



Absolute Net Leased Investment

Dalton, GA



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INVESTMENT HIGHLIGHTS

- Tenant: Eunwoo Construction LLC
- Location: 503 11th Ave, Dalton, GA 30721
- Price: \$1,750,000
- Cap Rate: 7.03%
- Building Size: 30,000 SF
- Lot Size: Approximately 1.18 Acres
- Lease Expiration: July 1st, 2034



INVESTMENT SUMMARY

Offering Price: \$1,750,000
Net Operating Income: \$123,000
Year 1 Cap Rate: 7.03%
Building Size: 30,000 SF
Lot Size: 1.18 Acres
Property Address: 503 11th Ave
City, State, Zip: Dalton, GA 30721

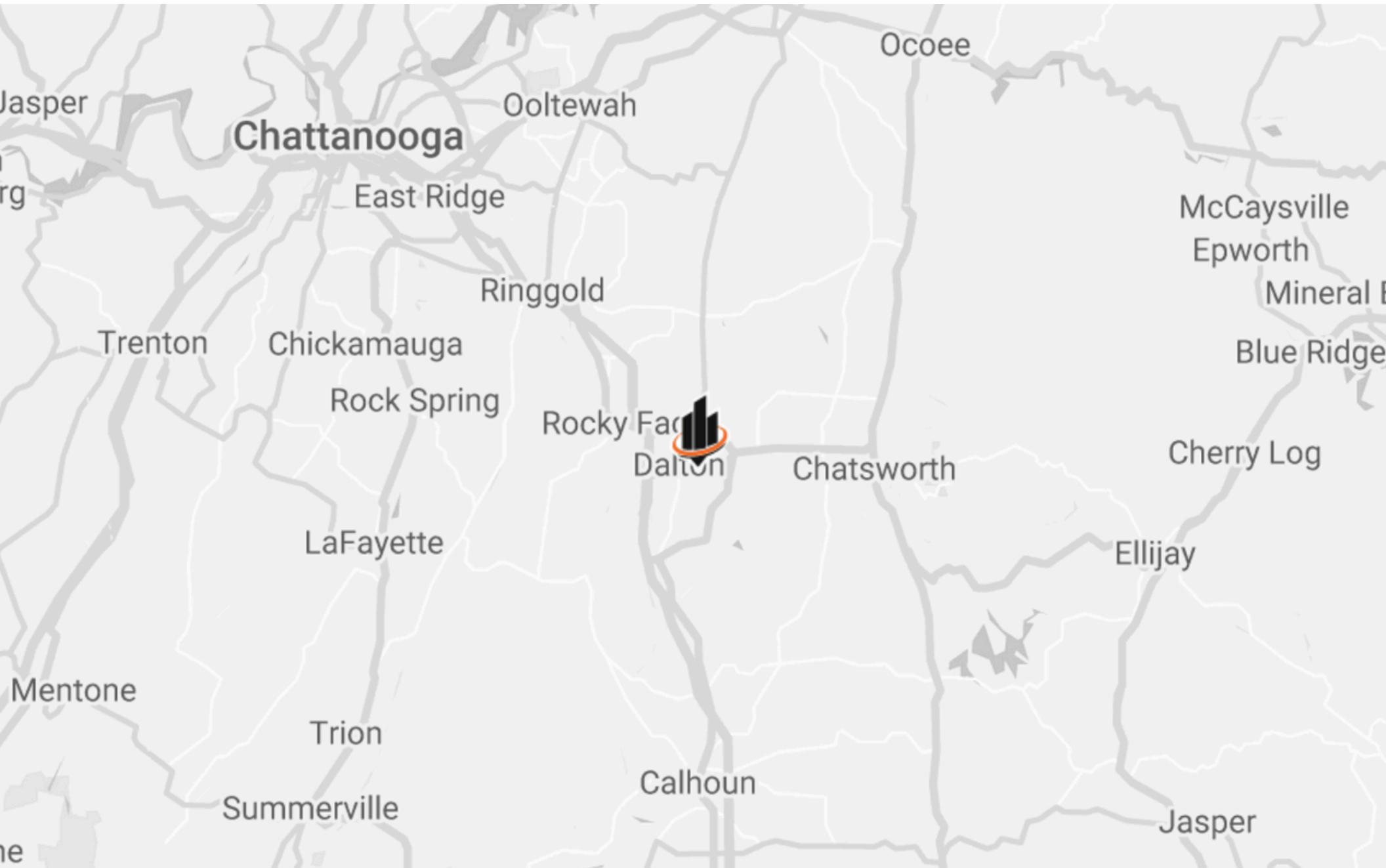
Tenant: Eunwoo Construction LLC
Lease Type: Absolute Triple Net
Primary Lease Term: 10 Years
Annual Rent: \$120,000
Rent PSF: \$4.00/SF/YR
Rent Expiration Date: 06/01/2034
Renewal Options: None
Rent Increases: 5% Annually
Lease Guarantor: Personal Guarantee

