

# FOR SALE AND LEASE



## FORMER RED LOBSTER

6550 TARA BLVD • JONESBORO, GA 30236

Offering Memorandum

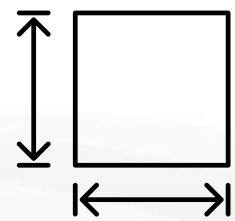


SALE PRICE

**\$4,500,000.00**

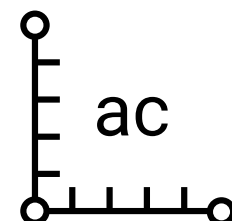
LEASE PRICE

**\$27+NNN**



**11,270**

Square Feet



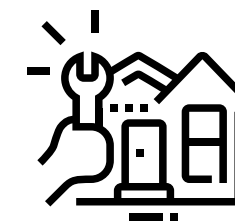
**2.00**

Acres



**RETAIL**

Property



**1972**

Year Built



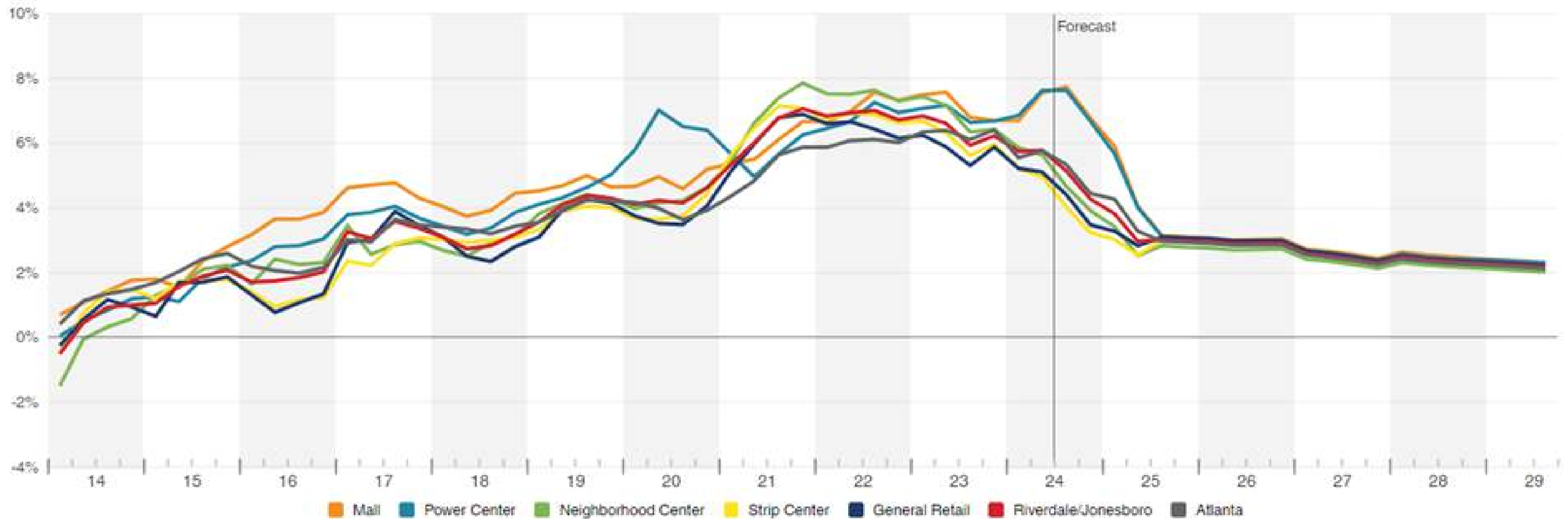
**SINGLE**

Tenancy

# RIVERDALE/JONESBORO SUBMARKET RENT

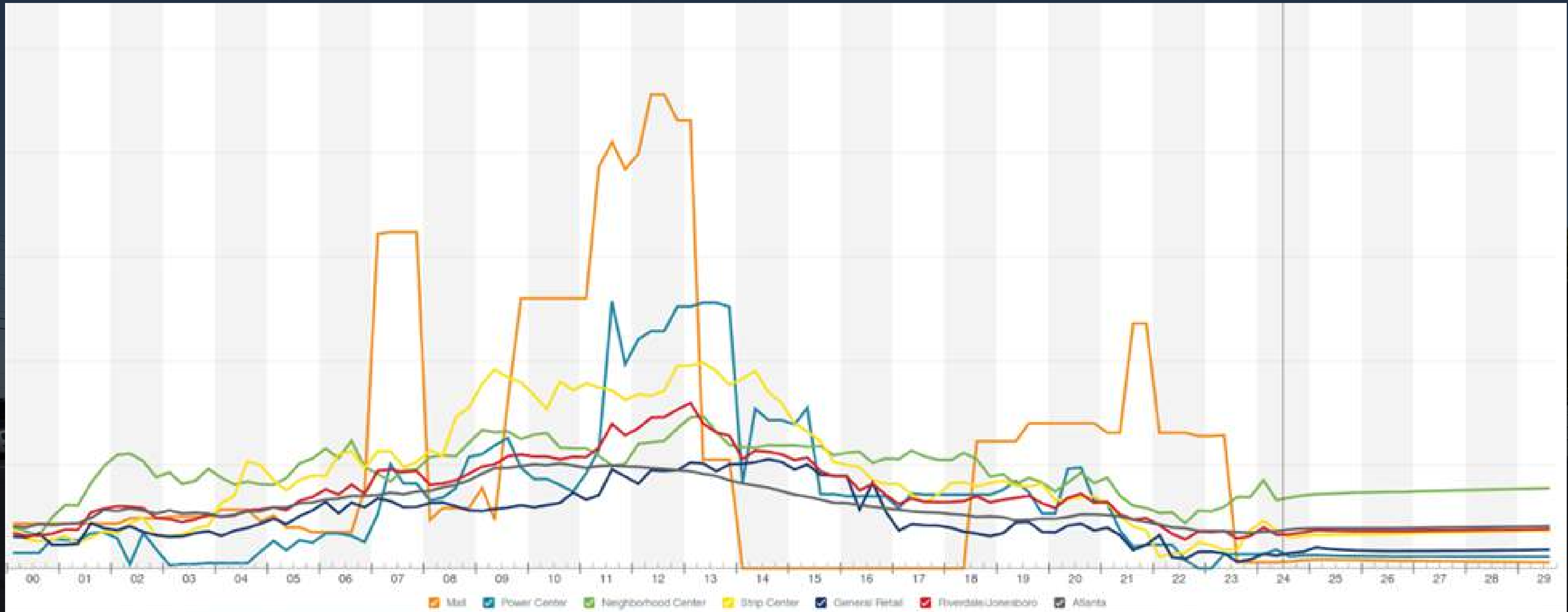
Rents have increased 5.1% in the past 12 months and are currently around \$18.00/SF. Rents have increased 19.2% over the past three years, higher than the Atlanta market average of 18.6%.

MARKET ASKING RENT GROWTH (YOY)



