



OFFERING MEMORANDUM

## INDUSTRIAL OUTDOOR STORAGE YARD(s)

1213 CONSTITUTION ROAD SE | ATLANTA, GA 30316

Exclusively Marketed By:

**Gabriel L. Fisher**

310.405.6401

[gabe@matysekinvestment.com](mailto:gabe@matysekinvestment.com)

License #01884942

**Jamie L. Fisher**

310.405.6416

[jamie@matysekinvestment.com](mailto:jamie@matysekinvestment.com)

Broker License # 01896513

Listed in conjunction with GA Broker of Record Bang Realty

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

Matysek Investment Group in conjunction with Georgia Broker of Record Bang Realty are pleased to present the following Industrial Outdoor Storage yard located at 1213 Constitution Rd SE, Atlanta, GA. The subject property is centrally located between downtown Atlanta and Hartsfield-Jackson Atlanta International Airport with easy access to I-20 & I-285.

The property is located in a high density logistics submarket, with neighboring like kind properties leased or owned by Amazon, Southeastern Freight Lines, FedEx Freight, XPO, Central Transport, and many others. Also down the street is the new Police Training Academy which provides a more secured location. <https://www.atltrainingcenter.com/the-training-center>

This is a rare opportunity for an Owner-User or Investor. Current tenants are month-to-month. Call for further details.



## INVESTMENT SUMMARY

Property Type                      Industrial Outdoor Storage

Property Address                  1213 Constitution Road  
SE Atlanta, GA 30316

Price                                  \$5,200,000

Net Operating Income            Call for further details

Lease Term Remaining            MTM

Occupancy                          100%

Land Size                            357,192 (8.2 Acres)

APN                                    15-080-05-018

Zoning                                M-2

## INVESTMENT HIGHLIGHTS

- Investor/ Owner/ User opportunity
- +/- 2 Miles to I-285
- +/- 8 Miles to Downtown ATL adjacent to CSX and NS Intermodal terminals.
- +/- 10 Miles to Hartsfield-Jackson Atlanta International Airport



## Atlanta, GA

Atlanta is the capital and most populous city of the U.S. state of Georgia. It is the seat of Fulton County, the most populous county in Georgia, although a portion of the city extends into neighboring DeKalb County. With a population of 498,715 living within the city limits, it is the eighth most populous city in the Southeast and 38th most populous city in the United States according to the 2020 U.S. census. It is the core of the much larger Atlanta metropolitan area, which is home to more than 6.1 million people, making it the eighth-largest metropolitan area in the United States. Situated among the foothills of the Appalachian Mountains at an elevation of just over 1,000 feet above sea level, it features unique topography that includes rolling hills, lush greenery, and the most dense urban tree coverage of any major city in the United States.

With a GDP of \$385 billion, the Atlanta metropolitan area's economy is the 11th-largest in the country and the 22nd-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies (tied for third with Chicago). It also hosts the global headquarters of several corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, Arby's, AT&T Mobility, Georgia-Pacific, Chick-fil-A, Church's Chicken, Dunkin Donuts, Norfolk Southern Railway, Mercedes-Benz USA, NAPA Auto Parts, Papa Johns, Porsche AG, Newell Brands, Marble Slab Creamery, and UPS. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations. Many corporations are drawn to the city by its educated workforce; as of 2014, 45% of adults aged 25 or older residing in the city have at least four-year college degrees, compared to the national average of 28%.

Atlanta started as a railroad town, and logistics has been a major component of the city's economy to this day. Atlanta serves as an important rail junction and contains major classification yards for Norfolk Southern and CSX. Since its construction in the 1950s, Hartsfield–Jackson Atlanta International Airport (ATL) has served as a key engine of the city's economic growth.[195] Delta Air Lines, the city's largest employer and the metro area's third-largest, operates the world's largest airline hub at Hartsfield-Jackson, and it has helped make it the world's busiest airport, in terms of both passenger traffic and aircraft operations.[196] Partly due to the airport, Atlanta has been also a hub for diplomatic missions; as of 2017, the city contains 26 consulates general, the seventh-highest concentration of diplomatic missions in the US

1213 Constitution Rd SE



Atlanta market value continued to stabilize returning to a pre-pandemic mood - a period that was considered strong at the time but is now considered modest due to extraordinary demand in recent years. Although absorption and leasing activities were relatively quiet, Post-pandemic volumes are unsustainable and change is expected. The First half of 2023 show the market is entering a new phase., The amount of absorption from the beginning of the year to the present is about half of 2022 first half volume, but higher than 2019 first half volume like 2.7 million sq ft, leasing activity remained half of his 2022 first half high volume, but very close to 2019 activity levels.

Groundbreaking construction slowed further this year after a slight decline in the first quarter. Just 1.3 million square feet. laid the foundation. From the beginning of the year, On the contrary, from the shipments reached record levels. An important one, but still relatively modest 4.9 million square feet of deliveries this quarter, year-to-date. Vacancy rates remain below pre-pandemic levels and still difficult for renters to find immediate occupancy.

