

FOR SALE

**93 Woolsey Road
Hampton, GA 30228**

7,816 SF on 0.77 AC Available

DTSPADE®

SPECIALIZED REAL ESTATE



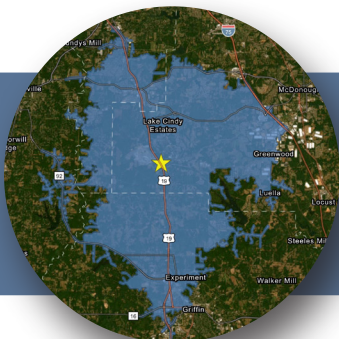
Just south of Atlanta, the Family Dollar store is strategically positioned in a highly desirable location. It offers excellent visibility to passing traffic and ensures easy accessibility for customers coming from Highway 41, a main north/south artery through Downtown Atlanta. It is also just down the street from Hampton High School, Hampton Middle School, Hampton Elementary and Rocky Creek Elementary.

Across the Highway from the Family Dollar sits the Atlanta Speedway Airport and Atlanta Motor Speedway, a world class NASCAR race track and year-round multipurpose event facility on 850 acres. The NASCAR events alone attract upwards of 150,000 people from all over the world, with countless other events year round.

Hampton, GA continues to experience positive economic growth, attracting new residents and business in the area with new homes/condos being developed, all likely to contribute to the long term success of the store.

PROPERTY OVERVIEW

- Freestanding retail property
- 7,816 SF on 0.77 AC of land
- Zoned C-1 commercial
- 25 parking spaces (3.2 : 1,000)
- 155 FT of frontage on Woolsey Rd
- Built in 2004 - Class B
- AADT 4,356 on Woolsey Rd
- Existing tenant is Family Dollar - recent lease renewal
- Recent renovations over \$150k indicate Family Dollar's long term strategy to stay



15 Minute Drive-Time:

Median HH Income	\$67,120
Total Population	108,486
Shopped at Family Dollar/3 months	14,397

CONTACT

Angie Lee
angie.lee@dtspade.com
c. 678.526.4682
o. 404.939.9505