

SALE

370 STONEWALL AVENUE WEST

370 Stonewall Avenue West Fayetteville, GA 30214



PROPERTY DESCRIPTION

Investment Sale

Leased through 6/2027

PROPERTY HIGHLIGHTS

- Excellent opportunity for new investor
- Well maintained property with easy access

OFFERING SUMMARY

Sale Price:	\$465,000
Number of Units:	2
Lot Size:	0.23 Acres
Building Size:	3,300 SF
NOI:	\$36,911.00
Cap Rate:	7.94%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	465	1,541	3,389
Total Population	1,017	3,662	8,198
Average HH Income	\$79,382	\$87,463	\$87,896

Tom Fulton
770 632 1774

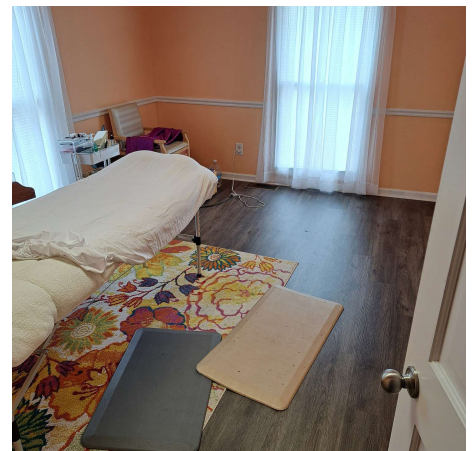
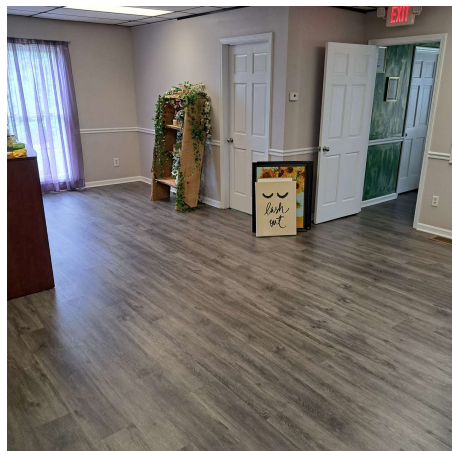
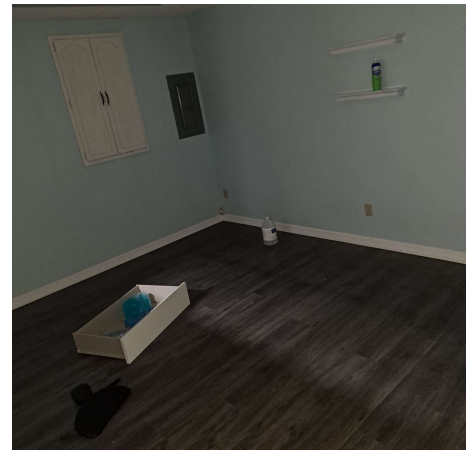
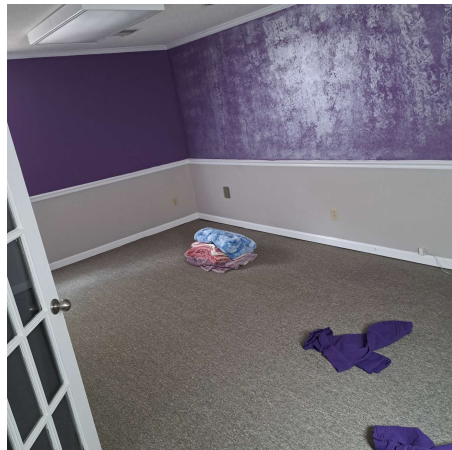
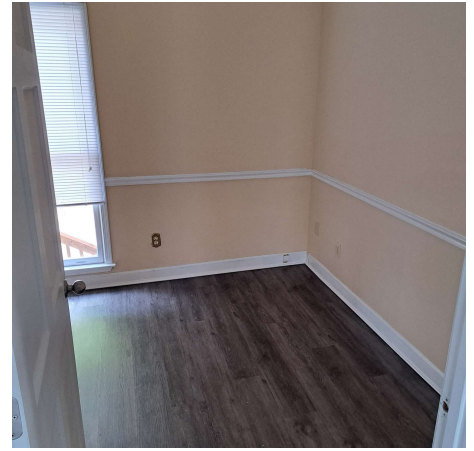
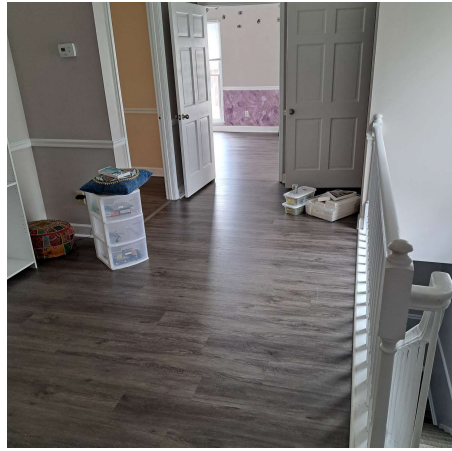
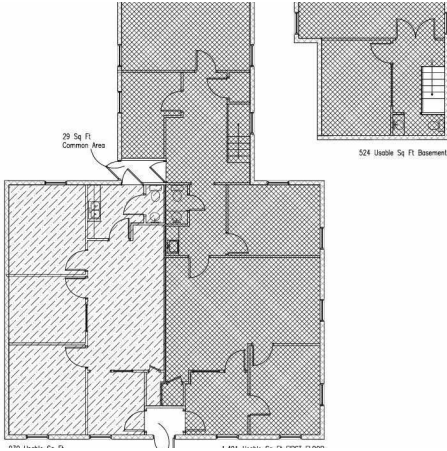


