

Abbotts Bridge Commons

FOR SALE 1,775 SF OFFICE CONDO

OFFERING MEMORANDUM

6290 ABBOTTS BRIDGE RD SUITE 303, JOHNS CREEK, GA 30097

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PeterShin INC.

Abbotts Bridge Commons

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Exclusively Marketed by:

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The logo for PeterShin INC. features the name "PeterShin" in a bold, italicized, white font with a black outline, followed by "INC." in a smaller, white, sans-serif font with a black outline. The background of the logo is a dark, stylized graphic.

2645 N Berkeley Lake Rd #108, Duluth, GA 30096

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ABBOTTS BRIDGE COMMONS

01 **Executive Summary**

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	6290 Abbotts Bridge Rd Suite 303 Johns Creek GA 30097
COUNTY	Fulton
PRICE	\$425,000
BUILDING SF	1,775 SF
PRICE PSF	\$239.44

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	10,238	75,923	194,742
2024 Median HH Income	\$142,411	\$153,407	\$148,635
2024 Average HH Income	\$178,310	\$190,696	\$188,563

office for owner user

- Office Condo with Private Loft for Sale – 1,775 SF. The loft space is spacious and bright, enhanced by natural light from skylights. Located directly across from H-Mart in Johns Creek, this office features three large rooms, a kitchen, loft area, and bathroom. The rooms are sizable enough to be subdivided, perfect for a clinic setup, or can be used as conference rooms. The loft has its own separate HVAC unit and can accommodate two to four desks or be transformed into a private office. Two back doors lead to a patio. Current furniture will be removed at closing.
- The reception area is welcoming, featuring a conference room conveniently located near the entrance. There's ample space for comfortable couches, providing a relaxing environment for customers. The kitchen is generously sized, allowing room for a table where employees can enjoy their break time.

