

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,700,000
BUILDING SIZE:	11,325 SF
LOT SIZE:	0.97 Acres
PRICE / SF:	\$150.11
CAP RATE:	5.69%
NOI:	\$96,750
YEAR BUILT:	1997
RENOVATED:	2017
ZONING:	GB
APN:	12141D B003

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 2350 Lake Harbin Rd in Morrow, GA. This well-maintained property currently 100% leased, built in 1997 and renovated in 2017, boasts a prime location in the Morrow area with GB zoning (Clayton Co). Offering a secure investment with a 100% occupancy rate, this property features a Family Dollar Corporate Guaranty Net Lease through 04/2032. There are 3 - 5yr lease renewal option renaming. The 1st lease renewal option (5/1/2032) increases the current annual rent by 15%.

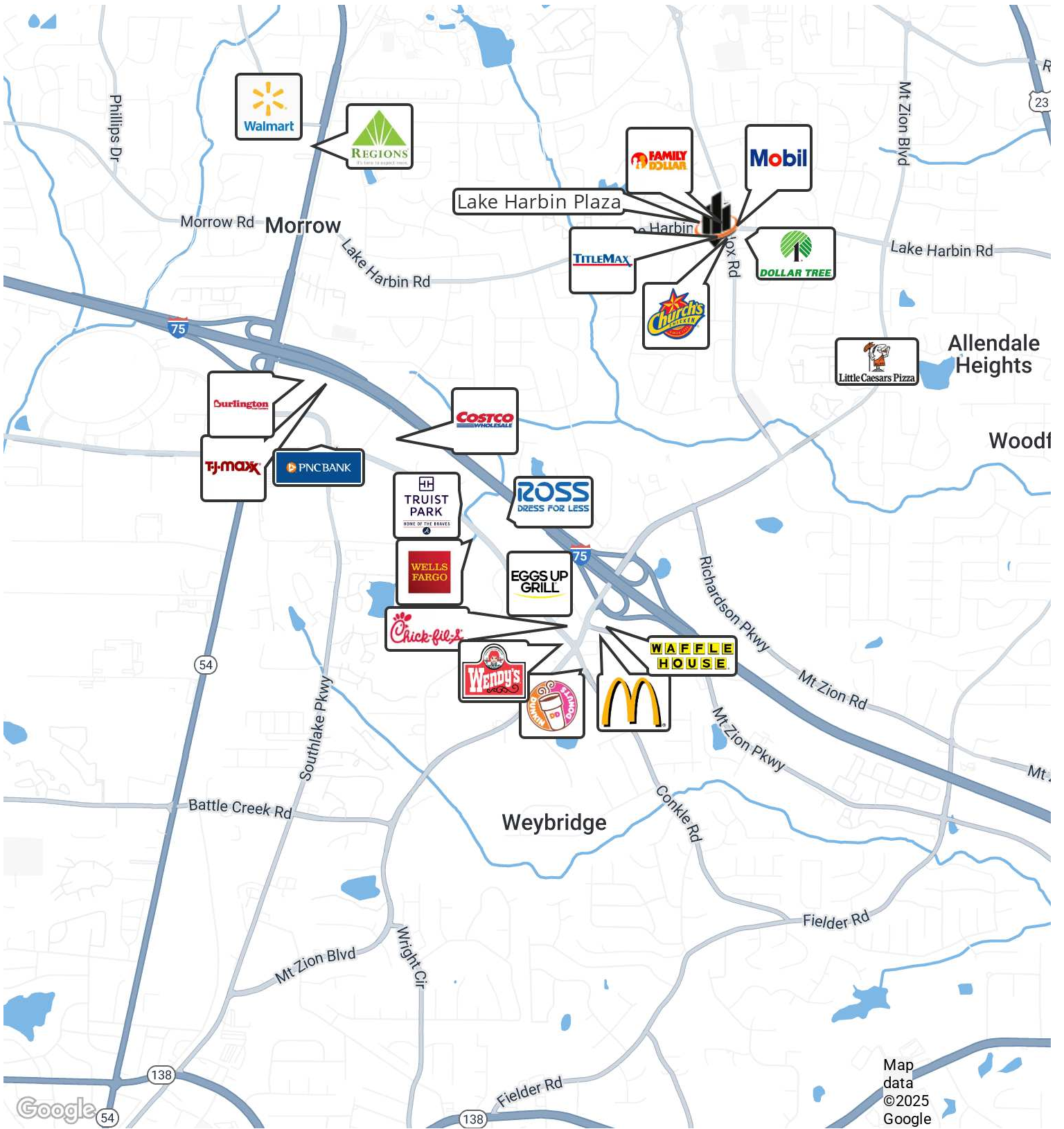
This Family Dollar location is ranked #11 out of 365 stores in the state of GA for store performance. This location is rank in the 90th percentile nationally. For the last 5 years this location has averaged 12,900 monthly visits. Median household income for Morrow, GA is \$65,000. Population density in a 5 miles radius is 173,000.

