

SINGLE-TENANT NNN SALE-LEASE BACK OPPORTUNITY

823-827 HWY 138 RIVERDALE, GA 30296



Cone Commercial Real Estate

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KEY DETAILS

823-827 HWY 138 RIVERDALE, GA 30296



PROPERTY SUMMARY

Total SF	5,471 SF <i>Across Two Buildings</i>
823 Building	4,013 SF
827 Building	1,458 SF
Parcel Size	0.83 Acres
Clayton County Zoning	GB

INVESTMENT SUMMARY

Leaseback Rate	\$7,650/mo NNN
Annual NOI	\$91,800
Leaseback Term	5 Years <i>with Renewal Options</i>
Annual Lease Escalations	3%



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TENANT SUMMARY

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Tenant is a luxury salon suite operator, providing high-end, fully equipped spaces for beauty professionals, including barbers, hairdressers, estheticians, and other independent service providers. As the sole tenant in this sale-leaseback transaction, they will continue to occupy and operate the property under a long-term lease, ensuring stable cash flow for the future owner. The company's business model is centered around leasing individual suites to beauty professionals, allowing them to run their own businesses without the overhead costs of a traditional salon. This structure creates a diversified revenue stream for the tenant while offering a low-risk, turnkey solution for independent stylists. With a strong tenant in place and a proven business model, this sale-leaseback presents an attractive investment opportunity backed by a stable and resilient industry.



Tenant has multiple Georgia locations including **Riverdale**, **College Park**, & **Macon**.



Offers flexible leasing options, including *daily*, *weekly*, or *monthly* suite rentals

INCLUDED AMENITIES:

- **State-of-the-Art Shampoo Backwash Systems**
- **Styling Chairs**
- **Ionic Hood Dryers**
- **Hospital-Grade Air Purification Systems**
- **Wi-Fi and HD TV Services In All Suites**



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PROPERTY PHOTOS

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AREA MAP

823-827 HWY 138 RIVERDALE, GA 30296

Hartsfield Jackson Int'l Airport



Southern Regional Medical Center

Southlake Mall



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