

10 3rd Street
Jackson, GA 30233

OFFERING MEMORANDUM

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PROPERTY INFORMATION

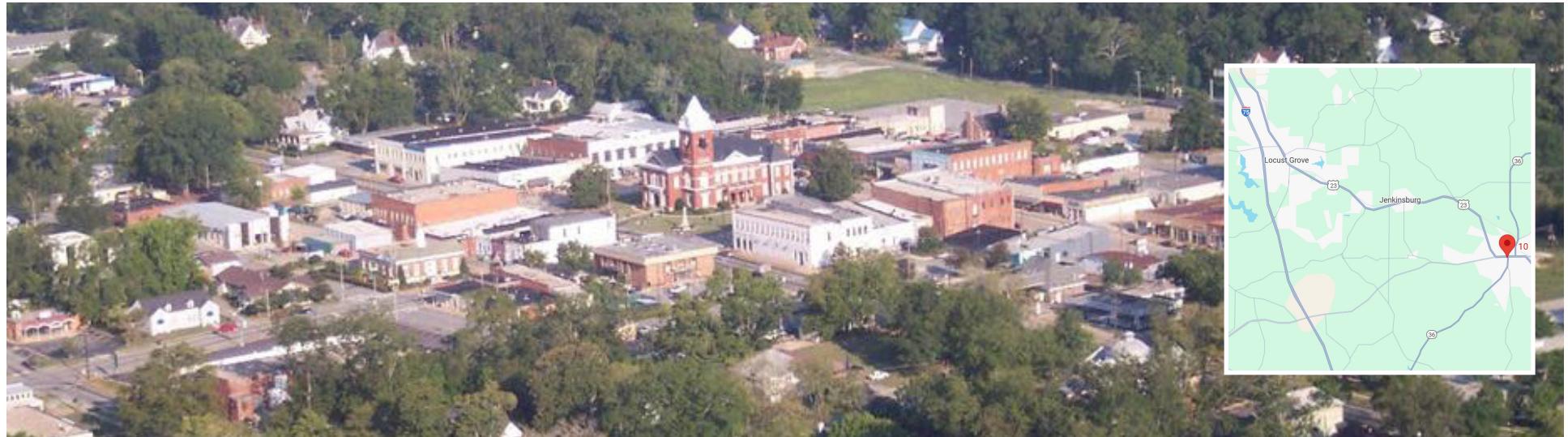
New York Store Building | 10 3rd Street, Jackson, GA 30233

Asking Price: \$899,000

- 13,744 SF historic storefront & office building (built 1892)
- Zoned C-1, ideal for retail, office, or mixed-use
- Income-producing, multi-tenant asset with upside potential
- Across from Butts County Courthouse
- Prime visibility + strong pedestrian and vehicle traffic
- Street-front and adjacent lot parking
- 3 Stories
- Parcel ID: J0103017000



LOCATION & DEMOGRAPHICS



ABOUT JACKSON, GEORGIA

Jackson is the county seat of historic Butts County, just 46 miles southeast of Atlanta—offering small-town charm with easy metro access. Founded in 1826 and originally laid out as a 303-acre grid, it has grown into a thriving community blending historic architecture with modern amenities.

Downtown Jackson Square anchors the city with boutiques, coffee spots, restaurants, and professional offices—featured in the hit series Stranger Things. Local groups like the Lions Club and Rotary reinforce Jackson's strong civic fabric.

Nearby Indian Springs and High Falls State Parks, plus Dauset Trails Nature Center, offer trails, wildlife, and family-friendly programs. Jackson is undeniably historic, scenic, and community-minded—an ideal setting for long-term growth.

Location: Anchored on Downtown Jackson Square, directly across from the Butts County Courthouse

Regional Access: Minutes to Hwy 16, Hwy 36, and I-75; ~40 miles south of Atlanta

Traffic Drivers: Courthouse, professional offices, retail, dining, historic downtown attractions

City of Jackson Demographics (2023)

- Population ~5,648
- Median HH Income ~\$44,508
- 1-year growth +2.75%

FINANCIAL SUMMARY

10 3rd Street- Jackson Square

Financial Summary

Rent	2025	2026 Potential
Suite 100	\$ 1,200.00	\$ 1,400.00
Suite 101 - vacant	\$ -	\$ 1,200.00
Suite 102	\$ 1,650.00	\$ 1,750.00
Suite 200	\$ 800.00	\$ 950.00
Suite 201	\$ 1,150.00	\$ 1,300.00
Suite 200	\$ 950.00	\$ 1,100.00
<i>Annual income</i>	\$ 69,000.00	\$ 92,400.00

Expenses			
Insurance	\$ 5,700.00	\$ 6,000.00	
Taxes	\$ 2,400.00	\$ 3,200.00	
Water	\$ 1,440.00	\$ 1,500.00	
Fire Alarm	\$ 300.00	\$ 325.00	
AT&T	\$ 1,310.00	\$ 1,400.00	
<i>Annual Expenses</i>	\$ 11,150.00	\$ 12,425.00	

NOI	\$ 57,850.00	\$ 79,975.00
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The New York Store Building is currently income-producing with additional upside potential. The rent roll reflects a mix of stabilized tenants and one vacant suite, offering immediate opportunity for lease-up. Pro forma rents demonstrate solid increases across multiple units, positioning the property for improved NOI. Operating expenses remain in line with market, ensuring long-term sustainability for investors.

