

Retail Investment Opportunity | 10% Cap Rate

FOR SALE

104 Hancock Street, Fort Gaines, Georgia 39851



PROPERTY OVERVIEW

- Single-tenant retail building in downtown Fort Gaines (Clay County), GA is offered at \$425,000 with an attractive 10% cap rate.
- The $\pm 8,768$ SF building generates approximately \$50,400 annually.
- Tenant has a 5-year lease with 4 years and 9 months remaining on its initial 5-year lease term. Tenant is a grocery store serving the local community with a selection of meats, produce, shelf-stable products, beer & wine and tobacco products.
- Located in Fort Gaines, Georgia, just before the Alabama border and south of the Walter F. George Reservoir.
- Approximately 70 miles south of Columbus, Georgia, ± 110 miles southeast of Montgomery, Alabama, and ± 100 miles northwest of Tallahassee, Florida.
- Fort Gaines is the county seat of Clay County.
- Surrounded by acres of timberland and near the Chattahoochee River and Lake Walter F. George, making it an attractive destination for hunting and fishing.



SALE PRICE
\$425,000



CAP RATE
10%



BUILDING SIZE
 $\pm 8,768$ SF



SITE SIZE
 ± 0.65 AC

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

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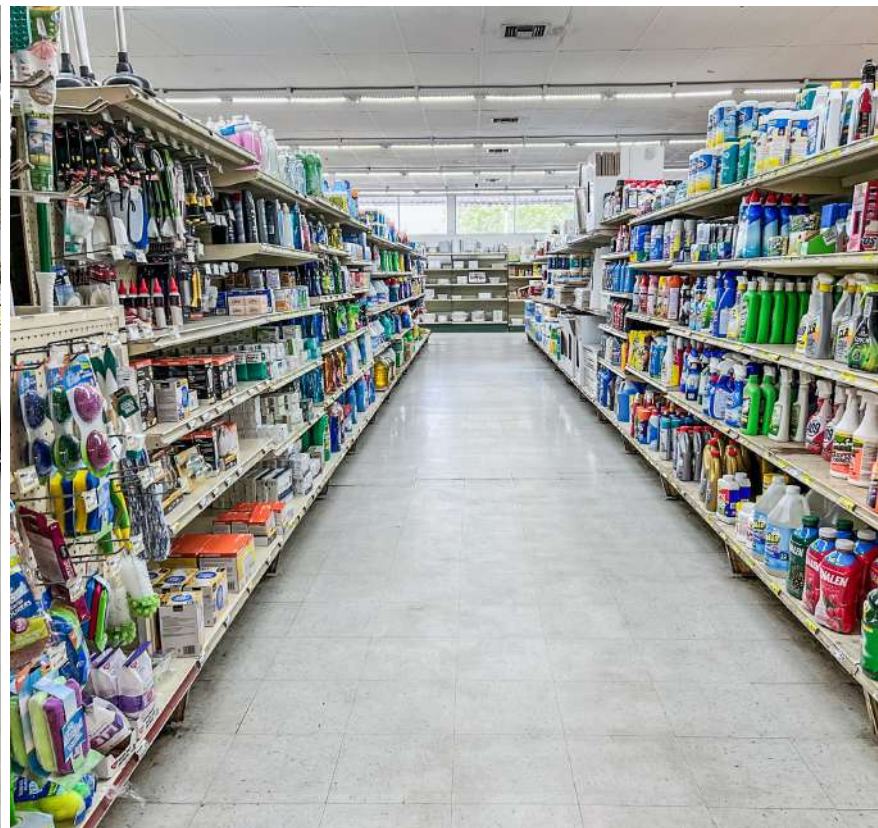
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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