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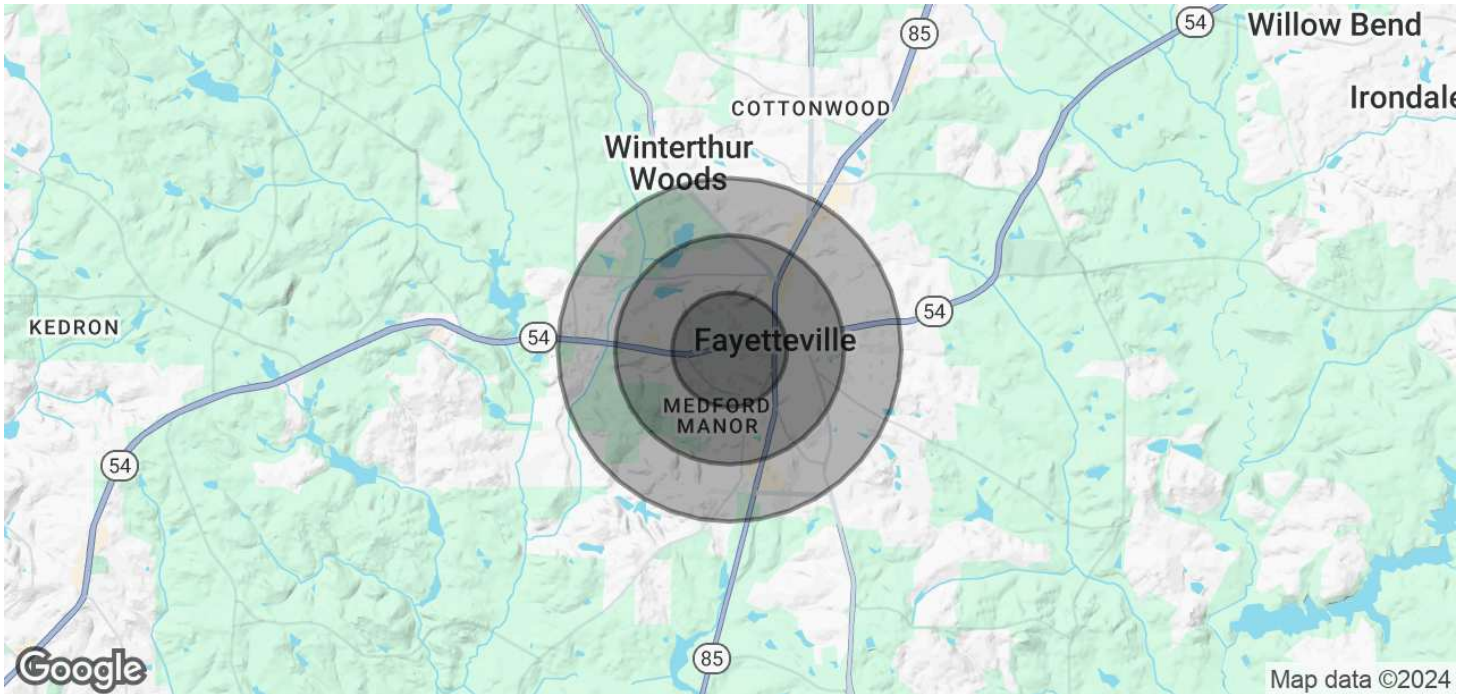


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,017	3,662	8,198
Average Age	48.1	46.2	45.1
Average Age (Male)	51	46.6	44.2
Average Age (Female)	46	46.3	46.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	465	1,541	3,389
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$79,382	\$87,463	\$87,896
Average House Value	\$187,569	\$198,245	\$204,454

2020 American Community Survey (ACS)

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