

PRIME LOCATION - NOW LEASING

11155 TARA BLVD, HAMPTON, GA 30228



Premier Retail Leasing Opportunity – Lovejoy Station, Hampton, GA

Located in the heart of Clayton County, GA, Lovejoy Station is a high-visibility, high-traffic shopping center anchored by national brands and surrounded by explosive residential growth. TBRE executed this transaction with precision, delivering results in one of Atlanta MSA's most active corridors.

Property Highlights

- Size: ±77,133 SF/ ±10.18 Acres
- Tenants: Food Depot, Five Below, Subway, Pizza Hut, Metro by T-Mobile and 9 others
- Located adjacent to: Home Depot, BP, Wendy's, and Chick-fil-A
- Traffic: 57,000+ vehicles per day on Tara Blvd
- Parking: 432 Marked Parking Spaces

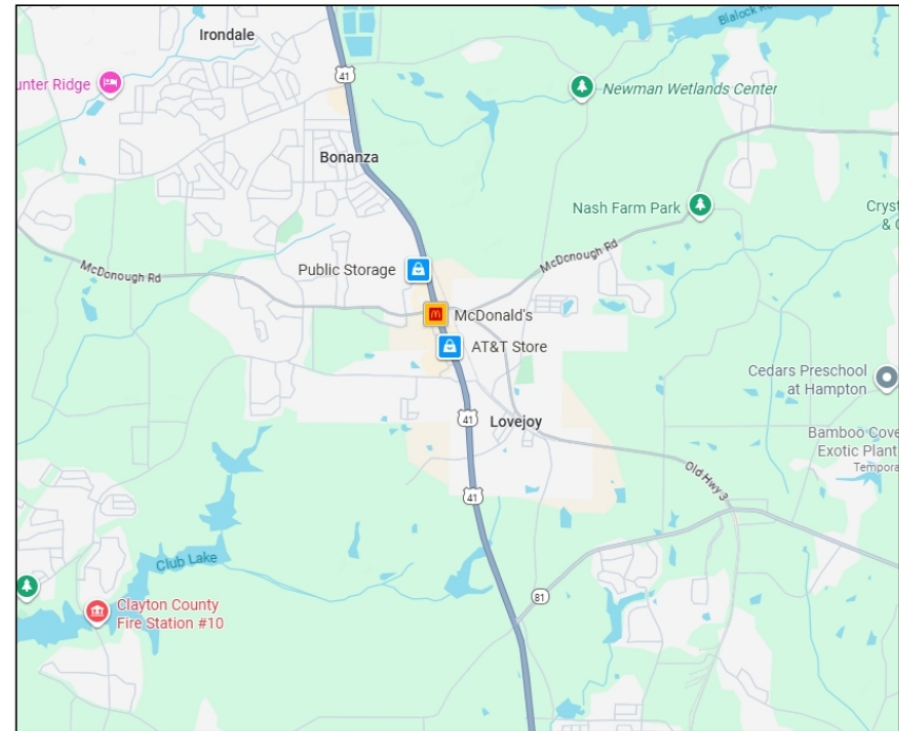
Location Advantages

- Situated in Clayton County, one of Atlanta MSA's fastest-growing submarkets
- Prime corner at Tara Blvd & McDonough Rd with signalized intersection
- Surrounded by major national retailers including Walmart and The Home Depot
- 5-mile radius population: 75,000+ with average household income of \$79,609
- Excellent visibility and access from I-75 and downtown Atlanta

Why Choose Lovejoy Station?

- Strong tenant mix with long-term leases and stable income
- Anchored by Food Depot, a high-traffic regional grocery brand
- High visibility, strong signage opportunities, and flexible suite configurations
- Proven retail destination with consistent foot traffic and community engagement
- Attractive investment profile with NOI over \$800K and 7.25% cap valuation near \$11M

Contact us today to schedule a private tour and secure your space in this thriving retail hub before it's gone.



Available Spaces Lovejoy Station

| Suite No. | Tenant Name | Approx. SF | Status | Suite No. | Tenant Name | Approx. SF | Status |
|-----------|-----------------------|------------|-----------|-----------|-----------------------------|---------------|--------|
| 11135 | Aurora Smoke Shop | 1,300 | Leased | 11171 | M&B Nails | 1,300 | Leased |
| 11137 | Subway | 1,280 | Leased | 11173 | The Herb Shop | 1,300 | Leased |
| 11139 | Ambrose Landry System | 2,600 | Leased | 11175 | Ranchero Mexican Restaurant | 2,600 | Leased |
| 11143 | Vacant | 1,300 | Available | 11179 | China Kitchen | 1,300 | Leased |
| 11155 | Food Depot | 47,955 | Leased | 11181 | Pizza Hut | 1,300 | Leased |
| 11167 | H&R Block | 1,300 | Leased | 11191 | Five Below | 9,373 | Leased |
| 11169 | Lovejoy Wings | 1,300 | Leased | 2004 | Salon Suites | 2,925 | Leased |
| | | | | Recycle | Green Zone Recycling | 0 | Leased |
| Total | | | | | | 77,133 | |



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