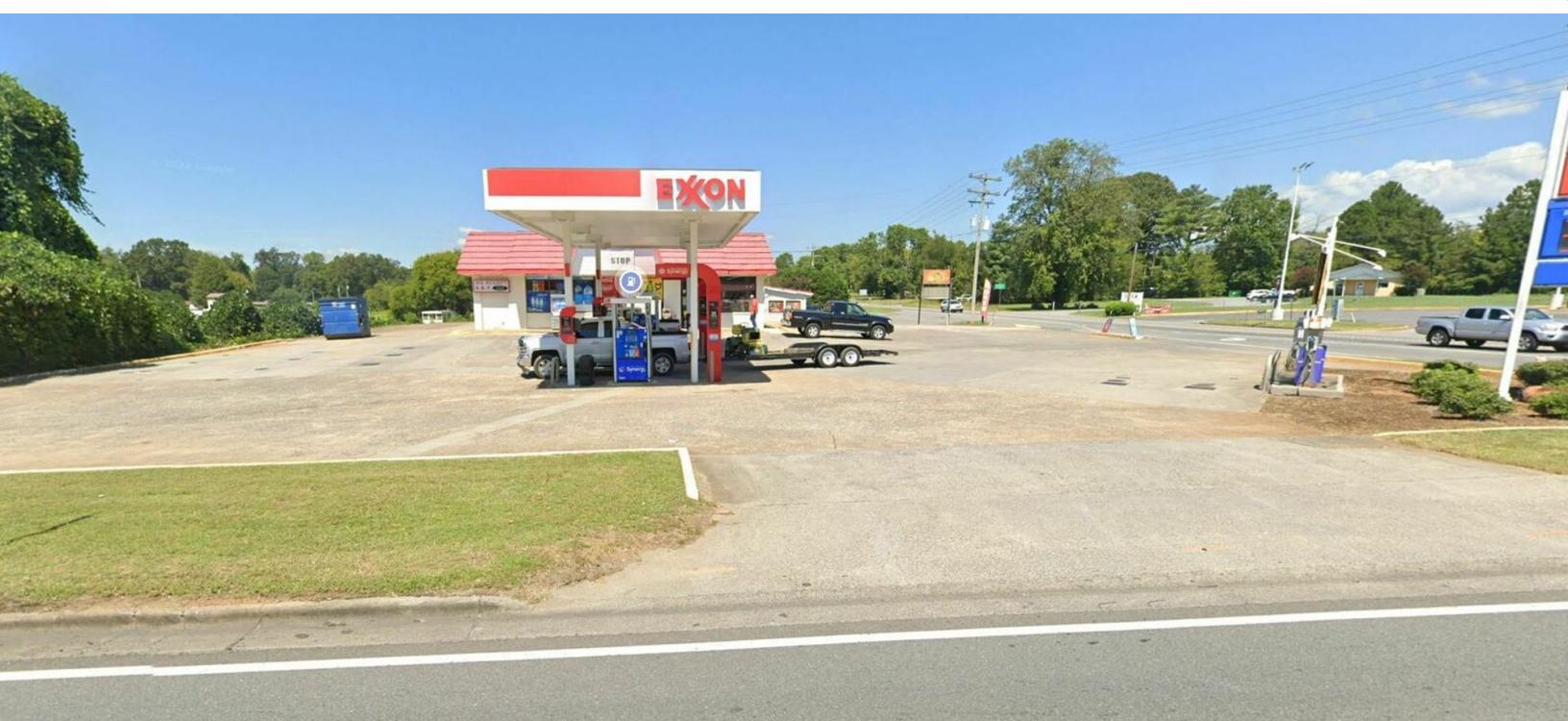


FORMER CONVENIENCE STORE SITE

2909 US HWY 76, CHATSWORTH, GA 30705

FOR LEASE OR
GROUND
LEASE



LOCATION DESCRIPTION

The site sits just west of Dalton, on a main thoroughfare between Dalton and Chatsworth, in Murray County

