



Investment Highlights

- **Top-Performing CVS Location:** 24 hour location ranked among the top 7% of CVS locations in Georgia with 400K+ annual visitors and strong sales
- **Redevelopment Potential:** Adjacent to downtown Smyrna's proposed mixed-use redevelopment featuring residential, hotel, and dining uses
- **Signalized Hard Corner:** Prime signalized corner with exposure to 55K+ vehicles per day
- **Absolute NNN Lease Structure:** Fully passive investment with no landlord responsibilities
- **Near Truist Park & The Battery:** Located just 3 miles from one of Atlanta's top entertainment destinations with 10M+ annual visitors



Asking Price
\$4,205,000



Cap Rate
6.0%

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Get more information

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