



PEARSON GA RETAIL CENTER

652 North Main Street, Pearson, GA 31642

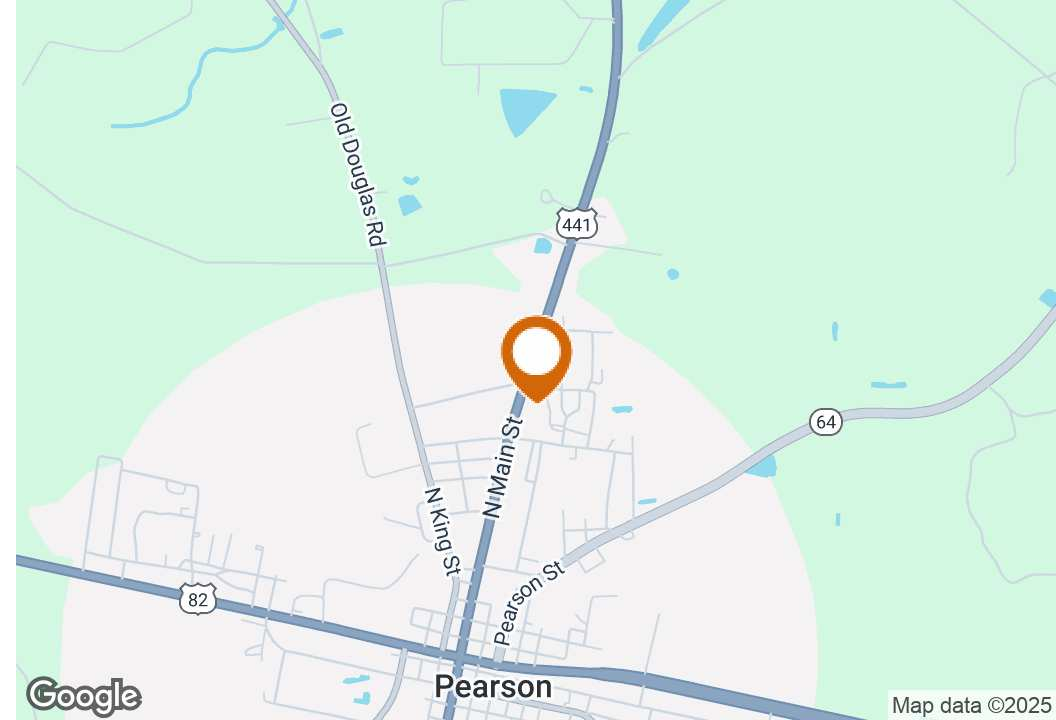
Todd Davis

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	12,300 SF
Vacant Available SF:	900 SF
Lot Size:	1.05 Acres
Price / SF:	\$81.30
Year Built:	1995
Zoning:	C 3
APN:	P004 013
Taxes:	\$11,742.17

PROPERTY OVERVIEW

Pearson GA retail center is 12,300 SF and sits on 1.05 acres. Family Dollar / Dollar Tree anchors the center occupying 10,500 SF. Family Dollar has been in the space since 2011. The current lease expires on 1/31/27 and has two 5-year extensions with a 5% increase in the lease payment. There are 2 other retail spaces that are 900 SF each, with one currently vacant. A new roof was installed in 2023.

PROPERTY HIGHLIGHTS

- Investment Grade Credit Tenant
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations.
- Excellent visibility from U.S Highway 441

PROPERTY DESCRIPTION

441

7,520 ±
Cars/Day

LOCATION DESCRIPTION

The property is located right off North Main Street (US Hwy 441/221), which sees approximately 7,520 vehicles per day. U.S Highway 82 sits approximately 1 mile south of the property.