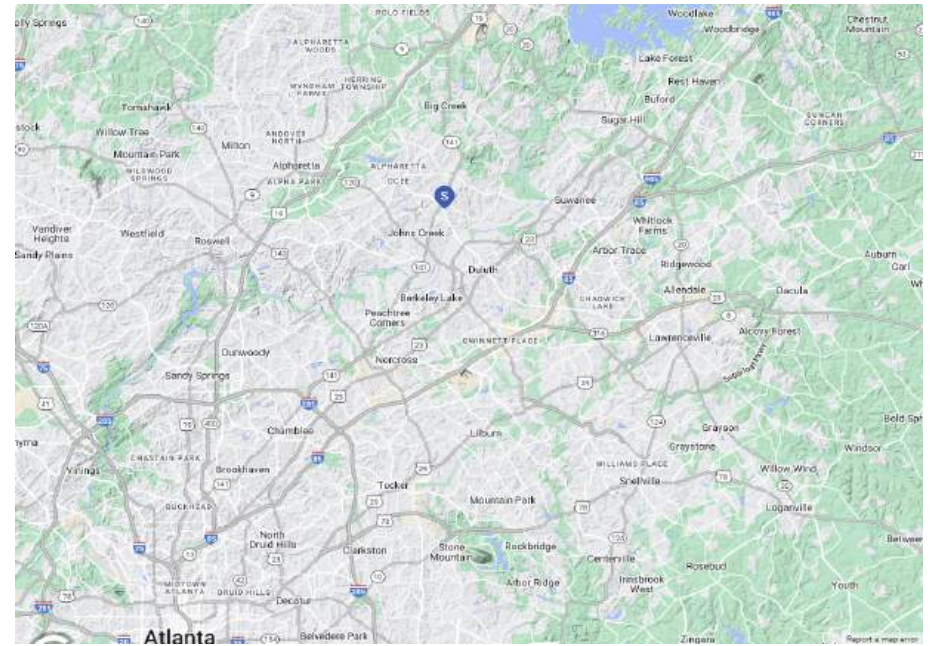


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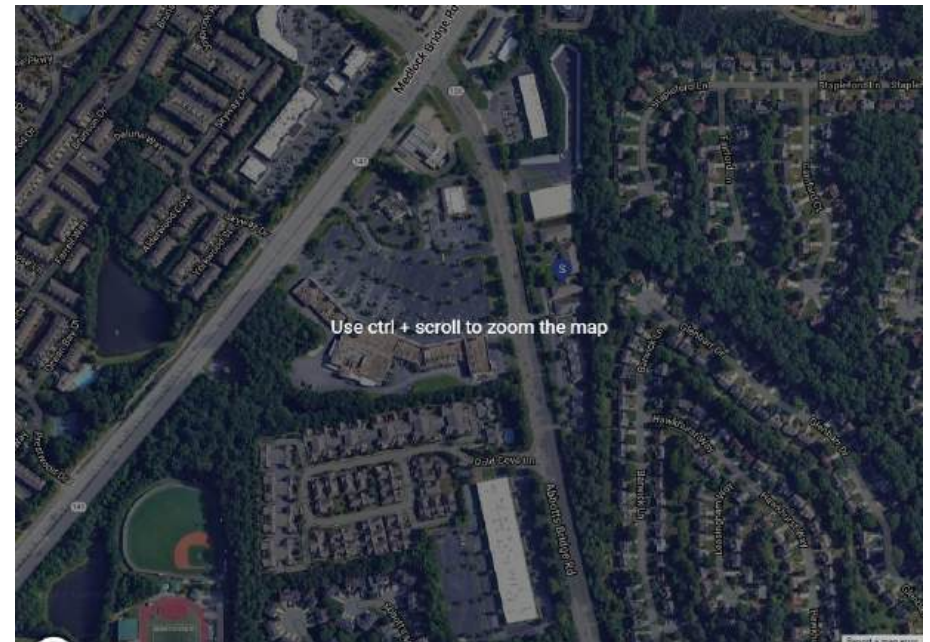
Convenient Location

- Johns Creek has been ranked as the #1 best place to live by Livability.com in 2024. This office condo is ideally situated just across from the H-Mart Korean grocery store. It's also conveniently close to Life Time Fitness, Bell Bowles Park, Abbotts Bridge, Ross, LA Fitness, McDonald's, Kroger, TJ Maxx, the Chattahoochee River, and a variety of restaurants, including Chick-fil-A.