PROPERTY HIGHLIGHTS

- Available 10/1/2023* - Freestanding building 2,179 SF
- *PLEASE DO NOT DISTURB OPERATOR OR EMPLOYEES
- Pylon signage available
- Great visibility at the Intersection of Hwy 225 & US Hwy 76 where traffic counts exceed 17,000 AADT
- The area businesses includes Tractor Supply, Food Lion, Shaw Industries, Chatsworth Ford, Advent Health, Ingles & Murray County High School



 DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Population Density	28,056	49,062	102,079
Average HH Income	\$74,447	\$72,935	\$75,648
Daytime Population	27,373	44,617	115,563

TSCG®

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MATT FELIS

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FORMER CONVENIENCE STORE SITE

2909 US HWY 76, CHATSWORTH, GA 30705

FOR LEASE



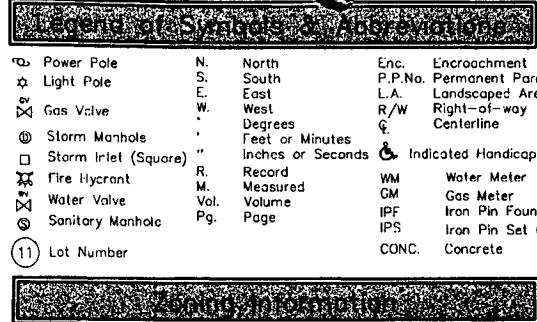
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TSCG



Adjimer's asphalt drive encroaches owner's property by a maximum of 1.5' along the north property line.

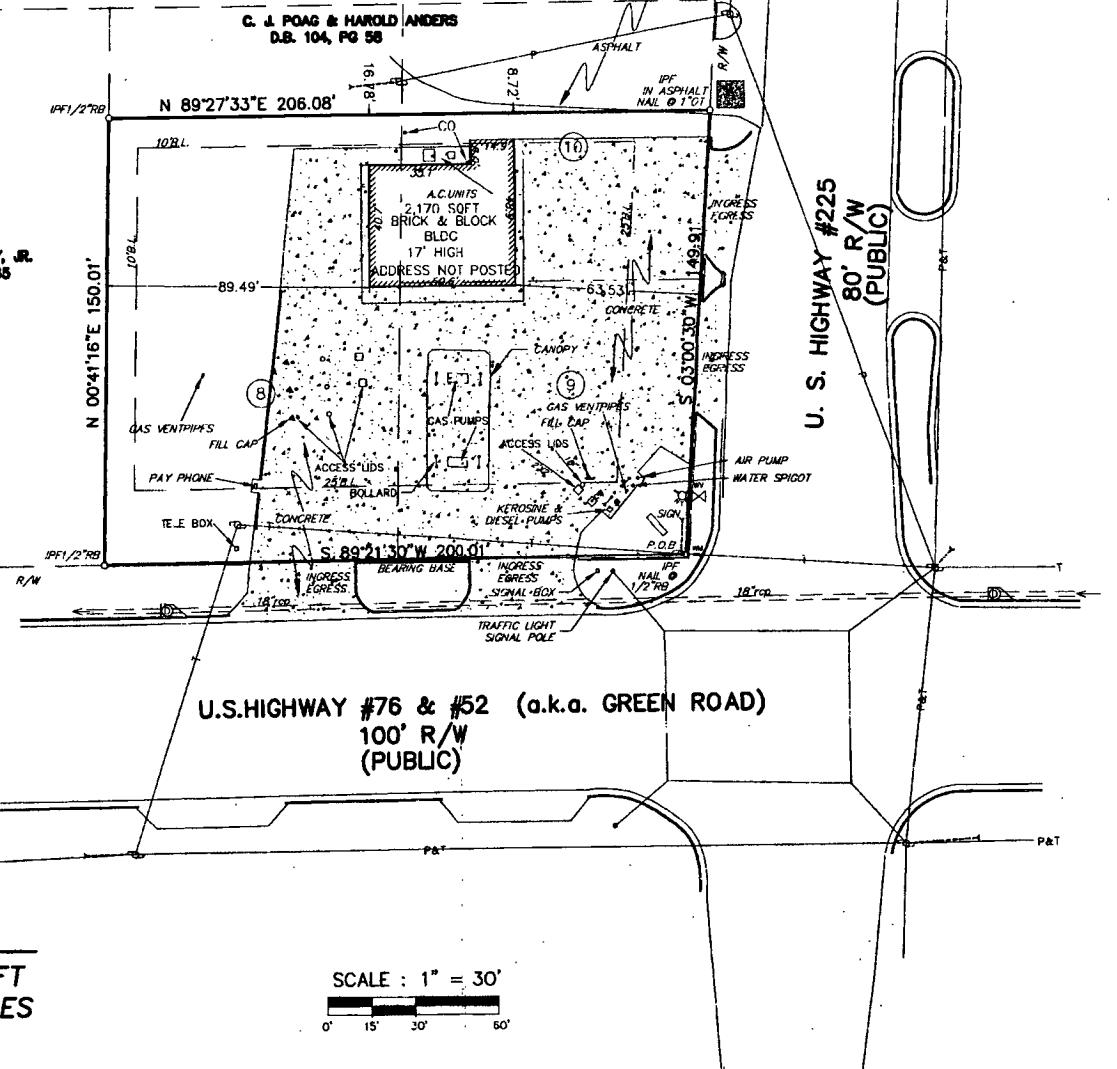
According to Chatworth, Georgia zoning ordinance book, on Sept 11, 2003 the subject property is zoned "COM" and is subject to the following conditions:

Front Setback: 25 feet
Side Setback: 10 feet
Rear Setback: 15 feet

Height Restrictions: 35 building;
Height of existing bldg = 16.69'
Height of existing canopy = 17.99'

Parking Restrictions: 1 space for every 200 sqft of building space
Minimum Lot Area: none
Minimum Lot Width: 60 feet

Permitted Use:
Convenience stores with fuel pump service (C-2, C-3, C-BD and conditional use in R-1)
All vibrations are grandfathered.



AREA
30414 SQFT
0.698 ACRES

SCALE : 1" = 30'
0' 15' 30' 60'

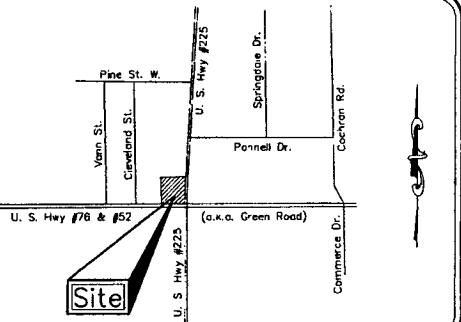
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Moreland Altobelli Associates, Inc.
Engineering Planning Landscape Architecture Land Acquisition Surveying
2211 BEAVER RUN ROAD
Suite 190
Norcross, Georgia 30071
770/263-5945

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) 100-1600-0759 of the Flood Insurance Rate Map, Community Panel No. 100-1600-0759, which became effective as of date of AUG 15, 1990, and is NOT in a Special Flood Hazard Area. By telephone call dated SEPT 11, 2003 to the National Flood Insurance Program (800-638-8820) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

UNIT The location of Utilities shown herein are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any underground utility.

UND Before digging in this area, call utility locations at 1-800-222-7411 for field locations (request for ground markings) of underground utility lines.



Vicinity Map
(not to scale)

1515
Site
All that tract or parcel of land lying and being in Land Lot 173 of the 9th District and 3rd Section of Murray County, Georgia, being out of Lot Nine (9) and a portion of Lots Eight (8) and Ten (10) of Central Subdivision as shown by plat recorded in Plat Book 2, Page 1, in the Office of the Clerk of the Superior Court of Murray County, Georgia, and being more particularly described as follows: BEGINNING at a point located in the northwest corner of the intersection of Green Road with Highway 225; thence South 89 degrees 20 minutes West along the north side of Green Road 200 feet to an iron pin; thence leaving said Road North 00 degrees 40 minutes East 150 feet to an iron pin; thence North 89 degrees 25 minutes East 206.23 feet to an iron pin located on the north side of Highway 225; thence South 00 degrees 03 minutes West along the north right-of-way of Highway 225, 150 feet to an iron pin and the Point of Beginning, as shown on survey by Hensley-Schmidt, Inc., dated September 8, 1989, drawing number 973-17.

