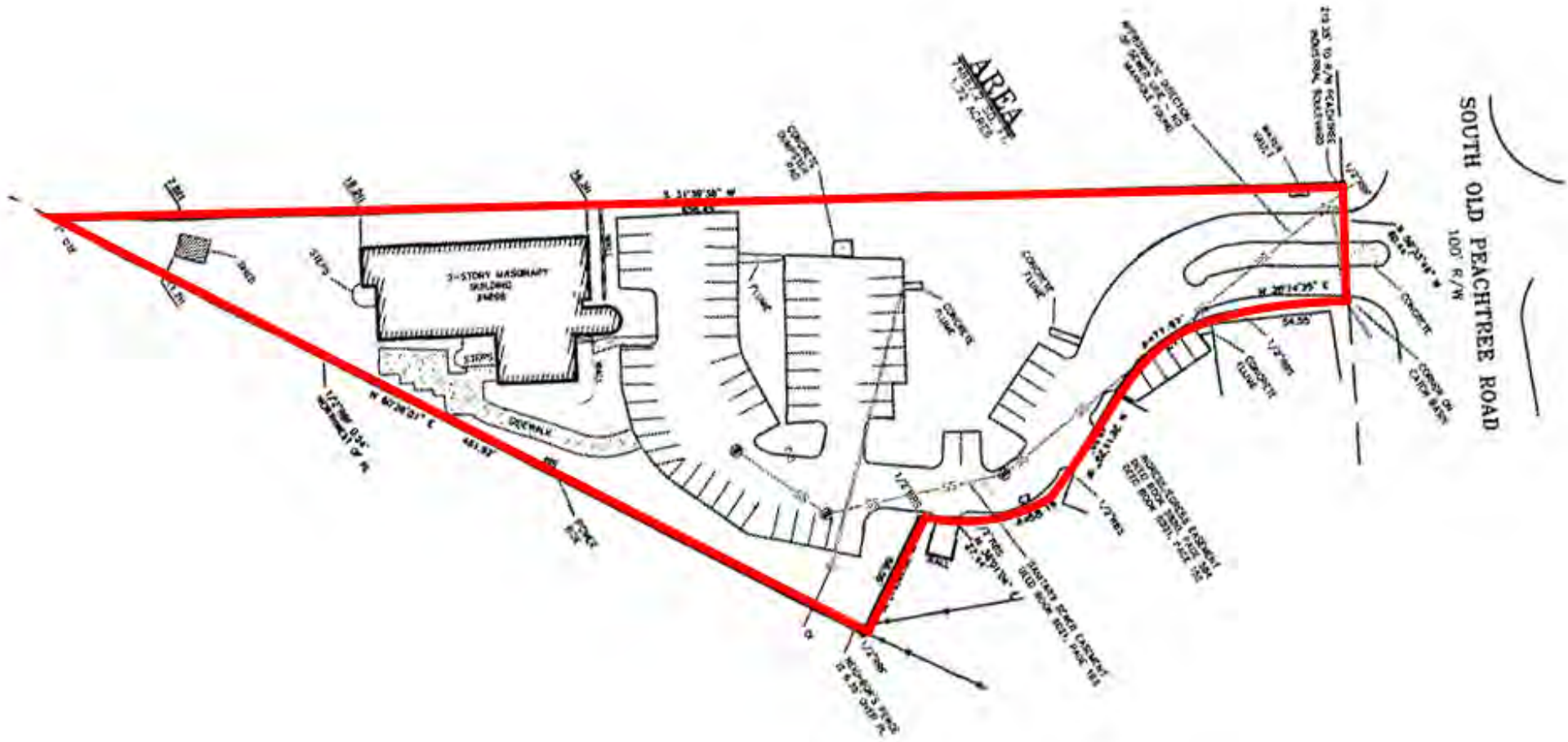












AREA
 117'00" x 117'00"