PROPERTY HIGHLIGHTS

- Family Dollar Corporate Guaranty Net Lease
- Ranked #11/365 GA Locations
- 2017 New Roof (20yr Guarantee)
- 2 - 10 Ton AC Units (2017)

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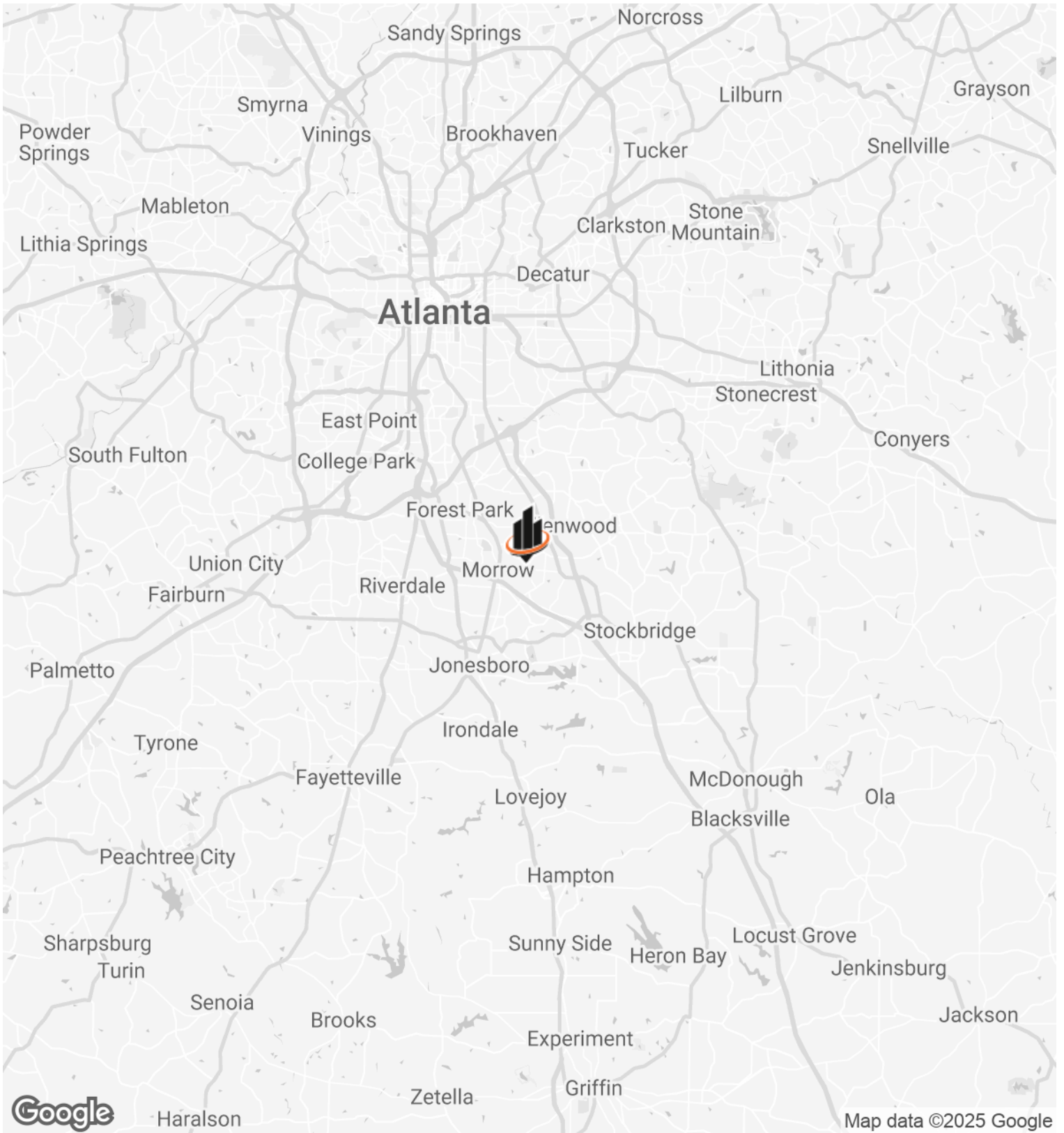
RETAILER MAP