Regional Map



Locator Map





02 Property Description

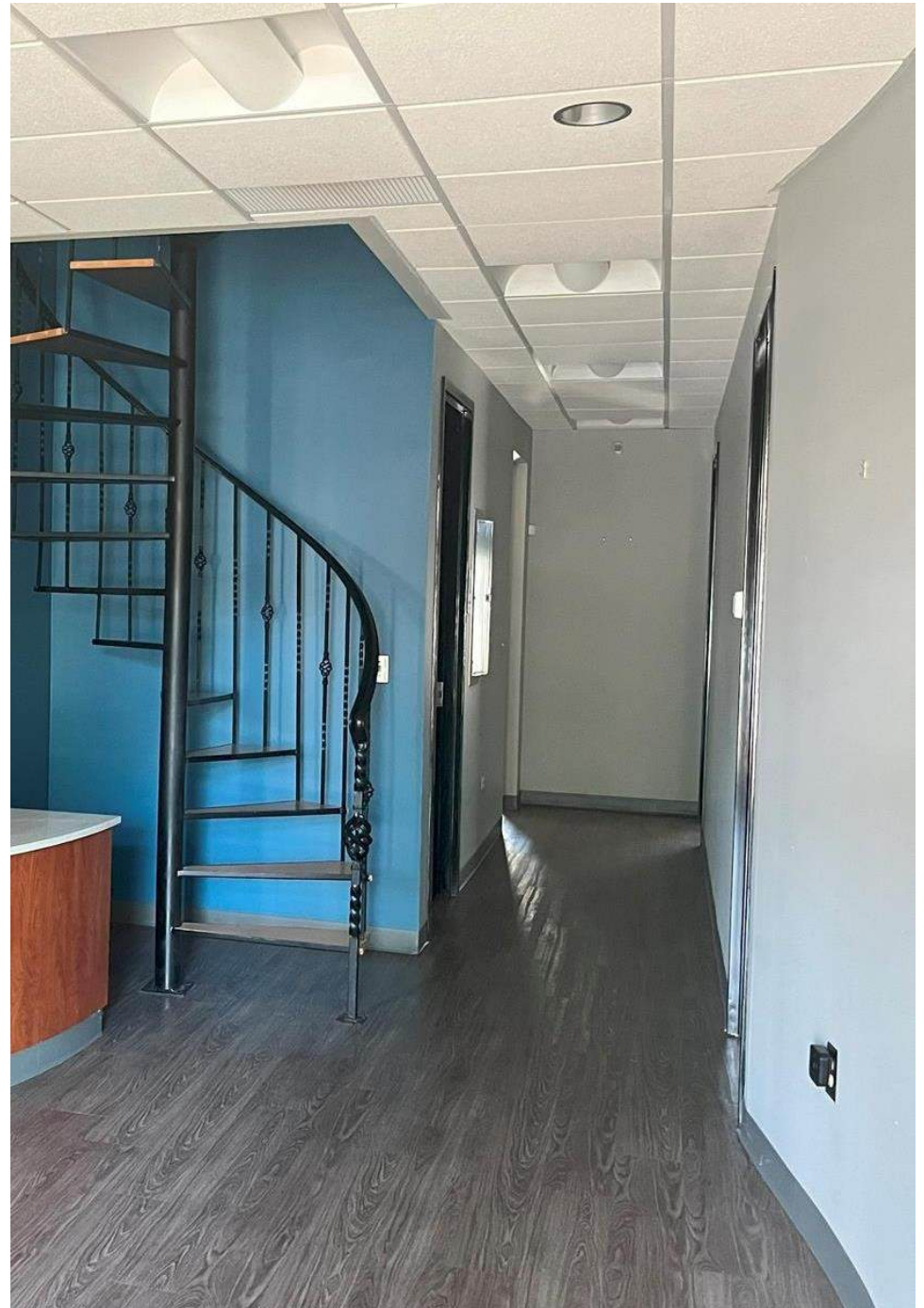
Property Features

Property Images

PROPERTY FEATURES

BUILDING SF

1,775





ABBOTTS BRIDGE COMMONS

Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,287	51,174	129,090
2010 Population	8,262	66,424	166,550
2024 Population	10,238	75,923	194,742
2029 Population	10,224	76,182	198,833
2024 African American	1,218	8,358	21,760
2024 American Indian	11	120	462
2024 Asian	5,128	28,019	64,177
2024 Hispanic	562	5,980	17,539
2024 Other Race	244	2,320	7,146
2024 White	3,026	31,023	85,385
2024 Multiracial	609	6,044	15,730
2024-2029: Population: Growth Rate	-0.15 %	0.35 %	2.10 %

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	94	696	2,119
\$15,000-\$24,999	101	454	1,456
\$25,000-\$34,999	118	591	1,638
\$35,000-\$49,999	373	1,350	3,347
\$50,000-\$74,999	416	2,200	6,512
\$75,000-\$99,999	217	2,364	5,972
\$100,000-\$149,999	610	4,911	12,506
\$150,000-\$199,999	615	4,440	11,020
\$200,000 or greater	1,177	8,955	22,050
Median HH Income	\$142,411	\$153,407	\$148,635
Average HH Income	\$178,310	\$190,696	\$188,563

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,814	17,429	46,118
2010 Total Households	2,856	22,468	57,171
2024 Total Households	3,721	25,961	66,620
2029 Total Households	3,797	26,486	68,830
2024 Average Household Size	2.74	2.92	2.92
2000 Owner Occupied Housing	1,399	14,459	35,893
2000 Renter Occupied Housing	347	2,458	8,742
2024 Owner Occupied Housing	2,253	19,669	50,612
2024 Renter Occupied Housing	1,468	6,292	16,008
2024 Vacant Housing	314	1,054	2,272
2024 Total Housing	4,035	27,015	68,892
2029 Owner Occupied Housing	2,383	20,502	53,195
2029 Renter Occupied Housing	1,415	5,984	15,634
2029 Vacant Housing	340	1,206	2,603
2029 Total Housing	4,137	27,692	71,433
2024-2029: Households: Growth Rate	2.05 %	2.00 %	3.25 %