SOUTH OLD PEACHTREE ROAD
 100' R/W

APPROXIMATE LOCATION OF EXISTING CURB
 CONCRETE CURB BASE

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 CONCRETE CURB BASE

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 CONCRETE CURB BASE

APPROXIMATE LOCATION OF EXISTING CURB
 CONCRETE CURB BASE

FedEx

DUNKIN'



Peachtree Industrial Blvd



S Old Peachtree Road



Subject Property

The Forum



belk OLD NAVY BARNES & NOBLE BOOKSELLERS

Newk's WILLIAMS SONOMA DISTRIBUTION ULTA HomeGoods

POTTERY BARN TRADER JOE'S DSW

The Country Club of the South

Atlanta Athletic Club

Wesleyan School

Subject Property



THE HOME DEPOT



Kroger



Infinite Energy CENTER



NH NORTHSIDE HOSPITAL



Marshalls TJ-maxx



PGA TOUR SUPERSTORE

Peachtree Corners Marketplace



TARGET T.J-maxx DICK'S SPORTING GOODS

Office DEPOT Panera BREAD Chick-fil-z



STARBUCKS COFFEE ZAXBY'S DUNKIN' DONUTS

Waffle HOUSE 'cue BARBECUE



COSTCO WHOLESALE Sams CLUB

Gwinnett Place Mall



LOWE'S at home



BrandsMart USA



PERIMETER MALL



PEACHTREE CORNERS

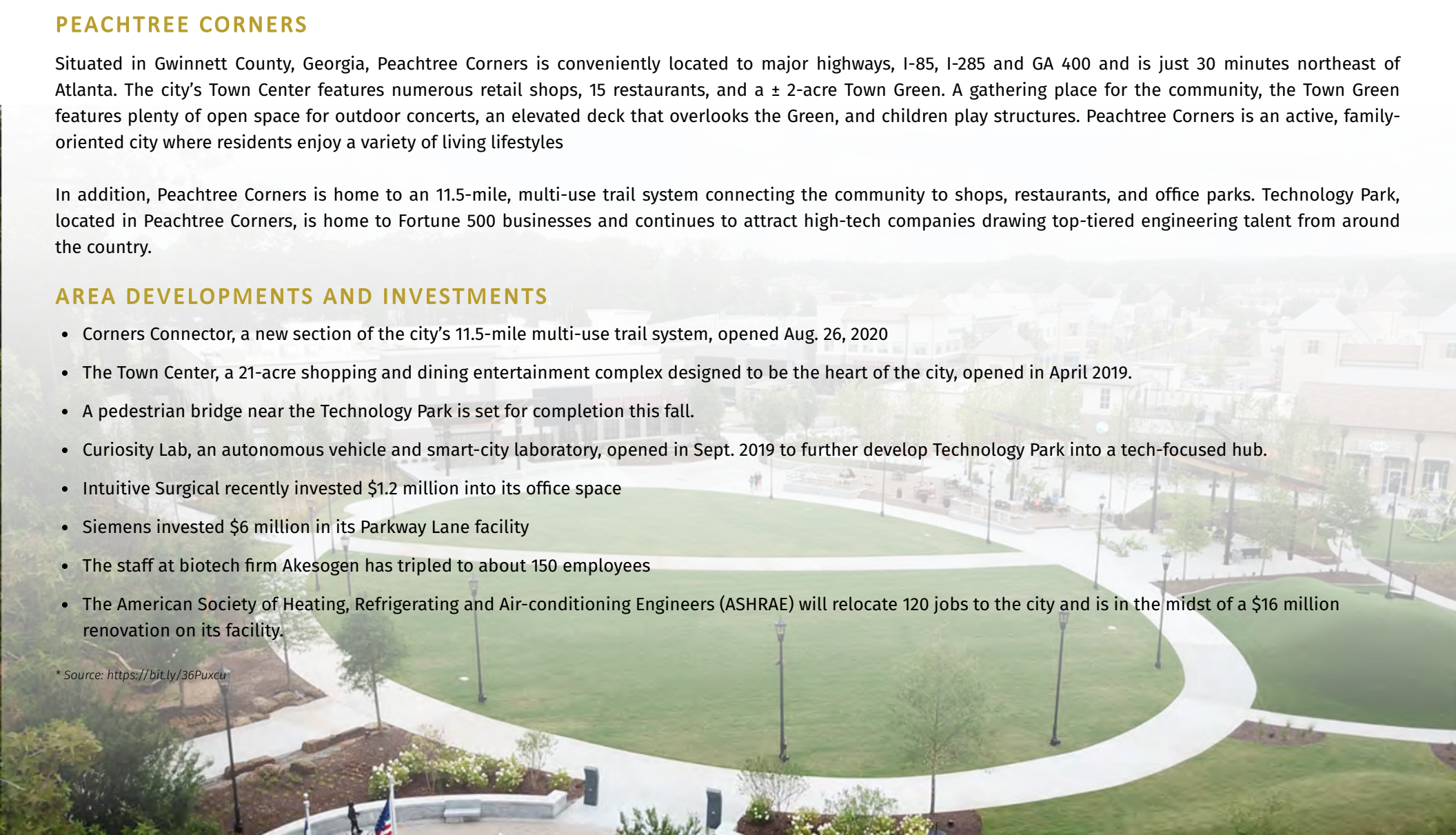
Situated in Gwinnett County, Georgia, Peachtree Corners is conveniently located to major highways, I-85, I-285 and GA 400 and is just 30 minutes northeast of Atlanta. The city's Town Center features numerous retail shops, 15 restaurants, and a ± 2-acre Town Green. A gathering place for the community, the Town Green features plenty of open space for outdoor concerts, an elevated deck that overlooks the Green, and children play structures. Peachtree Corners is an active, family-oriented city where residents enjoy a variety of living lifestyles

