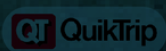


GROUND LEASE AVAILABLE

2893 Little Neck Rd

Bloomington, GA 31302



LITTLE NECK ROAD

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Please inquire
Lot Size:	1.17 Acres
Availability:	2022
Zoning:	C-2

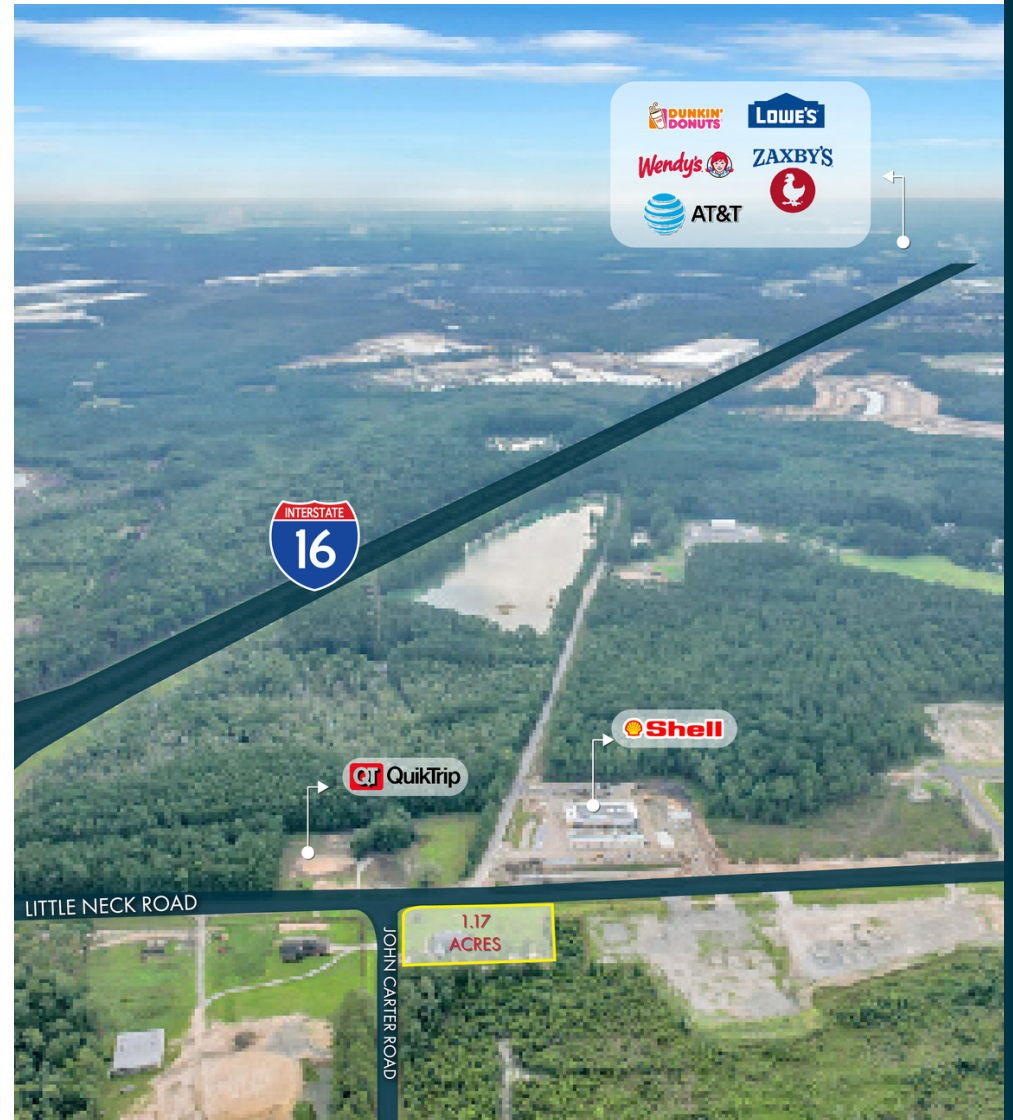
PROPERTY OVERVIEW

1.17 acres available for Ground Lease. Retail, Convenient Store, Car Wash, QSR.

