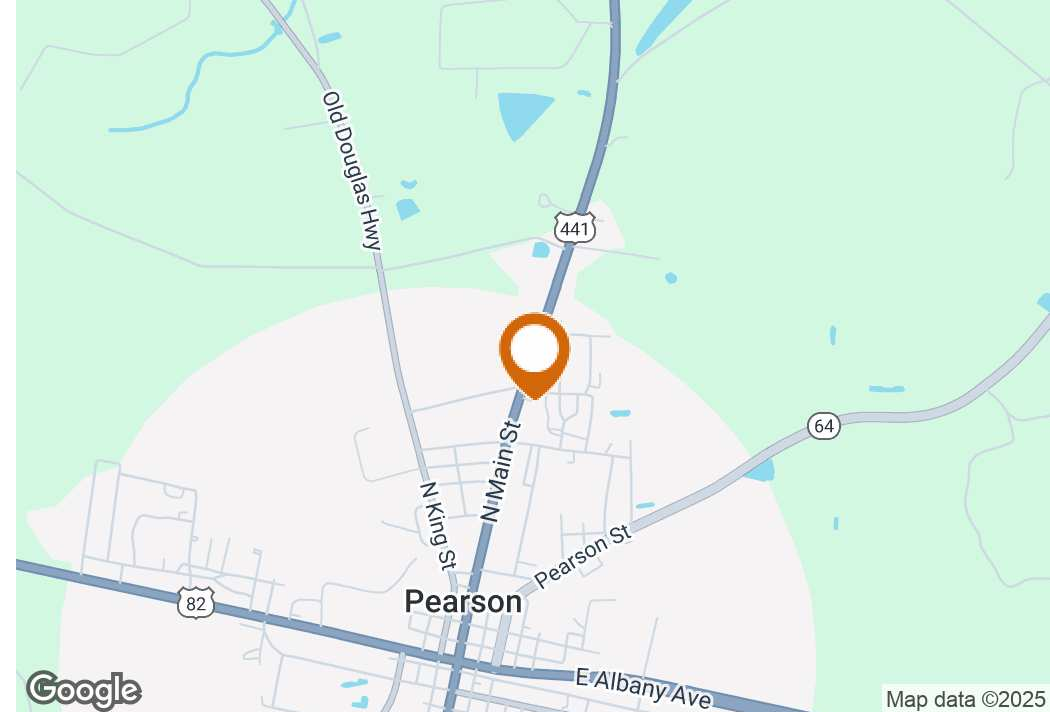


# Pearson GA Retail Center

652 North Main Street, Pearson, Georgia 31642

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## PROPERTY SUMMARY



## Offering Summary

|                      |             |
|----------------------|-------------|
| Sale Price:          | \$850,000   |
| Building Size:       | 12,300 SF   |
| Vacant Available SF: | 900 SF      |
| Lot Size:            | 1.05 Acres  |
| Price/SF:            | \$69.11     |
| Year Built:          | 1995        |
| Zoning:              | C 3         |
| APN:                 | P004 013    |
| Taxes:               | \$11,742.17 |

## Property Overview

Pearson GA retail center is 12,300 SF and sits on 1.05 acres. Family Dollar / Dollar Tree anchors the center occupying 10,500 SF. Family Dollar has been in the space since 2011. The current lease expires on 1/31/27 and has two 5-year extensions with a 5% increase in the lease payment. There are 2 other retail spaces that are 900 SF each, with one currently vacant. A new roof was installed in 2023.

## Property Highlights

- Investment Grade Credit Tenant
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations.
- Excellent visibility from U.S Highway 441

## PROPERTY DESCRIPTION

441

7,520 ±  
Cars/Day

## Location Description

The property is located right off North Main Street (US Hwy 441/221), which sees approximately 7,520 vehicles per day. U.S Highway 82 sits approximately 1 mile south of the property.