Being the same property conveyed to the insured by deed recorded in Deed Book 353, Page 292, in the Office of the Clerk of the Superior Court of Murray County, Georgia.

This is to assure that this property is the same property insured by 47896 04 issued by Lawyers Title Insurance Corporation, having an effective date of August 28, 2003, and is also the same property surveyed.

Legal Description

All that certain tract or parcel of land, lying and being in Land Lot 173, 9th District, 3rd Section, City of Chatworth, Murray County, State of Georgia; said tract or parcel of land being shown on a survey for Golden Gallon, Inc., prepared by Moreland Altobelli Assoc. Inc. on September 9, 2003 and being also described in Deed Book 353, Page 292 of Murray County records and being more particularly bounded and described as follows:

Beginning at the POINT OF BEGINNING being a nail of a 1/2" rebar iron pin found at the intersection of the northerly right-of-way line of U.S.Hwy#76 (also known as Green Road), being a 100 foot right-of-way width, and the westerly right-of-way line of U.S.Hwy#225 (a.k.a. SLRT#2), being a 80 foot right-of-way width and running thence:

1. South 89 degrees, 21 minutes, 30 seconds West, 200.01 feet along the northerly right-of-way line of U.S.Hwy#76 to a 1/2" rebar found, thence;

2. North 00 degrees, 41 minutes, 16 seconds East, 150.01 feet to a 1/2" rebar found, thence;

3. North 89 degrees, 27 minutes, 33 seconds East, 206.08 feet to an open top found, on the westerly right-of-way line of U.S.Hwy#225, thence;

4. South 03 degrees, 00 minutes, 30 seconds West, 149.91 feet along the westerly right-of-way line of U.S.Hwy#225 to the POINT OF BEGINNING.

Said parcel of land containing within said bounds 0.698 acres (30,414 square feet), more or less.

This is to assure that this property is the same property insured by 47896 04 issued by Lawyers Title Insurance Corporation, having an effective date of August 28, 2003, and is also the same property surveyed.

Lawyers Title Insurance Corporation Schedule B

Lawyers Title Insurance Corporation
File Number: 47896 04
Effective Date: August 28, 2003 @ 5:00pm Revised June 16, 2003
No Platable Schedule B-2 Items

This is to assure that this property is the same property insured by 47896 04 issued by Lawyers Title Insurance Corporation, having an effective date of August 28, 2003, and is also the same property surveyed.

Store #37 / Pantry Store #3499
Corner Highway 76 @ 225 Green Road, Chatsworth, GA 30705

Surveyor's Certification

To: The Pantry, Inc., Realty Income Corporation, RI TN 1, LLC, RI TN2, LLC; RI GA 1, LLC; CrestNet 1, LLC, Lawyers Title Insurance Corporation, and/or others as designated by Realty Income and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(c), 13 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Position Uncertainty resulting from the survey measurements made on the survey do not exceed the allowable Position Tolerance.

Michael Dorman-Potthoff
Registration No. 2597
In The State of Georgia
Date of Survey: September 4, 2003
Date of Last Revision: 10-15-2003
Network Project No. 20030630-6

Survey Performed By:
Moreland Altobelli Associates Inc.
2211 Beaver Run Road
Norcross, 30071
Phone: 770-263-5945
Fax: 770-263-0166

Sheet 1 of 1
Bock & Clark Project No. 20030630 - SITE 6

Block & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland - Massillon Road, Akron, Ohio 44333
Phone: (800) SURVEYS, (800) 787-8397, Fax: (330) 666-3608