In addition, Peachtree Corners is home to an 11.5-mile, multi-use trail system connecting the community to shops, restaurants, and office parks. Technology Park, located in Peachtree Corners, is home to Fortune 500 businesses and continues to attract high-tech companies drawing top-tiered engineering talent from around the country.

AREA DEVELOPMENTS AND INVESTMENTS

- Corners Connector, a new section of the city's 11.5-mile multi-use trail system, opened Aug. 26, 2020
- The Town Center, a 21-acre shopping and dining entertainment complex designed to be the heart of the city, opened in April 2019.
- A pedestrian bridge near the Technology Park is set for completion this fall.
- Curiosity Lab, an autonomous vehicle and smart-city laboratory, opened in Sept. 2019 to further develop Technology Park into a tech-focused hub.
- Intuitive Surgical recently invested \$1.2 million into its office space
- Siemens invested \$6 million in its Parkway Lane facility
- The staff at biotech firm Akesogen has tripled to about 150 employees
- The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) will relocate 120 jobs to the city and is in the midst of a \$16 million renovation on its facility.

* Source: <https://bit.ly/36Puxcu>





PEACHTREE CORNERS TOWN CENTER

This premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, includes 51,000 SF of restaurants and 18,560 SF of retail. It also includes a theatre, municipal parks, and an integrated pedestrian trail system. Over 70 upscale townhomes will also be constructed. Town Center is expected to generate \$16.4 million in annual sales and \$1.3 million in annual sales tax revenue.

75-ACRE MIXED-USE DEVELOPMENT

A master plan for a massive 75-acre mixed-use development along Governors Lake Parkway in Peachtree Corners including hotels, office space and hundreds of residences could create a “signature project” at the highly visible southern gateway into the city. Details of the development have not yet been determined.



THE FORUM

The Forum on Peachtree Parkway in Norcross, Georgia offers an elite collection of merchants, gathered in a beautifully unique, European-influenced outdoor mall. Stroll The Forum's Main Street, while enjoying the best selection of shopping and dining that this Atlanta area has to offer.

NEW TECH HQ - BRIGHTREE

Brightree, a cloud-based healthcare software company, recently opened their new HQ in Peachtree Corners. The open-office concept and modern industrial feel of its newly-renovated 65,000-SF offices will be a draw for young tech professionals, and as a result, Peachtree Corners added 160 new jobs.