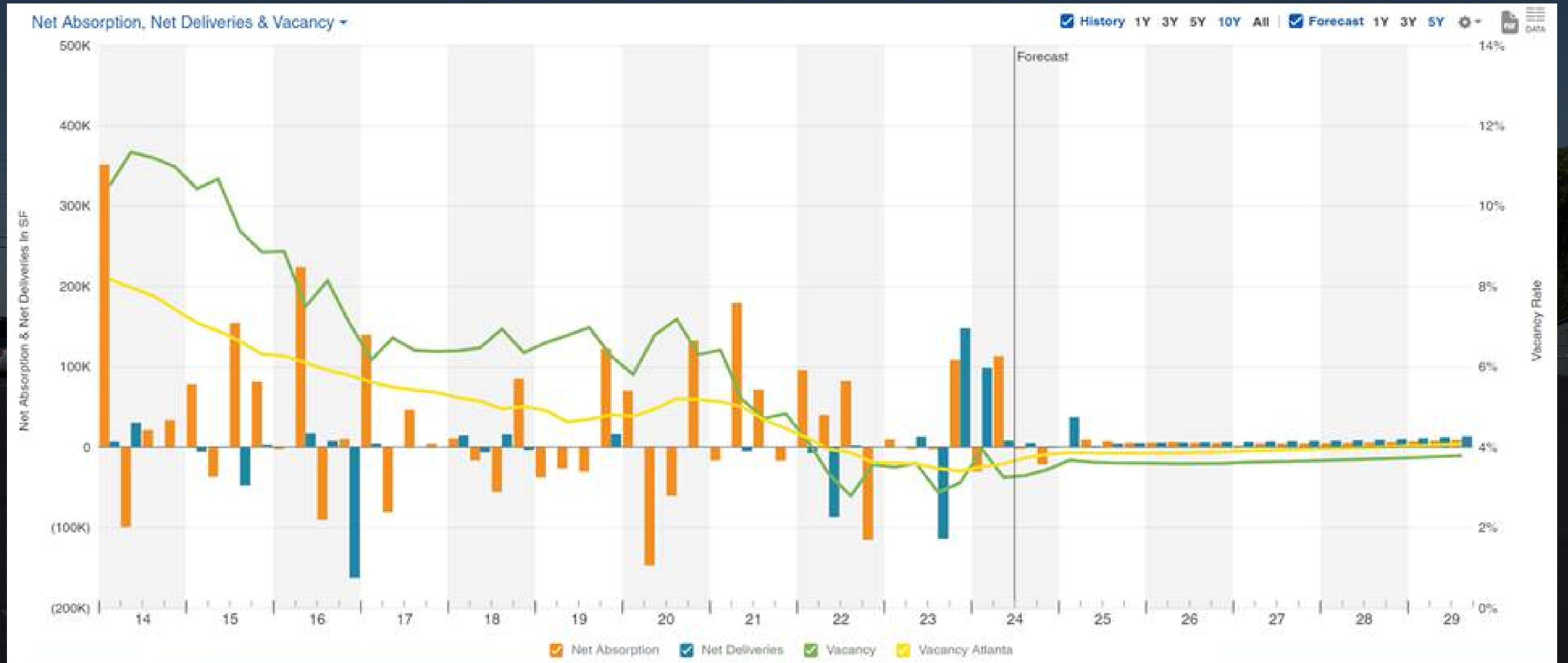
# VACANCY RATE

The Riverdale/Jonesboro retail submarket has a vacancy rate of 3.3%, at its 20 years low. This vacancy rate is 0.8% lower than the national level of 4.1%, it is lower than its trailing three-year average of 3.6%, which is also lower than the Atlanta market trailing three-year average of 3.8%.



# NET ABSORPTION

There has been 180,000 SF of positive absorption and 240,000 SF of net deliveries.



# DEMOGRAPHICS

	1 mile Population	3 mile Population	5 mile Population
2000	12,993	75,181	177,534
2020	13,884	81,920	201,346