Map data ©2025 Google

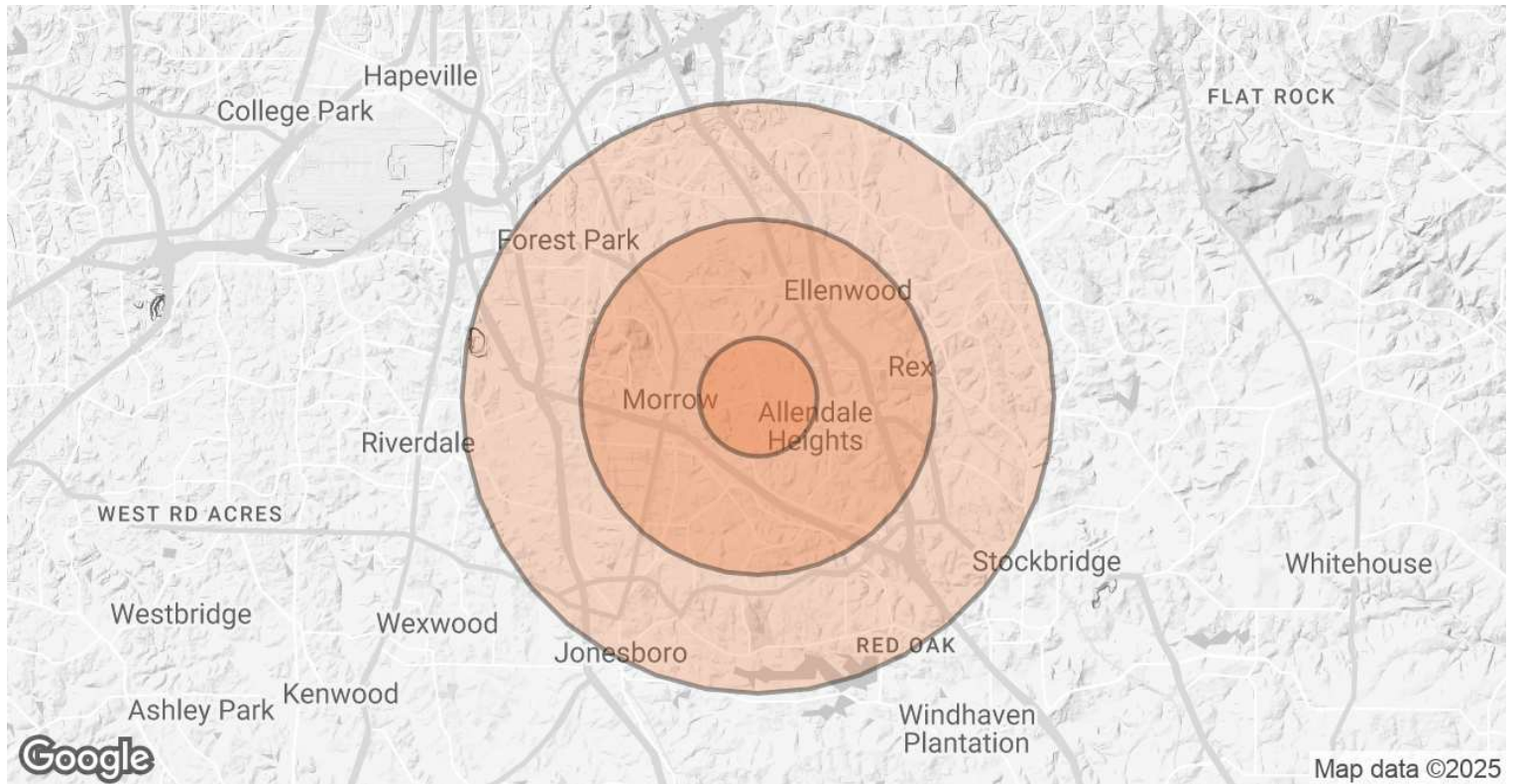
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,092	67,654	172,457
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,502	23,642	61,368
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$66,276	\$74,794	\$71,687
AVERAGE HOUSE VALUE	\$222,285	\$210,830	\$207,717

Demographics data derived from AlphaMap

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