TECHNOLOGY PARK

A total of five redevelopment projects have been identified within the 500-acre Technology Park, a hub of tech companies from start-ups to larger entities, are seeing reconstruction and renovation. Peachtree Corners targets businesses in technology and bio tech, as well as startups. Currently, there are 188 computer or computer-related services companies there.

CORTLAND PEACHTREE CORNERS

A Peachtree Corners redevelopment that turned two office buildings from the 1970s into almost 300 modern apartments has sold for just over \$66 million. Atlanta-based apartment giant Cortland bought the 296-unit Echo Lakeside apartments, paying \$66.1 million, according to Gwinnett property records.



WESLEYAN SCHOOL

Wesleyan School is a private K-12 Christian school located 20 miles north of Atlanta in the suburban city of Peachtree Corners, Georgia, United States. It was founded in 1963 and has existed on its current grounds since 1996. The school includes grades K-12 with a total student body of 1,179 for the 2019–2020 school year. The high school is composed of 496 students, is a member of the Georgia High School Association, and competes in the A-Private classification in Region 5. The conclusion of campus construction is a significant achievement for the Peachtree Corners school, which moved from Sandy Springs in the fall of 1996. With the completion of Gillfillan Hall, the Wesleyan campus now has 429,694 SF of permanent space under roof.



COUNTRY CLUB OF THE SOUTH

The Country Club of the South consists of 745 homes with 14 acres of common area, 200 acres of trees and 35 acres of wetlands. Country Club of the South is a gated and patrolled neighborhood, which means there are no door-to-door solicitations, nearly zero porch pirates, 2 controlled entrances and a service vehicle entrance. The surrounding public and private schools are highly ranked and most are located within a few miles from the neighborhood.