LOCATION DESCRIPTION

Dalton, Georgia, known as the "Carpet Capital of the World," is a small city in northwest Georgia with a rich industrial history. Situated between Chattanooga and Atlanta, Dalton became a global leader in carpet and textile manufacturing in the 20th century, thanks to its pioneering carpet industry. Its economy flourished as the city became the center for floor covering production, with many of the world's major carpet companies based there. Dalton's industrial roots continue to shape its identity, making it a vital hub for manufacturing while maintaining its strong community ties and vibrant local culture.



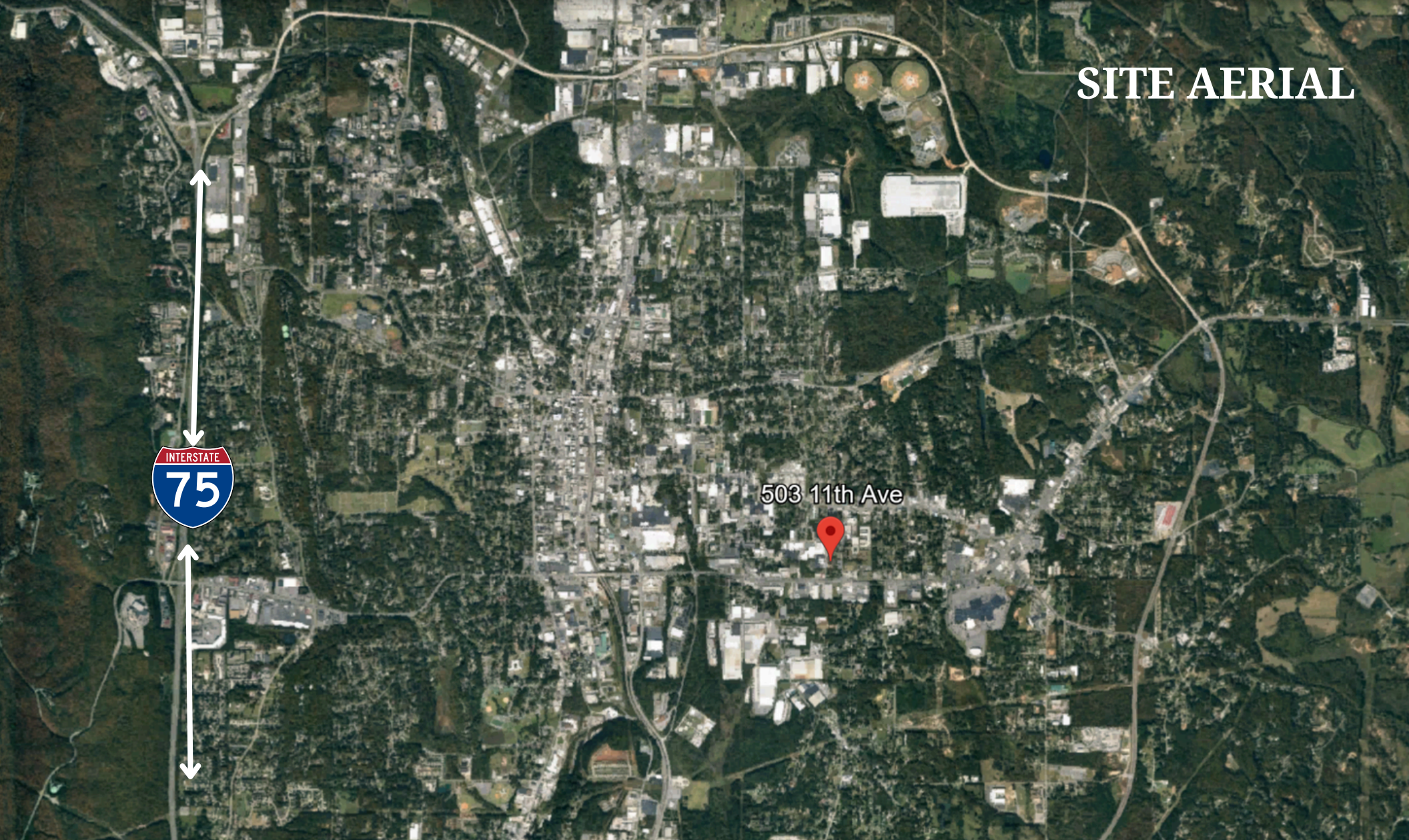
PROPERTY LOCATION



SITE AERIAL



SITE AERIAL



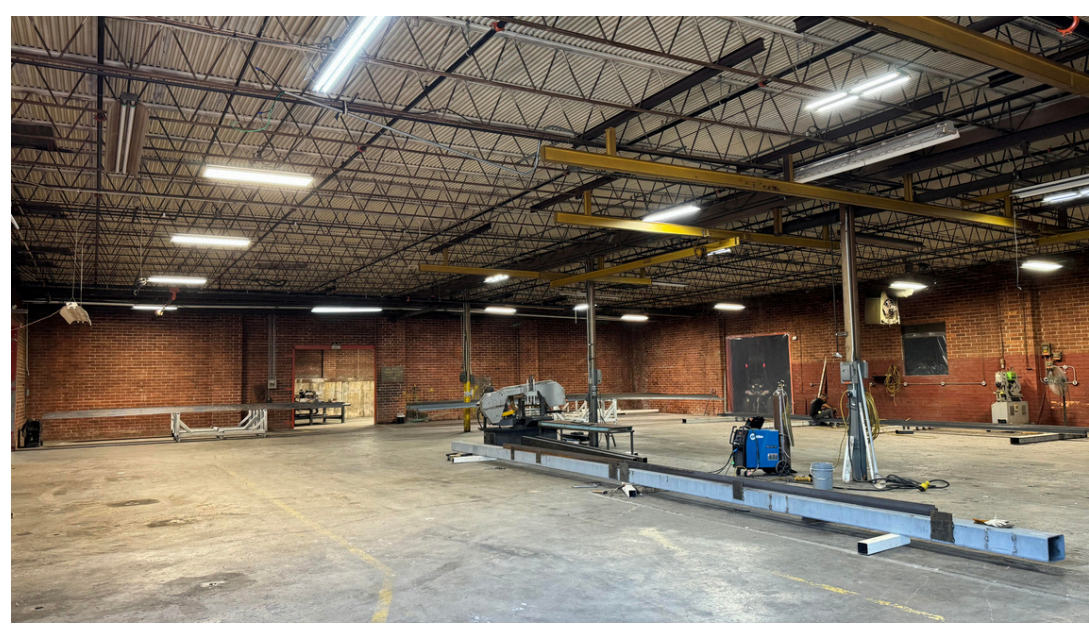
90 Miles North of Atlanta

30 Miles South of Chattanooga



Building Highlights

- 100% Leased
- Creditworthy tenant
- Total Land Acreage: 1.18 AC
- 30,000 SF
- Clear Heights: 14' to 16'
- Sprinkler System: Wet System
- Dock Doors: 5
- Drive In Doors: 1
- 6 total cranes
- Electrical: 240 Volt - 3 Phase
- Office Area: 1,600 SF
- Strategic location with access to major transportation routes



TENANT OVERVIEW

Eunwoo Construction LLC is an industrial building fabrication company specializing in large corporate manufacturing plants. They collaborate closely with other businesses in Dalton to provide complete structural packages that are shipped to job sites across multiple states. Eunwoo Construction receives materials at their shop and follows blueprint specifications to drill holes, weld fittings, and paint beams before loading them onto trucks for their final destinations.

Their current contracts include major projects such as the multibillion-dollar Hyundai plant and the LG battery plant in Georgia, as well as the Leemax plant and other battery plants in Tennessee. Eunwoo Construction is a low-maintenance tenant, requiring minimal attention from the owner. The lease agreement is structured as absolute net, meaning there are zero landlord obligations.