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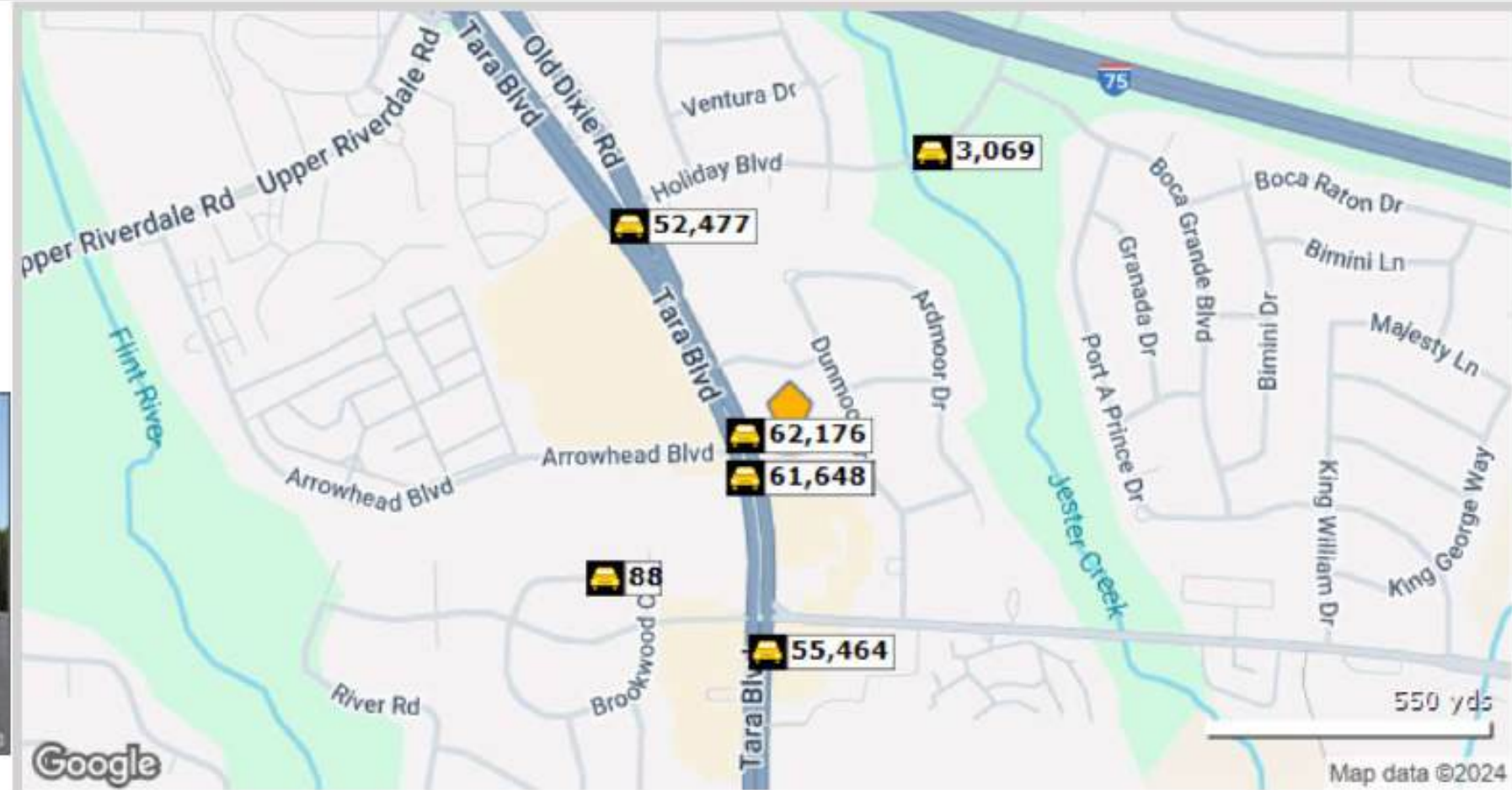
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>13,944</b>		<b>82,835</b>		<b>199,699</b>	
White	1,103	7.91%	7,412	8.95%	16,970	8.50%
Black	8,409	60.31%	50,781	61.30%	132,915	66.56%
Am. Indian & Alaskan	163	1.17%	664	0.80%	1,253	0.63%
Asian	486	3.49%	6,686	8.07%	12,440	6.23%
Hawaiian & Pacific Island	1	0.01%	34	0.04%	105	0.05%
Other	3,782	27.12%	17,259	20.84%	36,016	18.04%