DEMOGRAPHICS



POPULATION

1 Mile	5,444
3 Miles	63,840
5 Miles	203,006



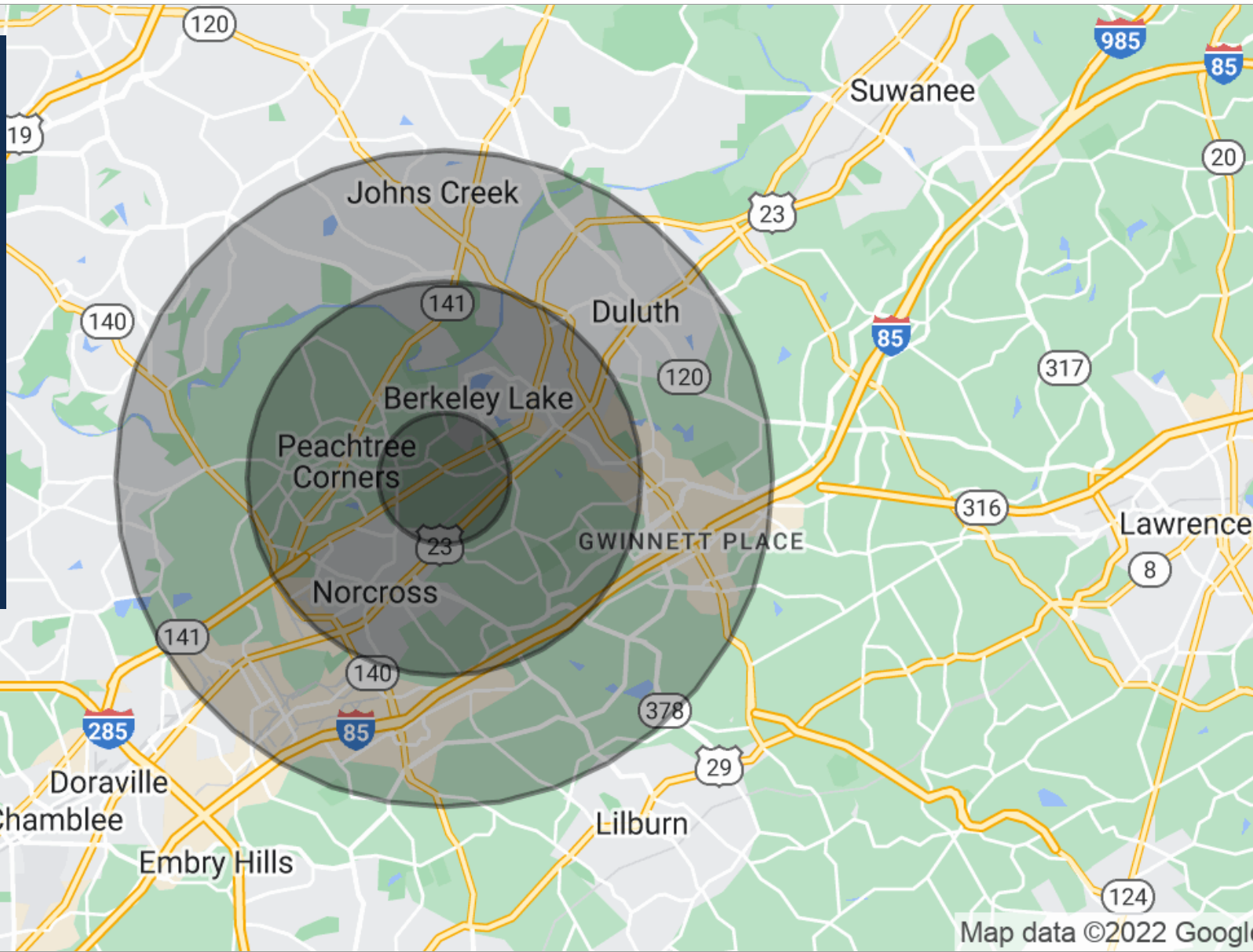
HOUSEHOLDS

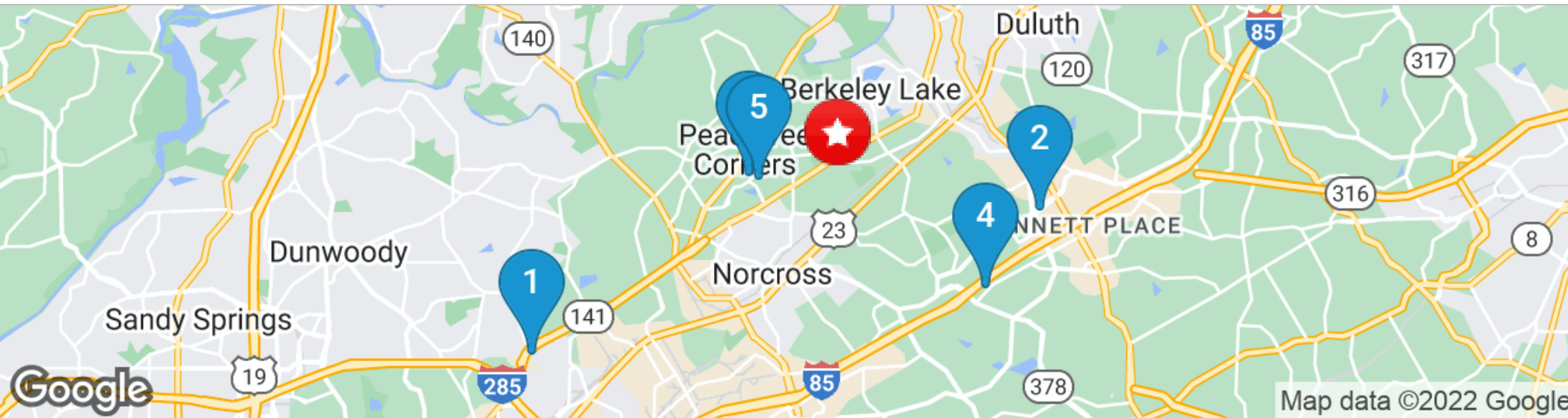
1 Mile	2,082
3 Miles	23,472
5 Miles	72,366



