

# 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



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# FOR LEASE



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# Legend of Symbols & Abbreviations

Power Pole	N. North	Enc. Encroachment
Light Pole	S. South	P.P.No. Permanent Parcel Number
Gas Valve	E. East	L.A. Landscaped Area
Storm Manhole	W. West	R/W Right-of-way
Storm Inlet (Square)	Feet or Minutes	Centerline
Fire Hydrant	Inches or Seconds	Indicated Handicapped (HC) Parking
Water Valve	Record	WM Water Meter
Sanitary Manhole	M. Measured	CM Gas Meter
	Vol. Volume	IPF Iron Pin Found
	Pg. Page	IPS Iron Pin Set (1/2" rebar)
		CONC. Concrete
(11) Lot Number		

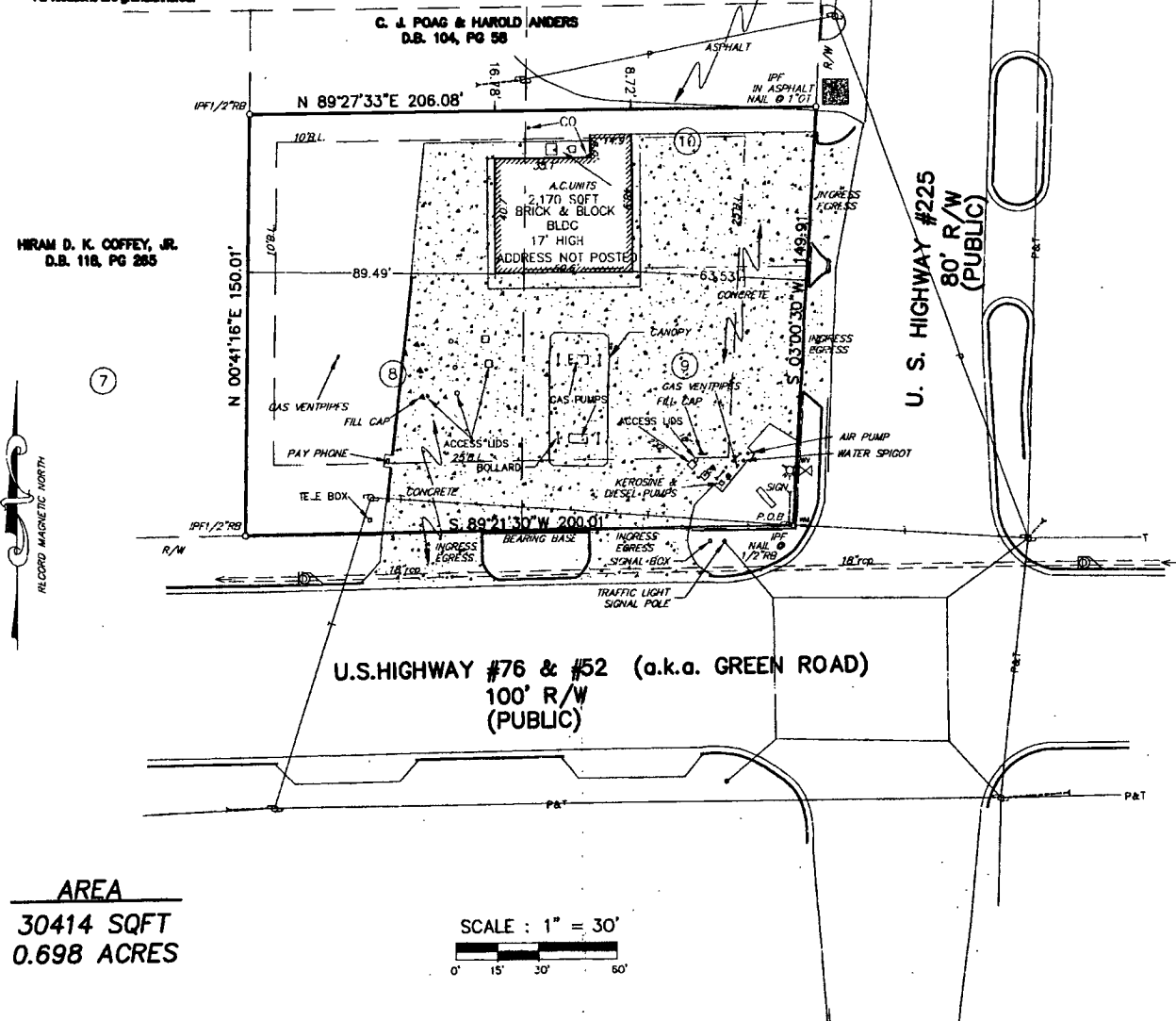
According to Chatsworth, Georgia zoning ordinance book, on Sept 11, 2003 the subject property is zoned "COM" and is subject to the following conditions:

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

Height Restrictions: 35 building;  
Height of existing bldg = 16.00'  
Height of existing canopy = 17.00'

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-8D and conditional use in R-1  
All violations are grandfathered.

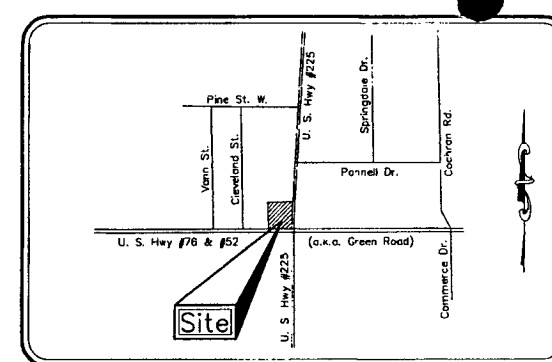


AREA  
30414 SQFT  
0.698 ACRES

SCALE : 1" = 30'

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(a) X of the Flood Insurance Rate Map, Community Panel No. 1302800750, which bears an effective date of AUG. 15, 1999, and is NOT in a Special Flood Hazard Area. By telephone call dated SEPT. 11, 2003 to the National Flood Insurance Program (800-638-6620) 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.

**Moreland Altobelli Associates, Inc.**  
Engineering Planning Landscape Architecture Land Acquisition Surveying  
2211 BEAVER RUN ROAD  
SUITE 190  
NORCROSS, GEORGIA 30071 770/263-5945



Vicinity Map  
(not to scale)

## Survey Notes

A Topcon GTS-313 (Total Station) & Topcon Traversing Equipment used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 43112 an angular error of .02 seconds per angle point, and was adjusted using Compass Rule.

This plat has been calculated for closure and found to be accurate within one foot in 198,008.

Property has no parking stripes on site.

There is no evidence of earth moving work.

There is no evidence of currently ongoing building construction and building additions.

There is no evidence of any changes in street right of way.

There is no evidence of the site use of solid waste dump and storage of hazardous waste or a sump or sanitary landfill.

## Letter Correspondence to Schedule B

Lawyers Title Insurance Corporation  
File Number: 47896.04  
Effective Date: August 28, 2003 @ 5:00pm Revised June 16, 2003  
No Plottable 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.

**TITLE DEED REFERENCE:**  
(1.) QUIT-CLAIM DEED RECORDED IN DEED BOOK 353, PAGE 292.

**PLAT REFERENCE:**  
(1.) SURVEY FOR GOLDEN GALLON BY HENSLEY-SCHMIDT, INC. DATED SEPTEMBER 21, 1989

- UN1 The location of UTILITIES shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2 Before digging in this area, call utility locators at 1-800-282-7411 for field locations (request for ground markings) of underground utility lines.

# Legal Description

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 all 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 west side of Highway 225; thence South 03 degrees 03 minutes West along the west 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 9731-37.

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.

## Measured Legal Description

All that certain tract or parcel of land, lying and being in Land Lot 173, 9th District, 3rd Section, City of Chatsworth, 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 at 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. St.Rt.#52), 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 1" 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.

## ALTA/ACSM Land Title Survey

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

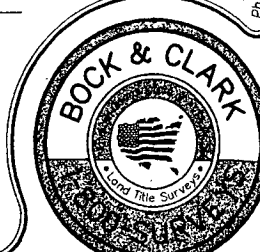
### Surveyor's Certification

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 Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

*Michael Dorman-Pothoff*  
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, GA 30071  
Phone: 770-263-5945  
Fax: 770-263-0166



Sheet 1 of 1

Bock & Clark Project No.20030630 - SITE 6

Bock & 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 www.BCsurveys.com