U.S Hwy 82
1 ± Mile



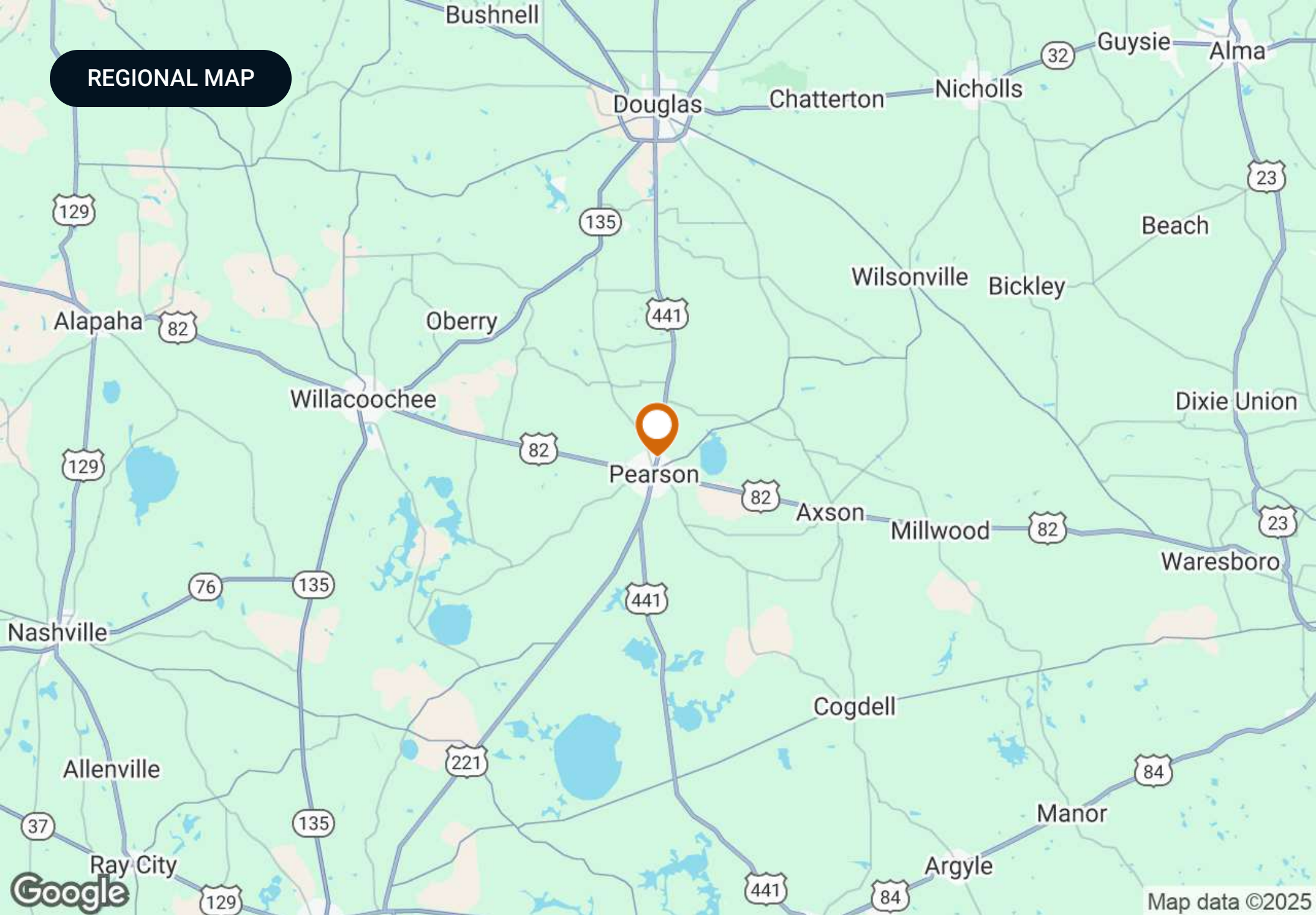
7,520 ±
Cars/Day



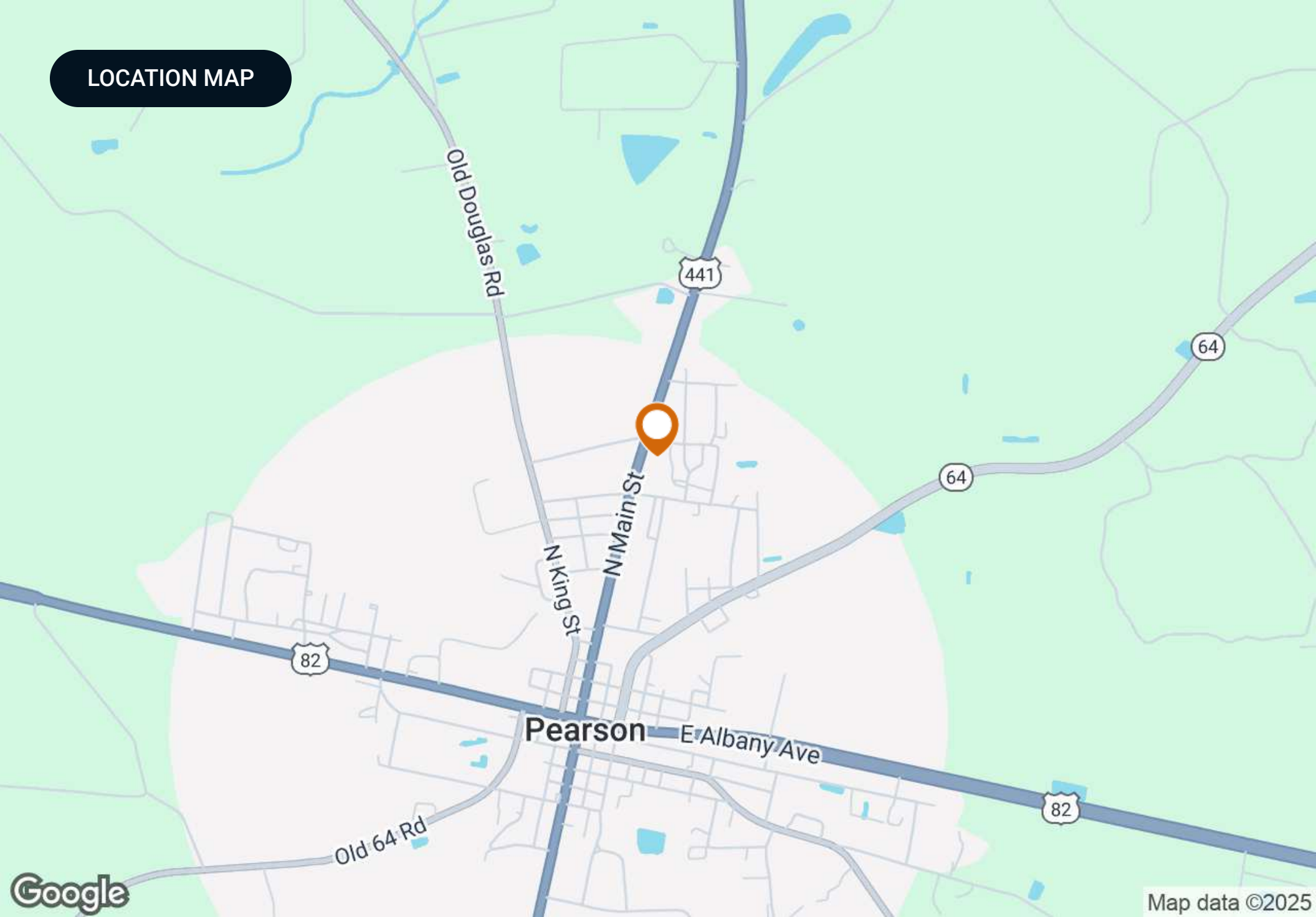
FINANCIALS

Address	Tenant	Square Feet	Occupied %	Insurance	Taxes	CAM	Base Rent
652 Main St	Family Dollar	8,700 SF	70.73%	\$222.75	\$323.75	\$247.42	\$6,965.00
660 Main St	Family Dollar	1,800 SF	14.63%				
668 Main St	CK Laundry	900 SF	7.32%				\$557.66
672 Main St	Vacant	900 SF	7.32%				
Monthly Income				\$2,673.00	\$3,885.00	\$2,969.00	\$7,522.66
Base Rent		\$90,271.92					
Expense Reimbursement		\$9,527.00					
Gross Income		\$99,798.92					
Taxes		\$11,742.17					
Insurance		\$4,423.00					
CAM		\$3,000.00					
Total Expense		\$19,165.17					
Net Operating Income		\$80,633.75					