# TRAFFIC COUNT REPORT

## Traffic Count Report

6550 Tara Blvd, Jonesboro, GA 30236

Building Type: **General Retail**  
 Secondary: **Restaurant**  
 GLA: **11,270 SF**  
 Year Built: **1972**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Tara Blvd	Arrowhead Blvd	0.00 NW	2015	62,491	MPSI	.05
2	Tara Blvd	Arrowhead Blvd	0.03 N	2020	62,060	MPSI	.05
3	Tara Boulevard	Arrowhead Blvd	0.02 SW	2020	62,261	MPSI	.05
4	Tara Blvd	Arrowhead Blvd	0.03 N	2022	61,648	MPSI	.05
5	Tara Boulevard	Arrowhead Blvd	0.02 SW	2022	61,769	MPSI	.05
6	Tara Boulevard		0.00	2022	62,176	MPSI	.05
7	Tara Blvd	Parkwood Way	0.04 NW	2018	55,464	MPSI	.22
8	Brookwood Cir	Parkwood Way	0.07 SE	2022	88	MPSI	.24
9	Tara Boulevard	Hwy 19	0.06 SE	2022	52,477	MPSI	.31
10	Holiday Boulevard	Boca Grande Blvd	0.11 NE	2020	3,069	MPSI	.37



**CLAYTON STATE UNIVERSITY**

**Walmart**  
Supercentre

**MART**

 **Southern Regional Medical Center**

**American Deli**

**Chick-fil-z**

**SOUTHLAKE MALL**

**COSTCO**  
BUSINESS CENTER

 **STARBUCKS**

**Shop of Tara**

 **NAM DAE MUN**  
Farmers Market

**Walmart**  
Supercentre

**HOME DEPOT**

**Publix**  
SUPERMARKET

**Chick-fil-z**

**Sam's Club**

AMC Southlake 24

Weybridge

WILKSHIRE ESTATES

Tara Stadium

Williamsburg Park

Virginia Burton Recreation

Vindy Manor

da Rd

138

138

85

138

139

Valley

Battle Creek Rd

Battle Creek Rd

Battle Creek Rd

Mt Zion Blvd

Wright Cir

Mt Zion Pkwy

Ccrlie Rd

Mt Zion Pkwy

Mt Zion Pkwy

Riverdale Rd

Flat Shoals Rd

Garden Walk Blvd

E Fayetteville Rd

ASPEN ACRES

Walker Rd

King Rd

Riverdale

Roberts Dr

Roberts Dr

Valley Hill Rd

Valley

Battle Creek Rd

Battle Creek Rd

Mt Zion Blvd

Wright Cir

Mt Zion Pkwy

Ccrlie Rd

Mt Zion Pkwy

Mt Zion Pkwy

HOLIDAY HILLS

Morrow Rd Morrow

Drury Inn & Suites  
Atlanta Morrow  
Top rated

Tidal Wave Auto  
Spa | Car Wash  
Temporarily closed

Old Dixie Rd

Starbucks

Shop of Tara

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Riverdale Rd

Flat Shoals Rd

Garden Walk Blvd

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Walker Rd

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WILKSHIRE ESTATES

Tara Stadium



ADS SCRUBS



CSL Plasma



Arrowhead Blvd

Tara Blvd

Dunmoor Dr

Dunmoor Dr

Manor

Dunmoor Dr

mesboro Dental  
sociates PC

city taxi

Louisiana Kitchen  
Chicke



POPEYES

Hand Car Wash



Shops Of Tara



The Juicy Crab



okwood Cir

Brookwood Cir



Wells' Alterations



El Patio Dominican  
Barbershop



hy Dr

**Davita**  
Kidney Care

 **STARBUCKS**

 AT&T Store  
Cell phone store

 **POPEYES**

Hand Car Wash

Daiquiri Bar & Grill  
Temporarily closed

7534

41

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Tara Blvd

Tara Blvd

Tara Blvd

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Arrowhead Blvd

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## SOPHIE LIANG

REAL ESTATE ADVISOR

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