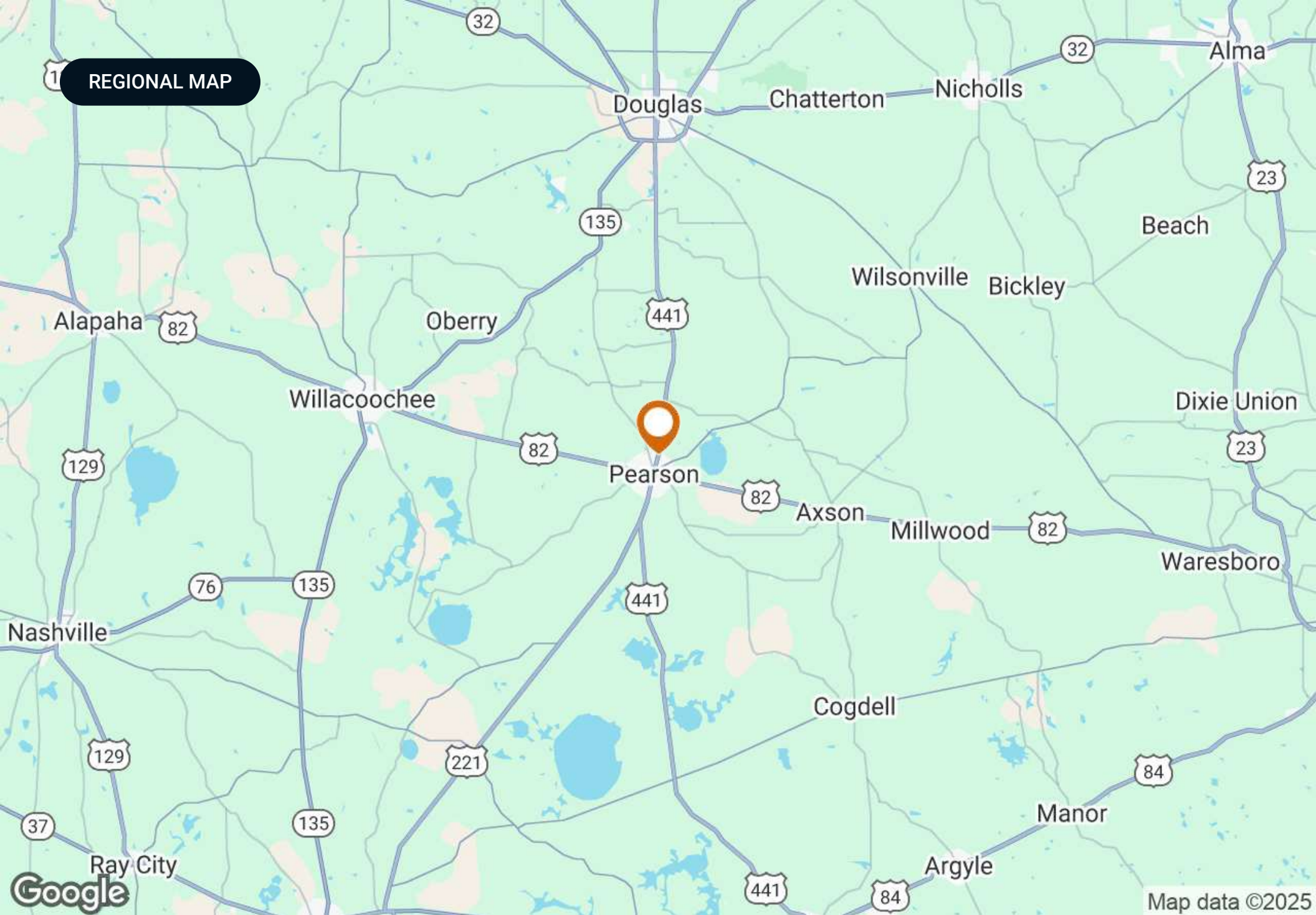
**U.S Hwy 82**  
**1 ± Mile**



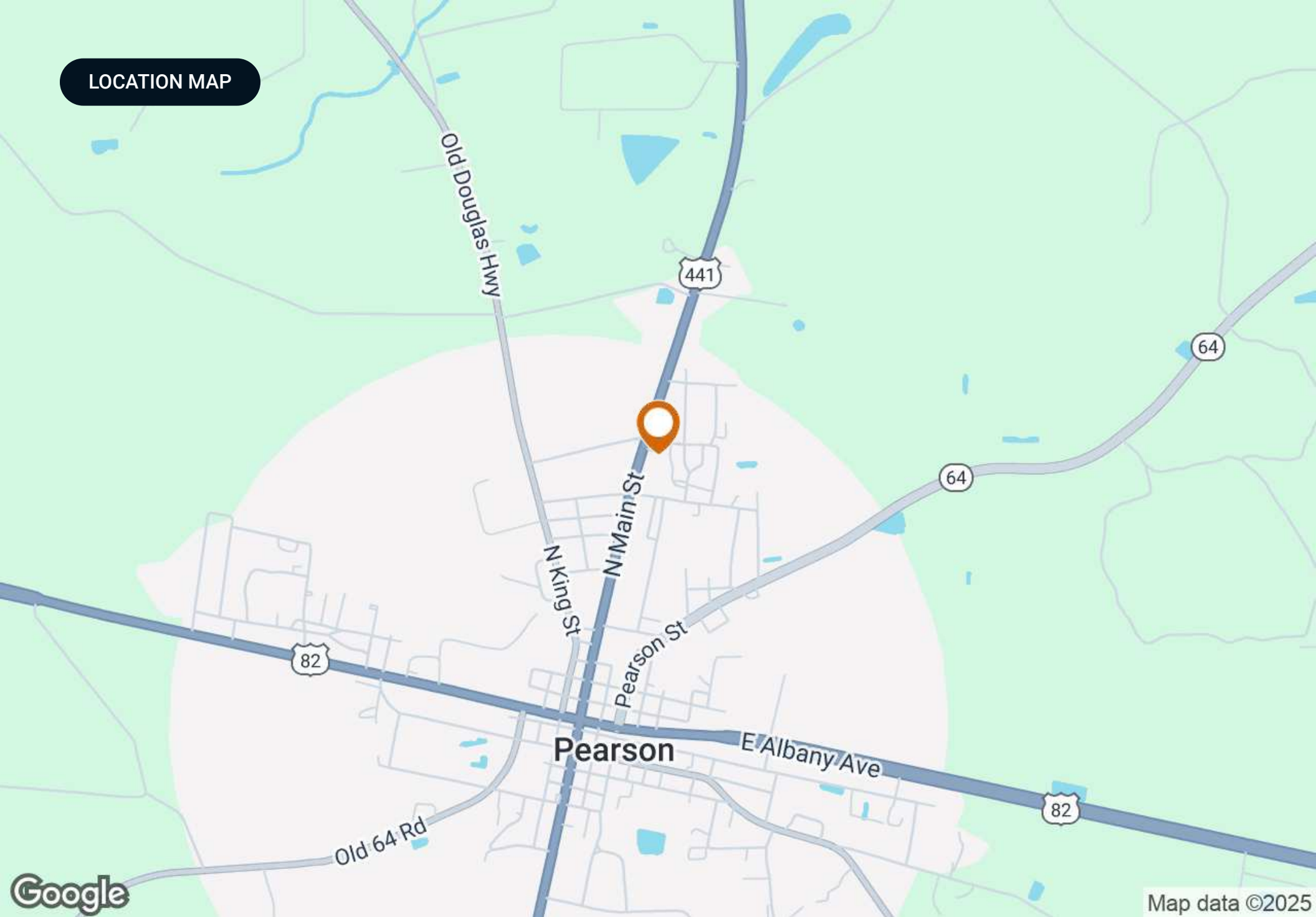
**7,520 ±**  
**Cars/Day**

## FINANCIALS

| Address                     | Tenant        | Square Feet        | Occupied % | Insurance  | Taxes      | CAM        | Base Rent  |
|-----------------------------|---------------|--------------------|------------|------------|------------|------------|------------|
| 652 Main St                 | Family Dollar | 8,700 SF           | 70.73%     | \$222.75   | \$323.75   | \$247.42   | \$6,965.00 |
| 660 Main St                 | Family Dollar | 1,800 SF           | 14.63%     |            |            |            |            |
| 668 Main St                 | CK Laundry    | 900 SF             | 7.32%      |            |            |            | \$557.66   |
| 672 Main St                 | Vacant        | 900 SF             | 7.32%      |            |            |            |            |
| Monthly Income              |               |                    |            | \$2,673.00 | \$3,885.00 | \$2,969.00 | \$7,522.66 |
| Base Rent                   |               | \$90,271.92        |            |            |            |            |            |
| Expense Reimbursement       |               | \$9,527.00         |            |            |            |            |            |
| <b>Gross Income</b>         |               | <b>\$99,798.92</b> |            |            |            |            |            |
| Taxes                       |               | \$11,742.17        |            |            |            |            |            |
| Insurance                   |               | \$4,423.00         |            |            |            |            |            |
| CAM                         |               | \$3,000.00         |            |            |            |            |            |
| <b>Total Expense</b>        |               | <b>\$19,165.17</b> |            |            |            |            |            |
| <b>Net Operating Income</b> |               | <b>\$80,633.75</b> |            |            |            |            |            |



LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

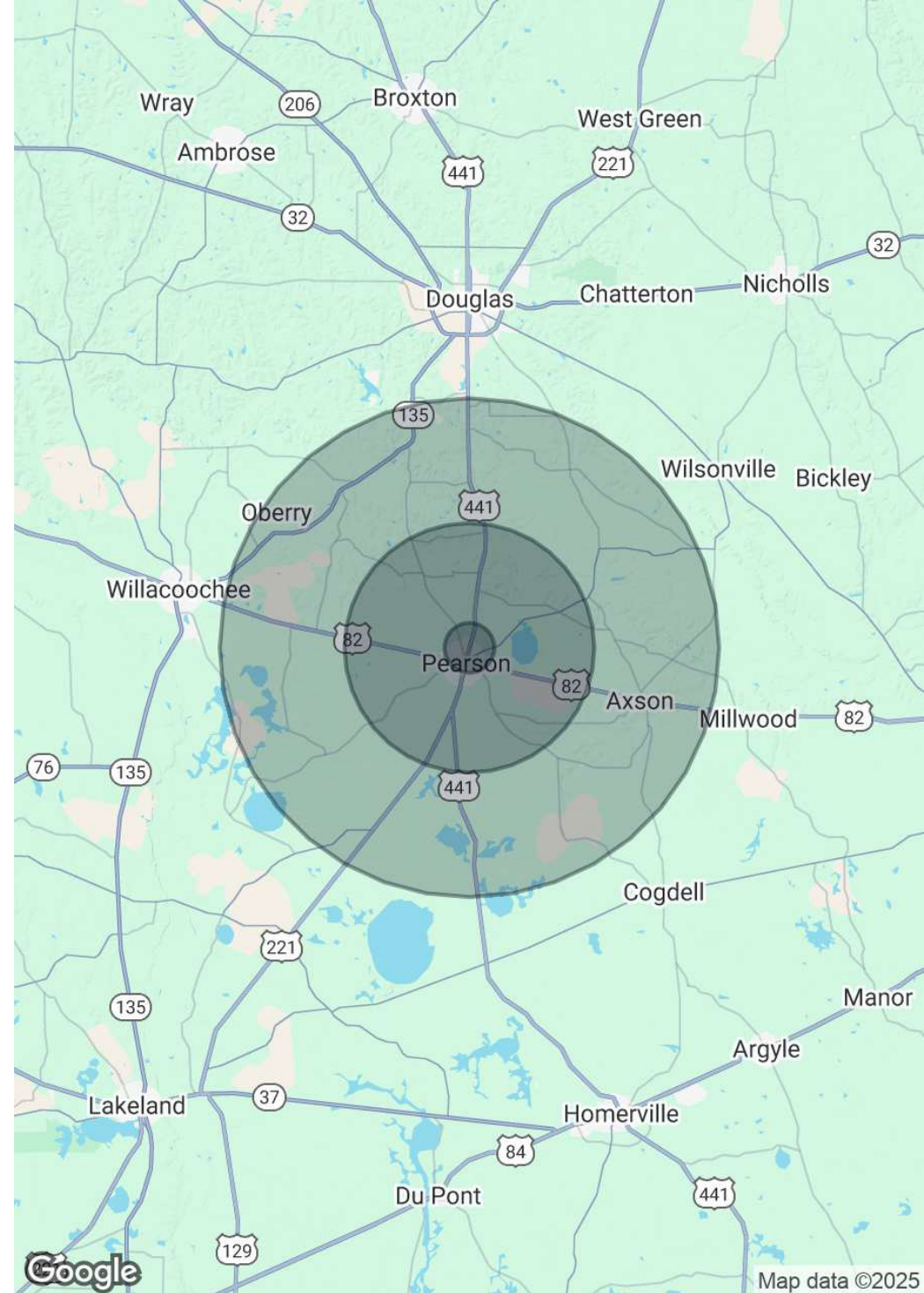
### Population

|                      | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 1,194  | 3,636   | 11,557   |
| Average Age          | 37     | 37      | 37       |
| Average Age (Male)   | 37     | 37      | 37       |
| Average Age (Female) | 38     | 38      | 38       |

