



## OFFERING MEMORANDUM

### OFFICE BUILDING

601 DIXIE STREET,  
CARROLLTON, GA 30117

### Presented By:

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# CONFIDENTIALITY & DISCLAIMER

601 DIXIE STREET, CARROLLTON, GA



The contents of this Offering Memorandum are strictly confidential as defined in the confidentiality agreement executed by the recipient of this Offering Memorandum.

Commercial Realty Services of West Georgia (Broker) has been engaged as the exclusive agent and representative of the Owner. No contracts shall be made by any prospective purchaser or agents to the Owner, its executives, personnel or related entities.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither Commercial Realty Services of West Georgia nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained here shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Commercial Realty Services of West Georgia with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Commercial Realty Services of West Georgia and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or Commercial Realty Services of West Georgia, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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# PROPERTY DESCRIPTION



Charming office space located in downtown Carrollton, GA, the Property includes a 2,193 SF Dental Office situated on .55 acres. With frontage on Dixie Street, and Croft Street, this property has excellent accessibility and visibility and includes approximately 28 parking spaces. The Property is conveniently located in close proximity to Tanner Medical Center (local hospital), Tanner Health Pavilion (a three story 130,000 sf medical facility), and other Tanner Medical Center affiliated or privately owned medical related uses. There are several nearby attractions and amenities including Adamson Square, the Carrollton Cultural Arts Center, the Carrollton Amphitheater, the Carrollton Greenbelt and the University of West Georgia. A favorite pastime to locals and visitors, the trail connects the neighborhoods with the city school campus, the University of West Georgia, the city parks, and several commercial shopping areas.

# FINANCIAL ANALYSIS



Location	Tenant	Square Footage	Base Rent	Rent/SF	Date	Gross Rents
601 Dixie Street	Legacy Dental of Carrollton, P.C.	+/- 2,060 SF	\$3,229.33	\$18.81/YR	June 17, 2022	\$38,751.96
Total	-	-	\$3,229.33	-	-	\$38,751.96

## NET OPERATING INCOME

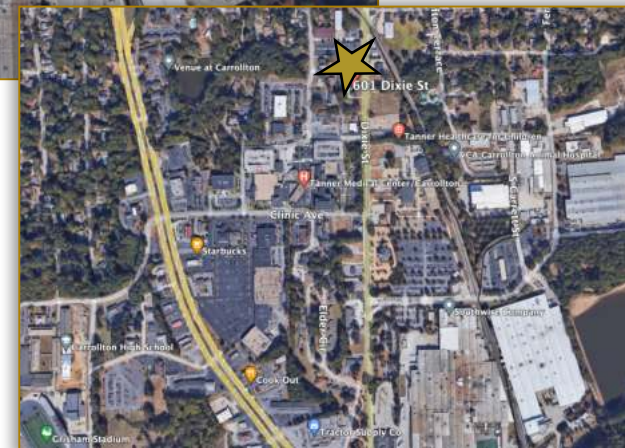
		2022
<b>INCOME</b>		
	RENTAL REVENUE	\$38,751.96
<b>TOTAL INCOME</b>		<b>\$38,751.96</b>
<b>EXPENSES</b>		
	OPERATING EXPENSES	LANDSCAPING
		*Lawn Care \$270/mo
		*Straw & Beds \$1,500/yr
		\$4,740
	OPERATING EXPENSES	PROPERTY INSURANCE
		\$3,076
	OPERATING EXPENSES	REAL ESTATE TAX (2021)
		\$4,193.76
<b>TOTAL EXPENSES</b>		<b>\$12,009.76</b>
<b>NET OPERATING INCOME</b>		<b>\$26,742.20</b>

# MARKET ANALYSIS

## AREA MAPS



Source: Google Maps



# MARKET ANALYSIS

## DEMOGRAPHICS



	0 - 1 mi	0 - 3 mi	0 - 5 mi
<b>Population</b>			
2027 Forecast	5,279	30,958	45,632
2022 Summary	5,084	30,294	44,749
<b>Households</b>			
2027 Forecast	2,131	11,183	16,349
2022 Summary	2,050	10,896	15,964
<b>Median Household Income</b>	\$59,730	\$53,680	\$56,658
<b>Average Household Income</b>	\$78,349	\$72,919	\$76,539

Source: Esri