Source: esri



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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	474	3,583	9,644
2024 Population Age 35-39	577	4,463	11,494
2024 Population Age 40-44	800	5,763	14,612
2024 Population Age 45-49	868	6,252	15,644
2024 Population Age 50-54	963	6,864	17,074
2024 Population Age 55-59	786	5,725	14,520
2024 Population Age 60-64	663	4,894	12,394
2024 Population Age 65-69	473	3,657	9,315
2024 Population Age 70-74	318	2,482	6,607
2024 Population Age 75-79	254	1,825	4,839
2024 Population Age 80-84	162	1,069	2,755
2024 Population Age 85+	178	970	2,416
2024 Population Age 18+	7,990	58,382	149,846
2024 Median Age	42	41	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,453	\$124,617	\$112,989
Average Household Income 25-34	\$160,371	\$165,794	\$152,796
Median Household Income 35-44	\$152,908	\$160,441	\$154,230
Average Household Income 35-44	\$182,534	\$198,268	\$193,889
Median Household Income 45-54	\$171,829	\$176,794	\$174,904
Average Household Income 45-54	\$210,410	\$218,435	\$218,797
Median Household Income 55-64	\$169,215	\$176,503	\$173,948
Average Household Income 55-64	\$209,116	\$216,362	\$217,267
Median Household Income 65-74	\$84,157	\$109,479	\$109,979
Average Household Income 65-74	\$141,695	\$155,801	\$159,732
Average Household Income 75+	\$83,993	\$102,660	\$111,031

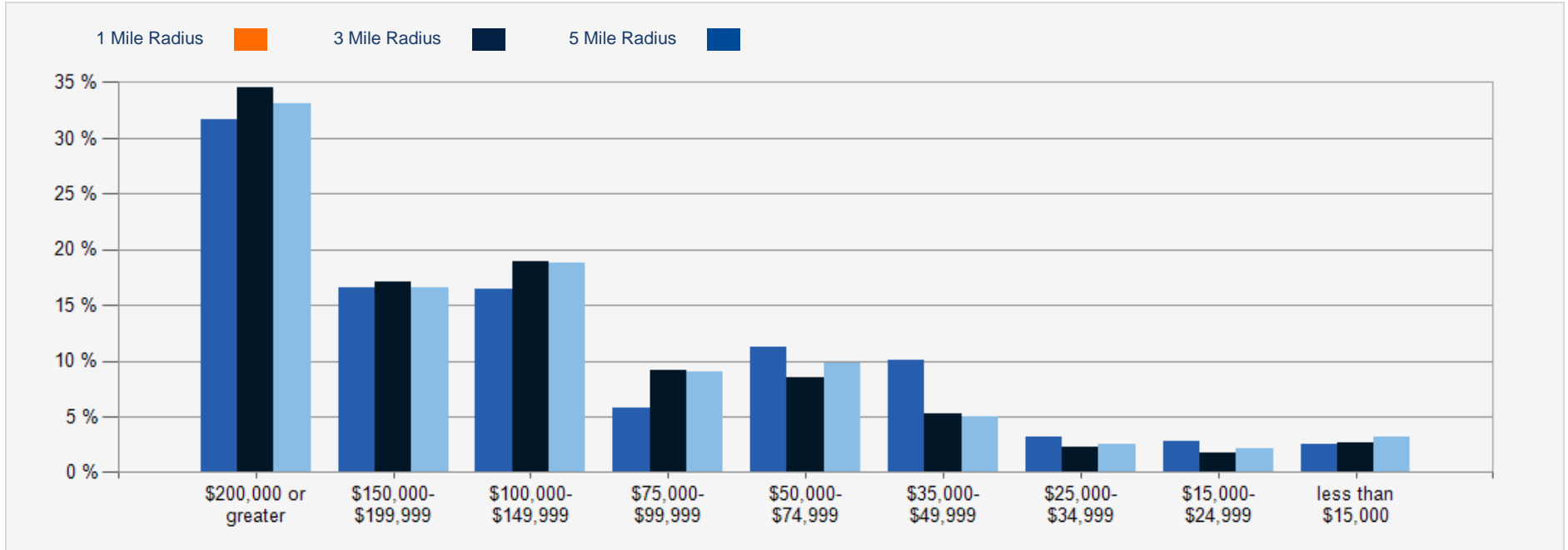
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	603	4,268	11,324
2029 Population Age 35-39	561	4,311	11,739
2029 Population Age 40-44	639	4,887	13,043
2029 Population Age 45-49	786	5,732	15,085
2029 Population Age 50-54	828	5,869	14,849
2029 Population Age 55-59	849	6,110	15,275
2029 Population Age 60-64	720	5,092	12,830
2029 Population Age 65-69	567	4,232	10,858
2029 Population Age 70-74	402	3,127	8,282
2029 Population Age 75-79	273	2,076	5,761
2029 Population Age 80-84	203	1,453	3,962
2029 Population Age 85+	186	1,130	2,965
2029 Population Age 18+	8,304	60,710	157,546
2029 Median Age	43	42	41