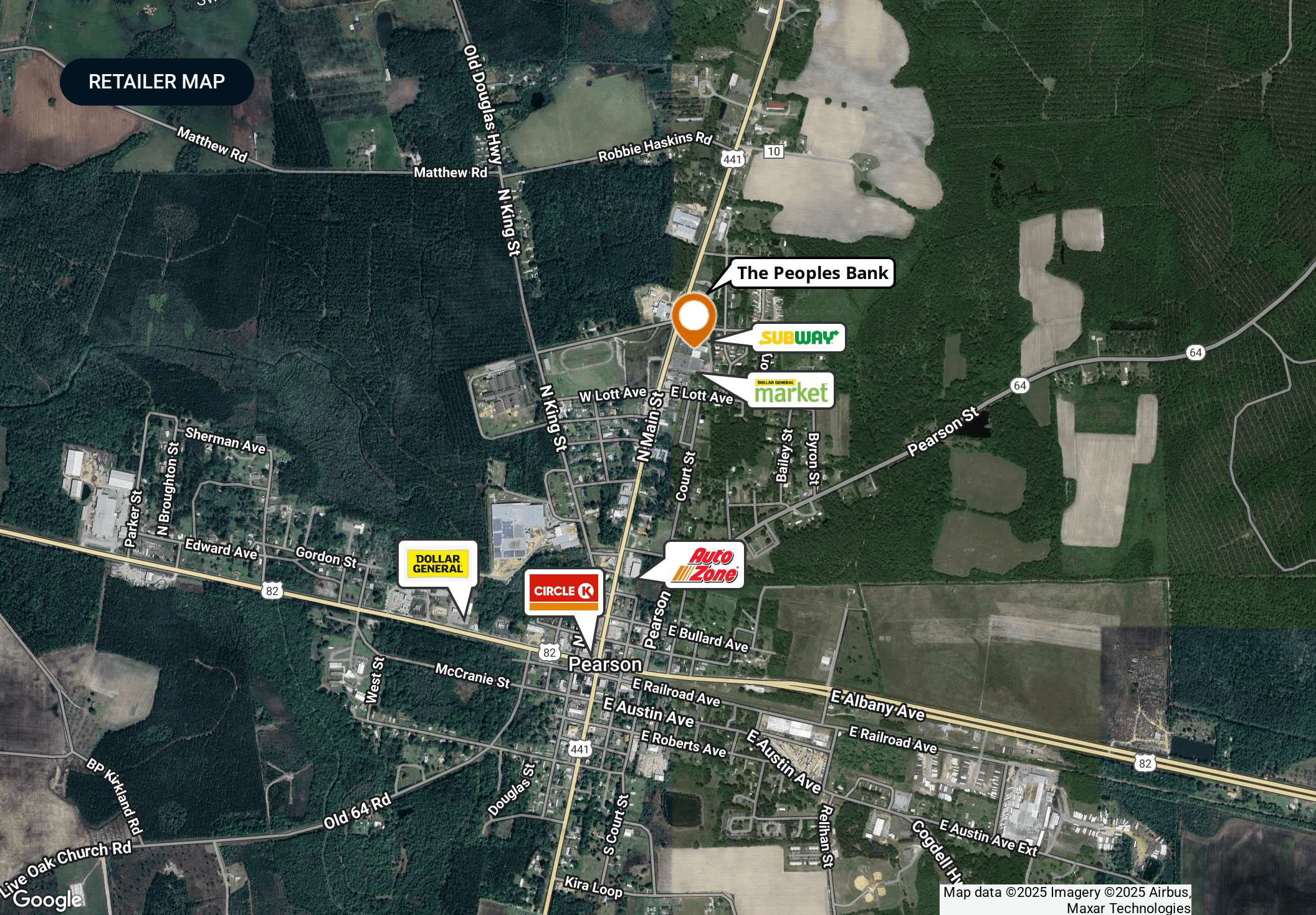
### Households & Income

|                     | 1 Mile   | 5 Miles   | 10 Miles  |
|---------------------|----------|-----------|-----------|
| Total Households    | 433      | 1,323     | 4,166     |
| # of Persons per HH | 2.8      | 2.7       | 2.8       |
| Average HH Income   | \$57,156 | \$59,906  | \$68,060  |
| Average House Value | \$89,863 | \$100,920 | \$139,653 |

Demographics data derived from AlphaMap



## RETAILER MAP



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Todd Davis

Senior Advisor

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Direct: **877-518-5263 x384** | Cell: **229-349-3884**

## Professional Background

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



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