Leasing activity has decreased compared to recent years, but tenant demand has increase and remains at a high level, suggesting that demand will not slow down. Conversion takes longer as tenants consider options based on economics uncertainty. The industry diversifying with increased demand from the Automotive and energy & utilities industries – two industries that were previously on the low end of Atlanta's demand. logistics and parcel delivery remain key drivers

1213 Constitution Rd SE





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**Hartsfield-Jackson  
Atlanta International Airport**  
9.2 miles

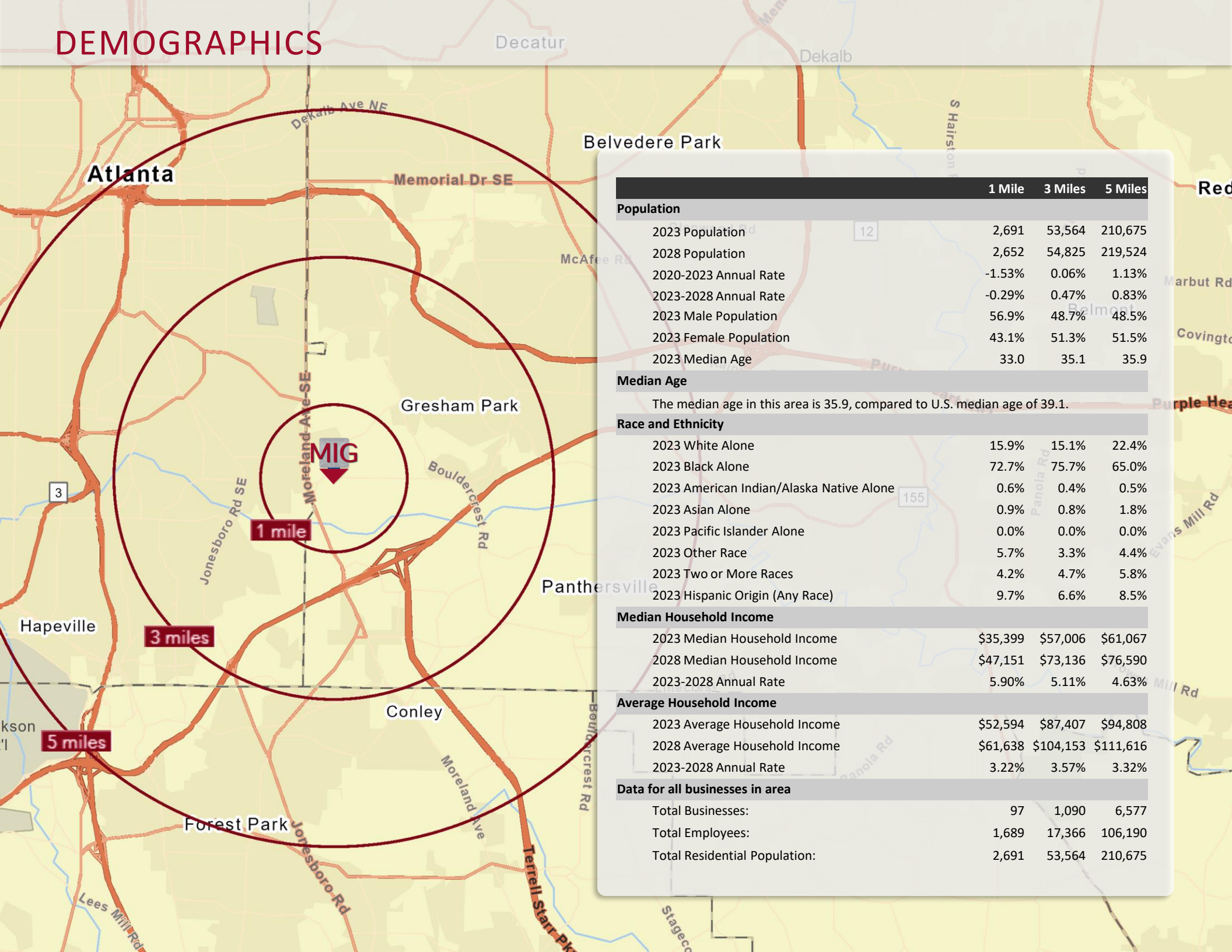
**ATLANTA**  
6.9 miles

**1213 Constitution Rd SE**

**Moreland Avenue**



# DEMOGRAPHICS



## Belvedere Park

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Population	2,691	53,564	210,675
2028 Population	2,652	54,825	219,524
2020-2023 Annual Rate	-1.53%	0.06%	1.13%
2023-2028 Annual Rate	-0.29%	0.47%	0.83%
2023 Male Population	56.9%	48.7%	48.5%
2023 Female Population	43.1%	51.3%	51.5%
2023 Median Age	33.0	35.1	35.9
<b>Median Age</b>			
The median age in this area is 35.9, compared to U.S. median age of 39.1.			
<b>Race and Ethnicity</b>			
2023 White Alone	15.9%	15.1%	22.4%
2023 Black Alone	72.7%	75.7%	65.0%
2023 American Indian/Alaska Native Alone	0.6%	0.4%	0.5%
2023 Asian Alone	0.9%	0.8%	1.8%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	5.7%	3.3%	4.4%
2023 Two or More Races	4.2%	4.7%	5.8%
2023 Hispanic Origin (Any Race)	9.7%	6.6%	8.5%
<b>Median Household Income</b>			
2023 Median Household Income	\$35,399	\$57,006	\$61,067
2028 Median Household Income	\$47,151	\$73,136	\$76,590
2023-2028 Annual Rate	5.90%	5.11%	4.63%
<b>Average Household Income</b>			
2023 Average Household Income	\$52,594	\$87,407	\$94,808
2028 Average Household Income	\$61,638	\$104,153	\$111,616
2023-2028 Annual Rate	3.22%	3.57%	3.32%
<b>Data for all businesses in area</b>			
Total Businesses:	97	1,090	6,577
Total Employees:	1,689	17,366	106,190
Total Residential Population:	2,691	53,564	210,675

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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**Jamie L. Fisher**

310.405.06416

[jamie@matysekinvestment.com](mailto:jamie@matysekinvestment.com)

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