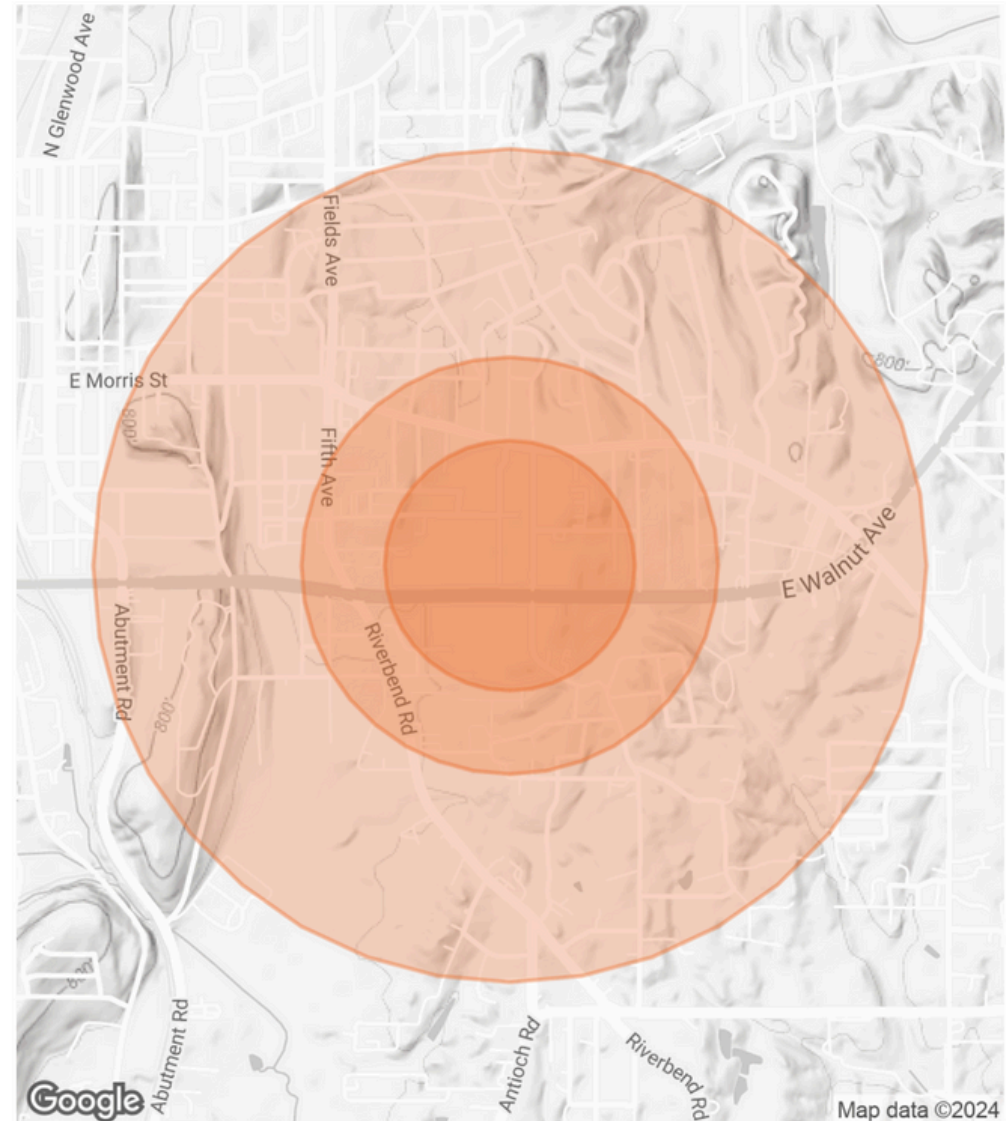
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,081	2,668	7,031
AVERAGE AGE	33	33	33
AVERAGE AGE (MALE)	32	32	32
AVERAGE AGE (FEMALE)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	349	863	2,245
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$55,238	\$55,554	\$56,360
AVERAGE HOUSE VALUE	\$152,249	\$153,622	\$160,153

Demographics data derived from [AlphaMap](#)



MARKET OVERVIEW

- Dalton, Georgia, known as the "Carpet Capital of the World," is an industrially driven city with a significant focus on textile manufacturing.
- Primary Industry: Dalton's economy is heavily driven by the carpet and flooring manufacturing industry. Major companies like Shaw Industries, Mohawk Industries, and Engineered Floors are headquartered in Dalton, making it a global leader in carpet production. This creates a strong demand for manufacturing and logistics-related jobs.
- Dalton, Georgia, enjoys a strategic location that significantly enhances its economic appeal, particularly for manufacturing, logistics, and distribution industries.
- Proximity to Major Cities: Dalton is located about 90 miles north of Atlanta, one of the largest metropolitan areas in the southeastern U.S. This proximity gives Dalton access to a significant urban workforce, major transportation hubs, and a broad market for its manufactured goods. Dalton is only about 30 miles south of Chattanooga, Tennessee, which provides access to another thriving industrial and logistics hub. Chattanooga's inland port and distribution network support Dalton's manufacturing base.
- Interstate Access: Dalton is situated along Interstate 75, one of the major north-south highways in the United States. This highway connects Dalton to Atlanta in the south and Chattanooga to the north, facilitating efficient transport of goods to regional, national, and international markets.

Dalton GA





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