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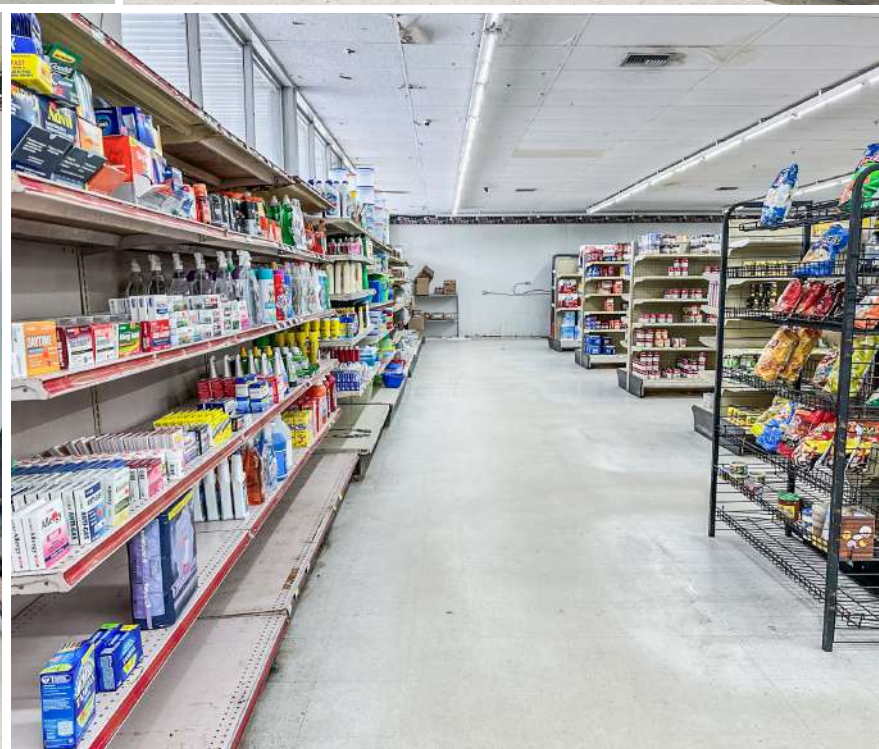
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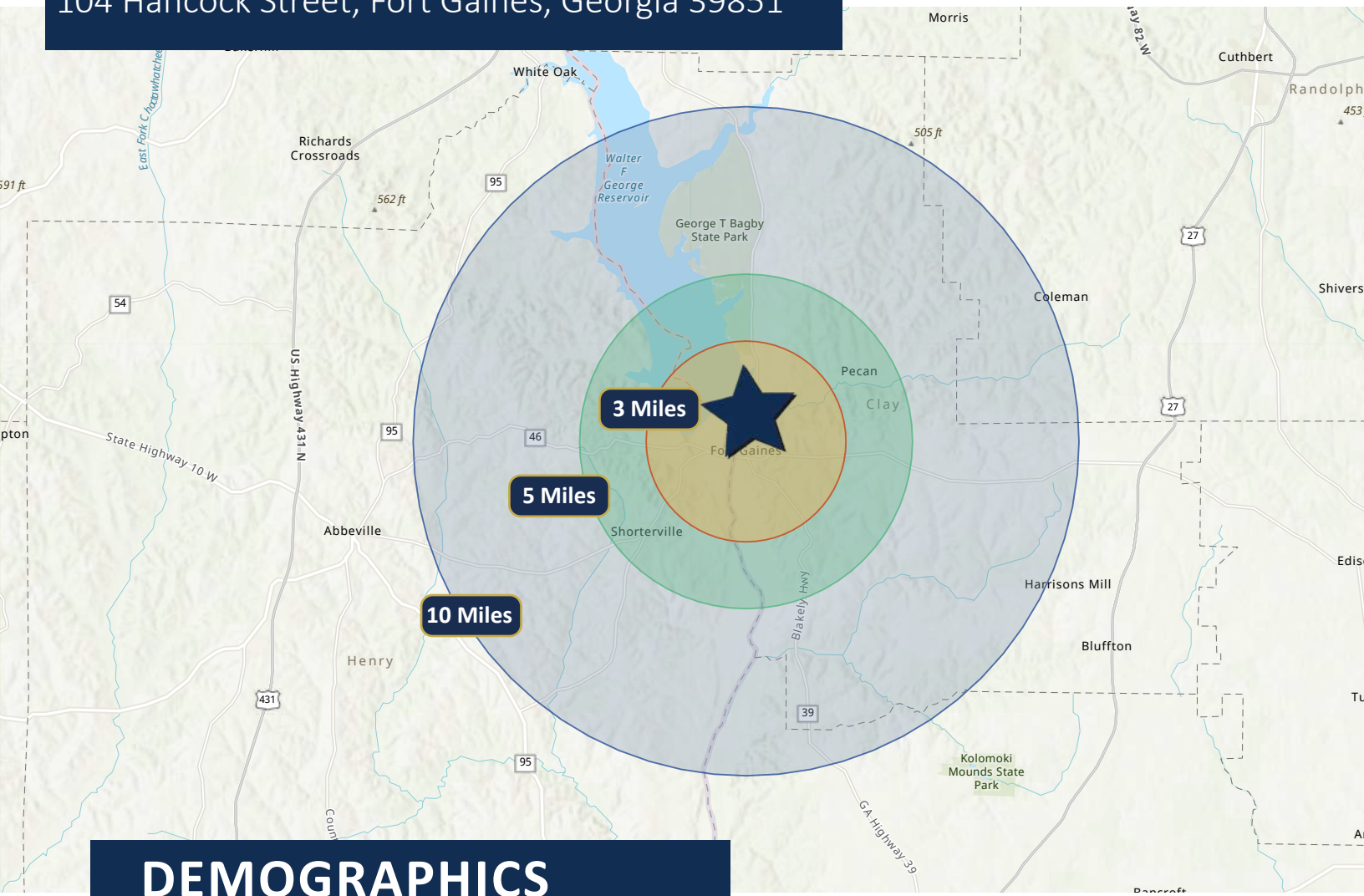
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DEMOGRAPHICS

	3-Miles	5-Miles	10-Miles
 Population	1,328	1,836	4,973
 Households	596	822	2,263
 Avg. Household Income	\$48,608	\$50,497	\$53,934

Source: 2026 ESRI

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CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 104 Hancock Street, Fort Gaines, Georgia 39851. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20_____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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