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$164,171	\$157,715	\$146,013
Average Household Income 25-34	\$208,035	\$204,853	\$195,141
Median Household Income 35-44	\$176,410	\$180,842	\$168,267
Average Household Income 35-44	\$224,301	\$230,682	\$219,260
Median Household Income 45-54	\$194,530	\$193,959	\$187,339
Average Household Income 45-54	\$245,370	\$245,252	\$241,607
Median Household Income 55-64	\$196,148	\$199,137	\$191,662
Average Household Income 55-64	\$246,322	\$248,418	\$245,634
Median Household Income 65-74	\$140,977	\$146,110	\$140,476
Average Household Income 65-74	\$189,645	\$196,213	\$195,652
Average Household Income 75+	\$121,584	\$139,517	\$147,086

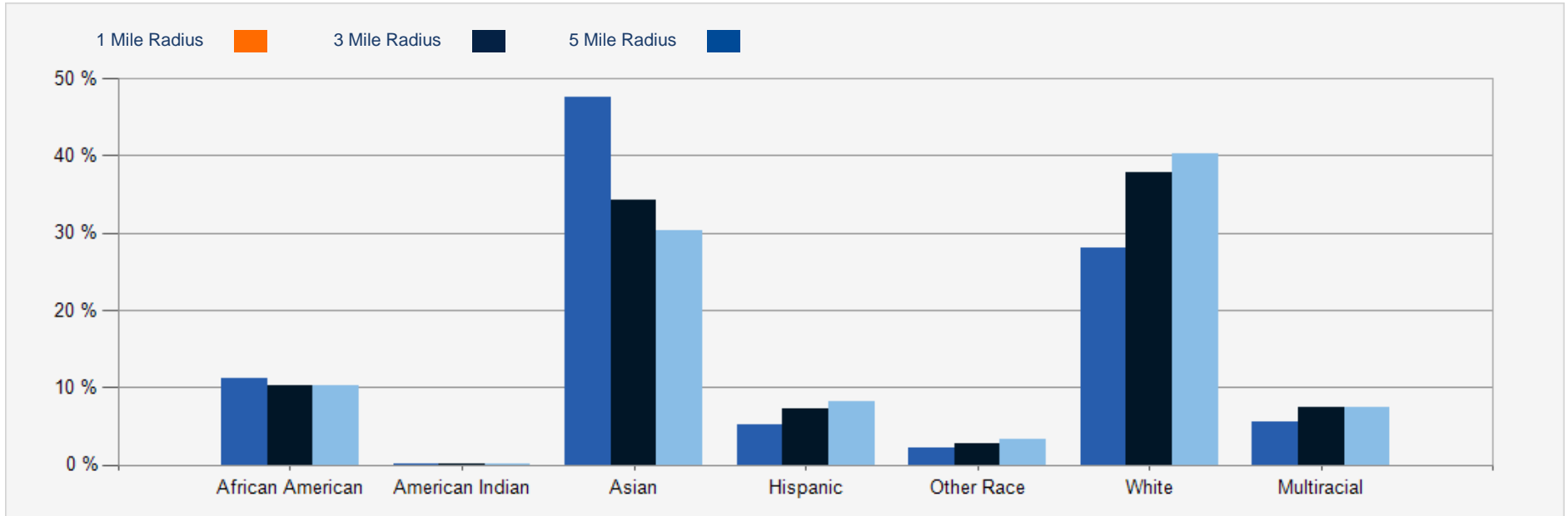


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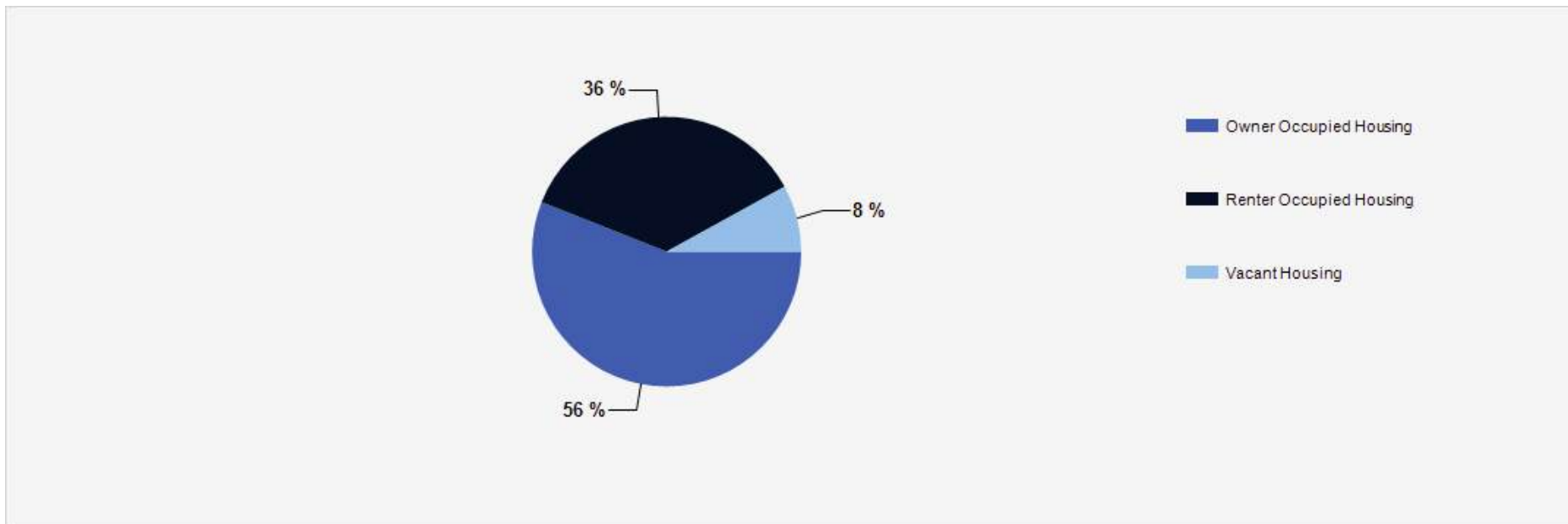
2024 Household Income



