



In Association with Scott Reid & ParaSell, Inc.  
P: 949.942.6585 | A Licensed Georgia Broker #77666



Atlanta MSA

- 100% Occupied Multi-Tenant Retail
- Recession-Resistant Tenant Mix
- Newly Redeveloped in 2024
- Long-Term New Leases

6541 Tara Boulevard, Jonesboro, GA 30236

[View Map](#)

Offering Memorandum





# Advisory Team

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Price	Cap Rate	NOI
\$1,914,000	7.00%	\$134,007

### Investment Highlights

- 2-Tenant retail outparcel to 120,000 SF shopping center
- Grease Monkey: Strong regional franchisee
  - Lease features 10% rent increases every 5 years
- Free Smoke: Corporate, regional presence across Atlanta & Florida.
  - Lease features 3% annual increases commenced in February 2025
- Diversified tenant mix with recession-resistant businesses.
- Highly visible corner parcel with 62,000 vehicles passing daily.

### Market Highlights

- Surrounded by major retailers like Starbucks, Dunkin', Popeye's, AT&T, CVS, and Dollar Tree.
- Located in Jonesboro, part of the greater Atlanta metro area with over 6 million residents.

### Tenant Highlights

- Grease Monkey: Automotive service franchise specializing in oil changes and car care, established in 1978 and headquartered in Denver, Colorado.
- Free Smoke: Vape and smoke shop offering vapes, hookahs, accessories, and merchandise.





# Investment Summary

Price **\$1,914,000**    Cap Rate **7.00%**    NOI **\$134,007**

Tenant	GLA	GLA %	Lease Start	Lease End	Term	Rent/SF	Rent/Mo	Rent/Yr	Next Increase	Lease Type	Options
Grease Monkey	2,357	65.7%	02/01/24	02/01/39	14 Years	\$3.39	\$8,000	\$96,000	10% in Feb 2029	NNN	4, 5-Year
Free Smoke	1,230	34.3%	02/01/24	02/01/34	9 Years	\$2.57	\$3,167	\$38,007	3% in Feb 2026	NNN	1, 5-Year
<b>Totals</b>	<b>3,587 SF</b>	<b>100%</b>			<b>12.5 (WALT)</b>	<b>\$3.11 (Avg)</b>	<b>\$11,167</b>	<b>\$134,007</b>			

## Rent Schedules

<b>Grease Monkey</b>		Annual Rent	<b>Free Smoke</b>		Annual Rent
Current Year		\$96,000	Current Year		\$38,007
Year 2		\$96,000	Year 2		\$39,147
Year 3		\$96,000	Year 3		\$40,322
Year 4		\$96,000	Year 4		\$41,531
Year 5		\$105,600	Year 5		\$42,777
Year 6		\$105,600	Year 6		\$44,061
Year 7		\$105,600	Year 7		\$45,382
Year 8		\$105,600	Year 8		\$46,744
Year 9		\$105,600	Year 9		\$48,146
Year 10		\$116,160			
Year 11		\$116,160			
Year 12		\$116,160			
Year 13		\$116,160			
Year 14		\$116,160			

## Physical Description

Site Details	
Address	6541 Tara Blvd, Jonesboro, GA 30236
Building Size	3,587 SF
Land Size:	0.48 AC
APN:	13-0142D-00E-002
Year Built	2023





Southern Regional Medical Center  
331 Beds

Arrowhead Townhomes  
410 Units

Little Giant FARMER'S MARKET  
CHUCK E. CHEESE

Monterey Village  
198 units

Hartsfield-Jackson  
Atlanta International Airport  
Busiest Airport in the World

CLOUD9  
Smoke and Vape Co.

RODEWAY INN

American Inn & Suites

1942 CANTINA

MEXICO LINDO

KIDSLAND

American Deli  
Since 1989

BURGER KING

Southside DISCOUNT MALL

CSL PLASMA

DOLLAR GENERAL

Landmark COLLISION CENTER

Subject Property

DOLLAR TREE

wow

Atlanta's Best Kids  
playhouse

Tim Hortons

POPEYES

DAQURE

Tara Blvd - 62,000 VPD





**Shops Of Tara**  
15+ Tenants

cricket wireless **DUNKIN'**



**Office DEPOT**

**TITLEMAX**



**FUERZA LATINA**

**HOT WING**

Peachtree City **PAWN**



**RED LOBSTER**  
FRESH FISH - LIVE LOBSTER

**Davita**



**Subject Property**

Tara Blvd - 62,000 VPD



**TABLE**  
PIZZA & AIR





### About Grease Monkey

Grease Monkey International, Inc. is an independent American franchisor of automotive service centers specializing in oil changes, preventative maintenance, and various car care services. Founded in 1978, the company has built a strong reputation for reliable automotive care. Headquartered in Denver, Colorado, Grease Monkey continues to expand its footprint, serving customers across numerous locations with a focus on quality and convenience.

Public/Private	Private
Headquarters	Denver, Colorado
Locations	500+ Internationally
Website	<a href="http://www.greasemonkeyintl.com">www.greasemonkeyintl.com</a>



### About Free Smoke

Free Smoke is a vape and smoke shop dedicated to providing a wide range of products, including vapes, hookahs, accessories, and merchandise. Known for its diverse selection and customer-oriented service, Free Smoke caters to enthusiasts seeking quality smoking and vaping options.

Public/Private	Private
Headquarters	Atlanta, Georgia
Locations	8 Across GA and FL
Website	<a href="http://www.freesmokevapeshop.com">www.freesmokevapeshop.com</a>



## About the Atlanta Metro

The Atlanta metro area is one of the most dynamic real estate investment markets in the U.S., driven by rapid population growth and a diverse economy. Major employers like Delta Airlines, Home Depot, Coca-Cola, and Amazon anchor the region's economic resilience, attracting professionals nationwide. As a transportation hub with Hartsfield-Jackson Atlanta International Airport and an extensive highway network, Atlanta appeals to businesses and residents alike, fueling demand for residential and commercial properties.

Investment opportunities span the metro's diverse submarkets, catering to various strategies. Suburban areas like Alpharetta and Roswell see strong demand for single-family homes due to excellent schools and family-friendly amenities. In contrast, urban centers like Midtown and Buckhead attract multifamily developments and luxury condos for young professionals. Emerging markets, such as South Fulton and Clayton County, offer affordable properties with rental demand and appreciation potential. With ongoing infrastructure improvements and revitalization projects, the Atlanta metro remains a versatile and promising destination for real estate investors.



## Demographic Highlights

**199,642**

5-Mile Population

**\$62,315**

5-Mile Income

Demographics	1-Mile	3-Mile	5-Mile
Population	14,086	83,534	199,642
Average Household Income	\$56,042	\$58,195	\$62,315
Households	5,065	30,958	72,476



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