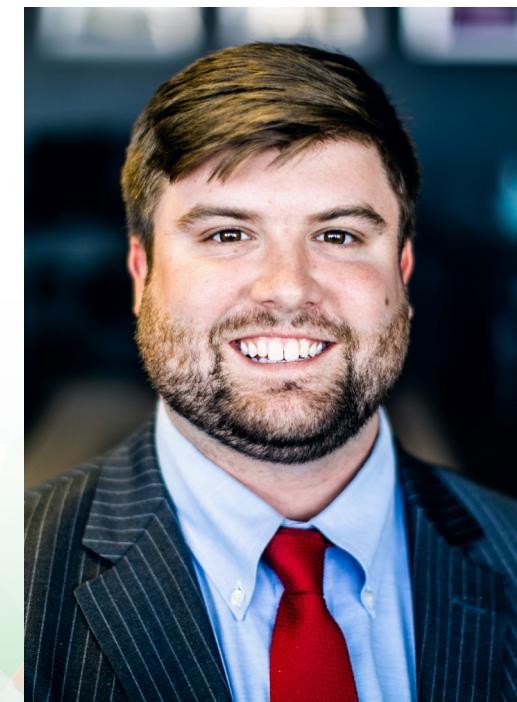
M. Brett Shaw Jr.

PROFESSIONAL EXPERIENCE

Brett is a dedicated Real Estate Advisor and is passionate about serving others. Brett has been with DTSpade for 8 years and specializes in Industrial and Office clients. Brett utilizes tip of the spear data, mapping and financial analytics to help his clients make better real estate decisions, faster. Brett advises his clients through site selection and feasibility, lease and purchase negotiations, due diligence and closing.

CREDENTIALS AND QUALIFICATIONS

- Licensed Real Estate Broker, State of Georgia
- Atlanta Commercial Board of Realtors Member
- Grand Epsilon- Chi Phi Fraternity
- First Tee of Atlanta, Coach
- Government Affairs and R-PAC Committee Member



ABOUT THE COMPANY

DTSpade SRE is a full-service **commercial** real estate firm.

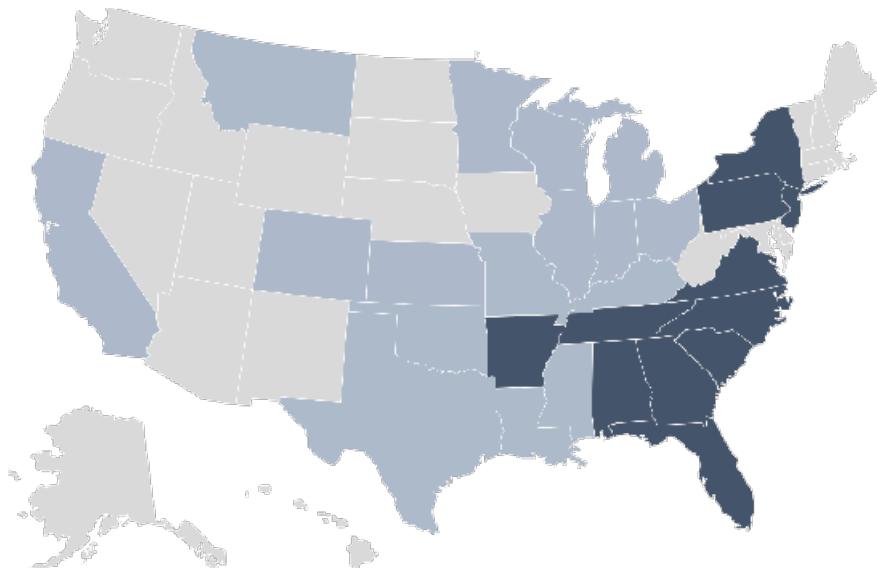
DTSpade is a specialized commercial real estate firm providing excellent brokerage services to clients, and a place where Partners strive to restore the perfection of Creation. DTSpade is a specialized real estate brokerage firm that advocates for dental, healthcare, medical, service and pre+equity organizations. Operating on a solid foundation of core values, we use data analytics in the site selection process. We have offices in Atlanta, GA (HQ), Philadelphia, PA, and Hackensack, NJ.

We're experienced professionals.

Because of our day-in and day-out presence in the multiple markets, we have a comprehensive database and rapport with clients and properties. Our commercial real estate professionals have more than 70 years of experience. Executing a marketing plan that is unique to each client and each property, we work to optimize your goals with the pinnacle of detail and attention.

Services Include:

- Tenant/Landlord Representation
- Buyer/Seller Representation
- Site Selection
- Project Management
- Broker's Opinion of Value
- Ambulatory Strategy Consulting



DTSPADE.COM

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