AVG. HH INCOME

1 Mile	\$99,603
3 Miles	\$86,991
5 Miles	\$80,102





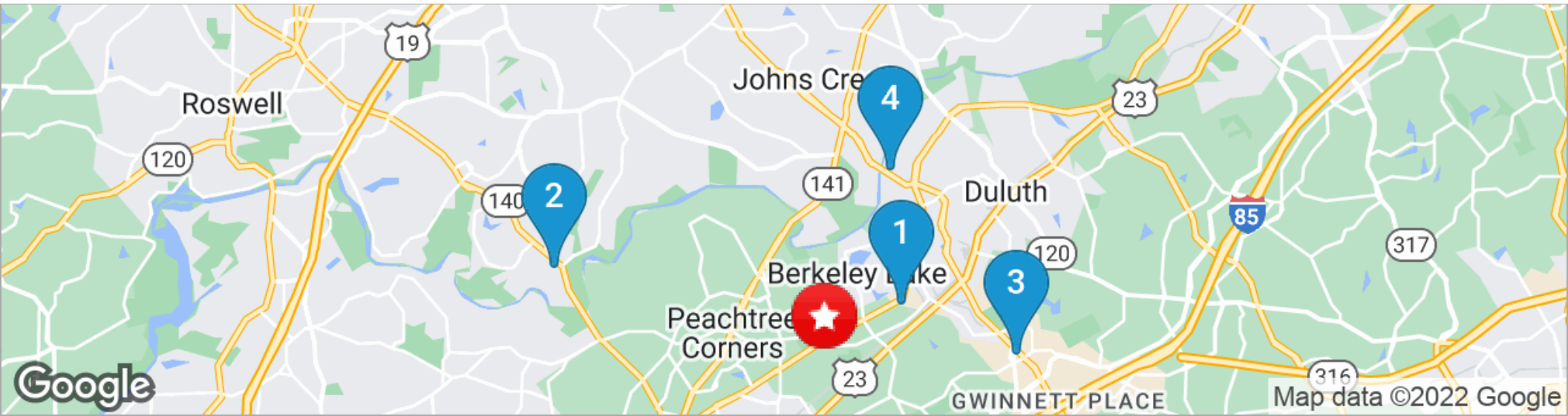
SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SITE SIZE	SOLD DATE
4898 S Old Peachtree Road	Peachtree Corners	\$2,225,000	1992	13,000 SF	\$171.15	1.7 AC	-

SALES COMPS

ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE PSF	SITE SIZE	SOLD DATE
1 4353 Tilly Mill Road	Atlanta	\$1,800,000	2008	13,846 SF	\$130.00	0.62 AC	03/31/2020
2 3772 Satellite Blvd	Duluth	\$1,220,000	1985	12,000 SF	\$101.67	0.28 AC	03/16/2020
3 135 Technology Parkway	Norcross	\$1,767,750	1971	17,051 SF	\$103.67	1.99 AC	10/23/2020
4 1805 Shackelford Court	Norcross	\$1,950,000	2004	18,800 SF	\$103.72	1.75 AC	03/09/2020
5 50 technology Parkway S	Norcross	\$2,350,000	1979	17,200 SF	\$136.63	2.8 AC	10/31/2019

RENT COMPS



RENT COMPS

	ADDRESS	CITY	RENT/SF/YEAR	LEASE TYPE	BUILDING SIZE	SPACE SIZE
1	4270 Peachtree Industrial Blvd	Norcross	\$14.00 SF/yr	NNN	8,850 SF	2,327 SF
2	8470 Holcomb Bridge Road	Alpharetta	\$16.00 SF/yr	NNN	28,248 SF	1,243 SF
3	2385 Pleasant Hill Road	Duluth	\$18.00 SF/yr	NNN	9,600 SF	3,140 SF
4	4390 Pleasant Hill Road	Duluth	\$16.50 SF/yr	NNN	8,485 SF	3,140 SF