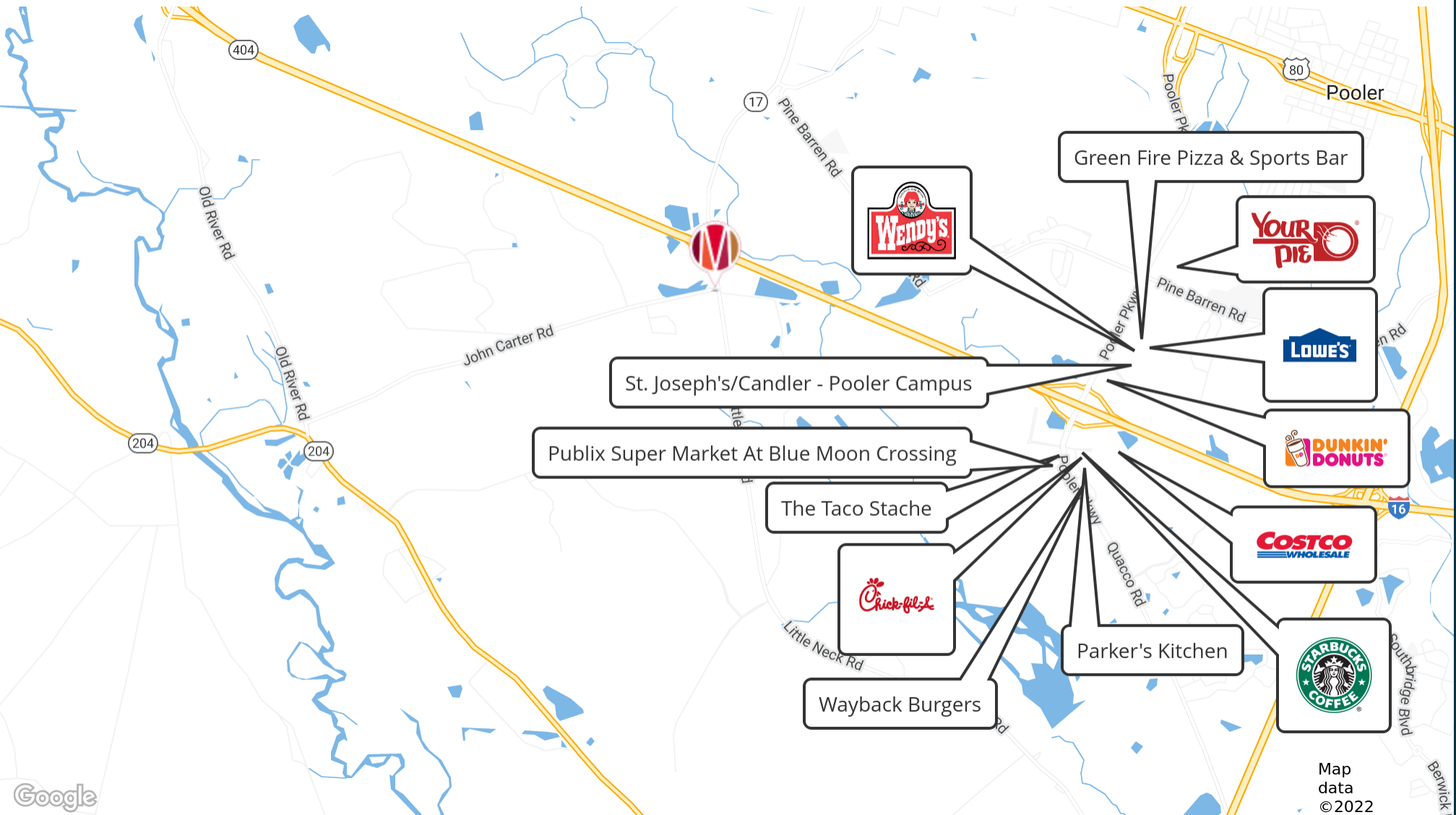
LOCATION OVERVIEW

1.17 useable acres zoned heavy commercial. One exit / 5 minutes from Chikfila, Costco, Lowes, Starbucks, Parkers, Wendy's and many major retailers. Across from Quicktrip and within 1-3 mile radius to thousands of planned rooftops.

ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

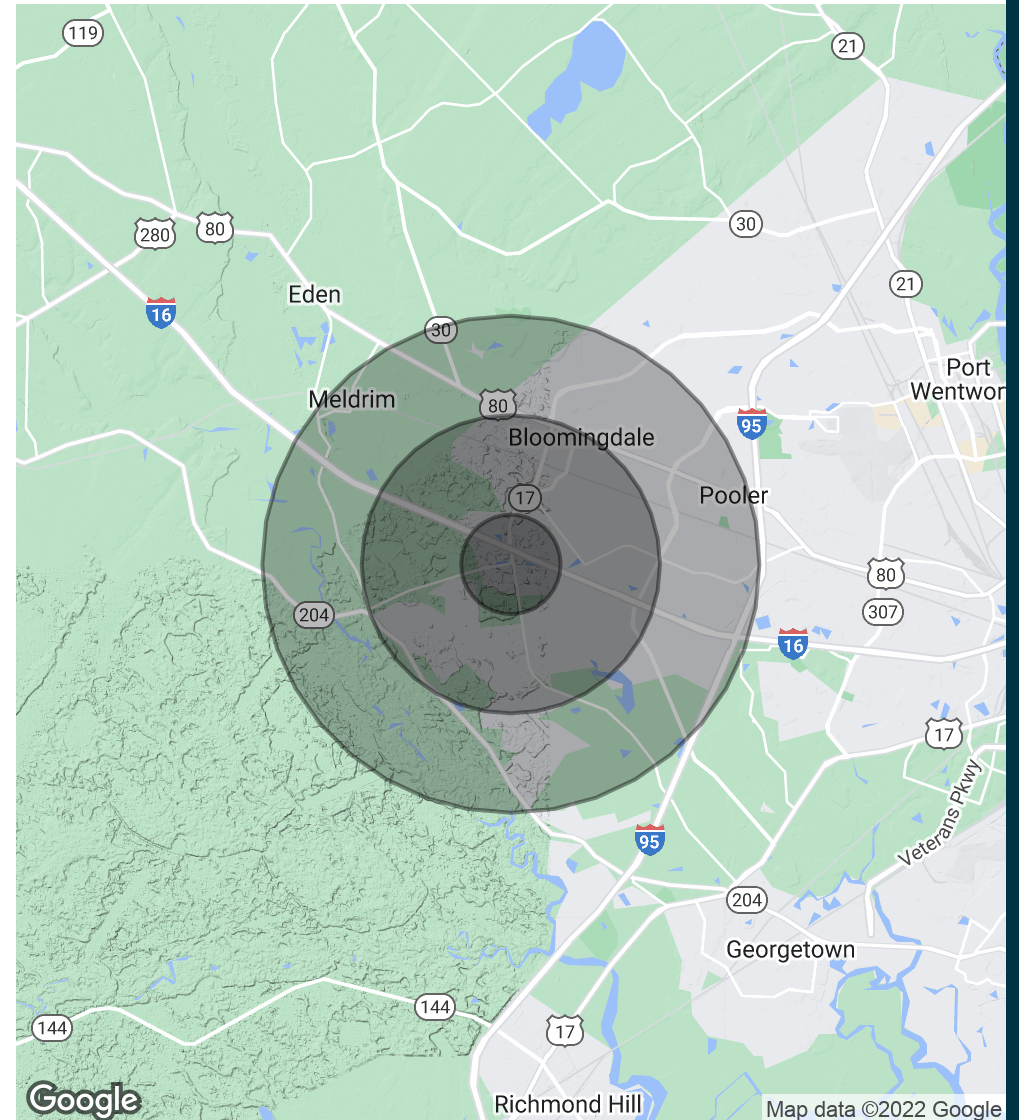


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	451	6,407	25,099
Average Age	44.3	37.6	36.9
Average Age (Male)	46.2	38.9	32.6
Average Age (Female)	41.2	36.0	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	209	2,945	10,313
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$82,979	\$78,745	\$75,066
Average House Value	\$1,029,381	\$252,520	\$325,792

** Demographic data derived from 2020 ACS - US Census*



TEAM PAGE

JORDAN KIM



PROFESSIONAL BACKGROUND

As a Vice President and Associate Broker, Jordan is a skilled real estate professional with extensive experience acquiring, leasing, managing, and disposing real estate assets across the country. His career spans multiple market segments including multi-tenant retail centers, capitalization of net lease portfolios, and representing companies in complex office and industrial transactions. In his role at Meybohm, Jordan is responsible for sourcing opportunities for institutional investors, private equity, and high net worth investors. On behalf of his clients, he diligently works to exceed traditional services by supporting, executing, and realizing investment strategies. Prior to joining Meybohm, Jordan served his country in Afghanistan (OEF 11-2) as a part of the United States Marine Corps. After his service, he attended Georgia Southern University, where he graduated with a B.S. in Finance. During his time at Georgia Southern, Jordan began his real estate career.

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