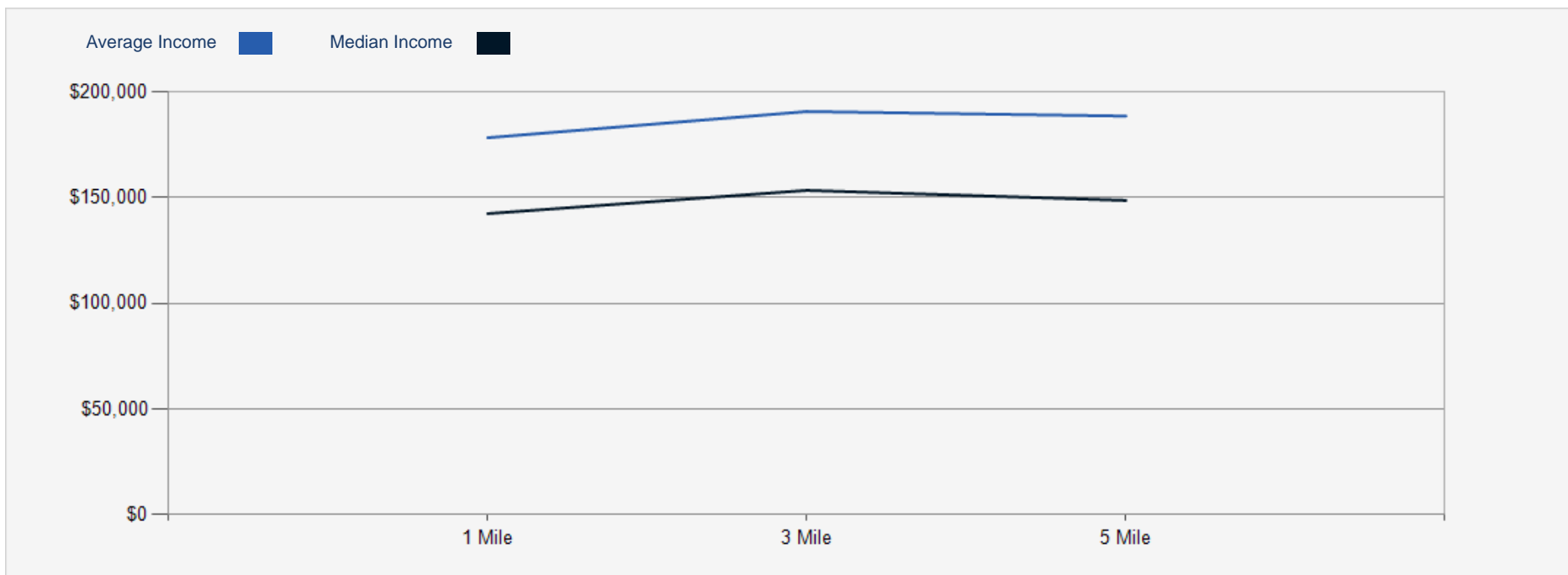
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



ABBOTTS BRIDGE COMMONS

04 Additional Information

Local Sales Comparisons

04

1 Condo Sold: 2551 Roswell Rd, 1st Floor - 203**SOLD**

Marietta, GA 30062

Cobb

Sale Date Apr 5, 2024
 Sale Price \$350,000
 Price/SF \$250.00
 Actual Cap Rate 7.00%
 Comp ID 6696617
 Comp Status Research Complete

Type 2 Star Office Condo
 Year Built 2000
 RBA 8,400 SF
 Condo Size 1,400 SF
 Zoning NRC/WS, County
 Sale Condition Sale Leaseback

**2 Condo Sold: 1325 Satellite Blvd, 2nd Floor - 1506****SOLD**

Suwanee, GA 30024

Gwinnett

Sale Date Oct 3, 2023
 Sale Price \$429,900
 Price/SF \$266.69
 Comp ID 6695661
 Comp Status Public Record

Type 3 Star Office Condo
 Year Built 2007
 RBA 12,179 SF
 Condo Size 1,612 SF
 Zoning O&I

**3 Condo Sold: 1300 Peachtree Industrial Blvd, 1st Floor - 3106****SOLD**

Suwanee, GA 30024

Gwinnett

Sale Date Sep 21, 2023
 Sale Price \$340,000
 Price/SF \$242.86
 Comp ID 6516089
 Comp Status Public Record

Type 3 Star Retail Storefront Retail/Office (Community Center) Condo
 Year Built 2007
 GLA 49,018 SF
 Condo Size 1,400 SF
 Zoning C-2

**4 Condo Sold: 2870 N Berkeley Lake Rd NW, 1st Floor - 108****SOLD**

Duluth, GA 30096

Gwinnett

Sale Date May 17, 2023
 Sale Price \$288,000
 Price/SF \$240.00
 Comp ID 6398343
 Comp Status Research Complete

Type 3 Star Industrial Distribution Condo
 Year Built 1997
 RBA 47,750 SF
 Condo Size 1,200 SF
 Zoning I

**5 Condo Sold: 2860 Peachtree Industrial Blvd, 1st Floor - 400****SOLD**

Duluth, GA 30097

Gwinnett

Sale Date Sep 21, 2023
 Sale Price \$337,500
 Price/SF \$249.26
 Comp ID 6516022
 Comp Status Public Record

Type 3 Star Retail Storefront Retail/Office Condo
 Year Built 2009
 GLA 17,568 SF
 Condo Size 1,354 SF
 Zoning C2