REGIONAL MAP



LOCATION MAP

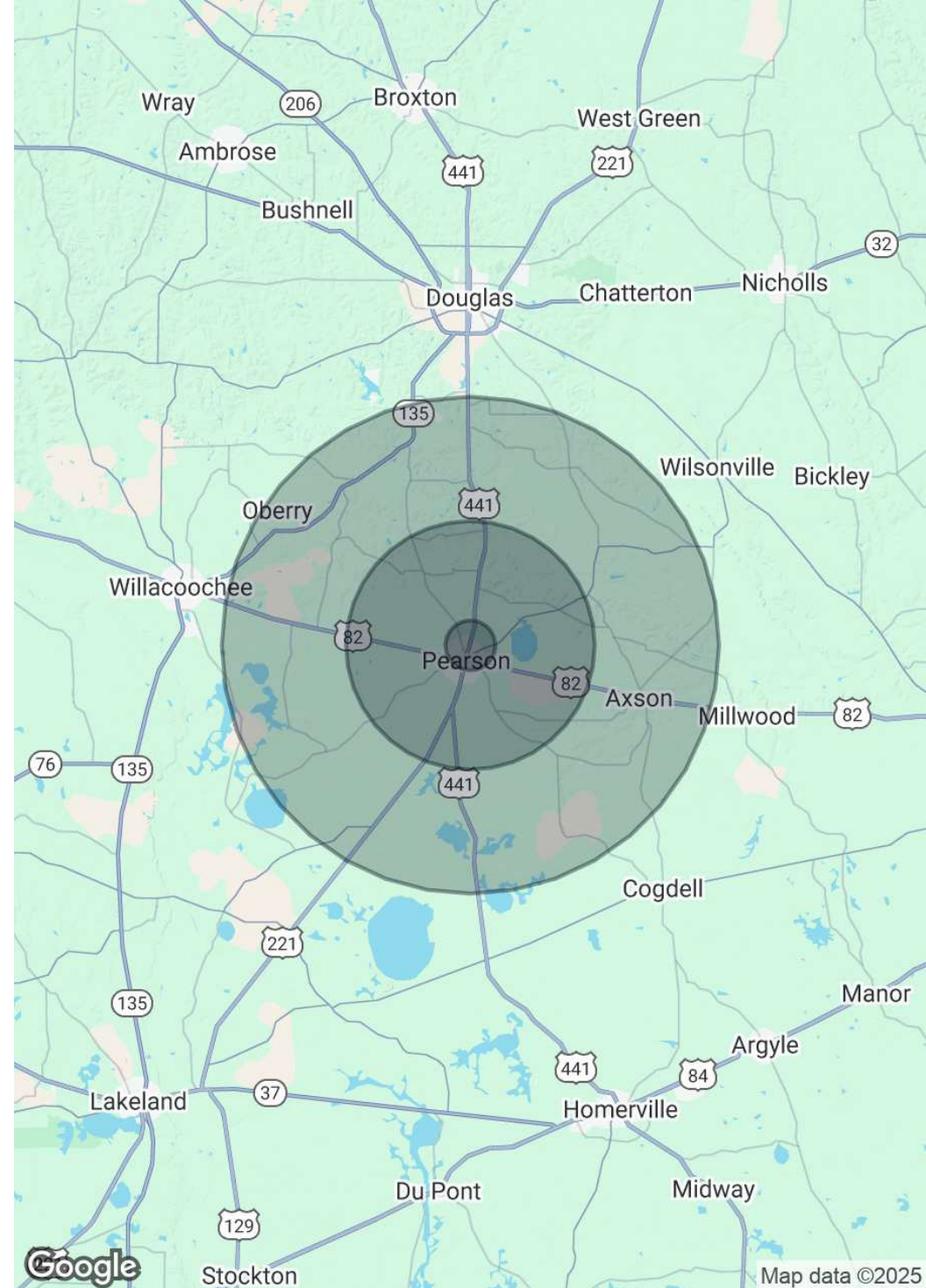


DEMOGRAPHICS MAP & REPORT

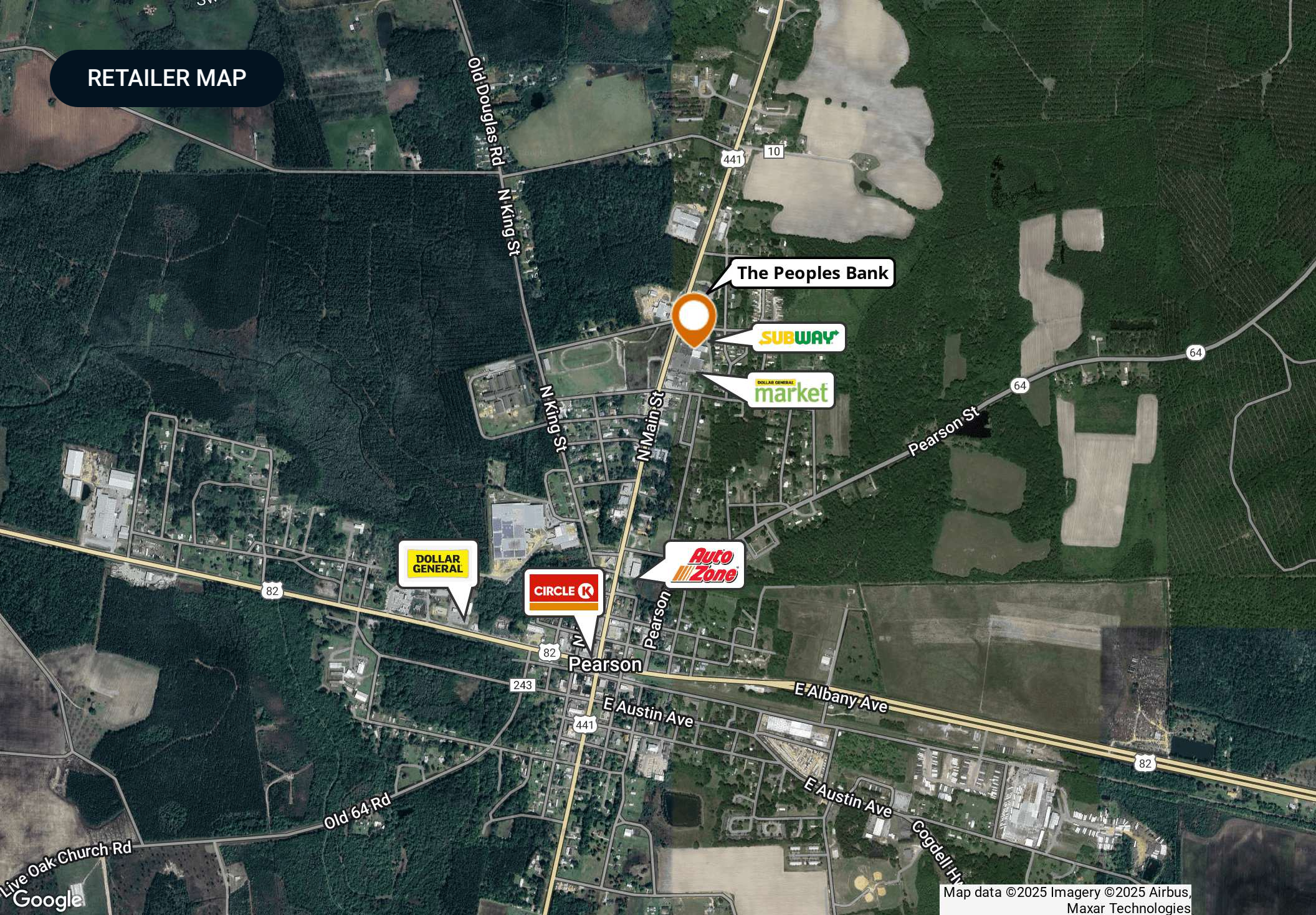
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,194	3,636	11,557
Average Age	37	37	37
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	433	1,323	4,166
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$57,156	\$59,906	\$68,060
Average House Value	\$89,863	\$100,920	\$139,653

Demographics data derived from AlphaMap



RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



TODD DAVIS

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PROFESSIONAL BACKGROUND

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



For more information visit www.saundersrealestate.com

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