



## Family Dollar

79 Highway 286, Chatsworth, GA 30705

**BERKSHIRE  
HATHAWAY** | GEORGIA  
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION™



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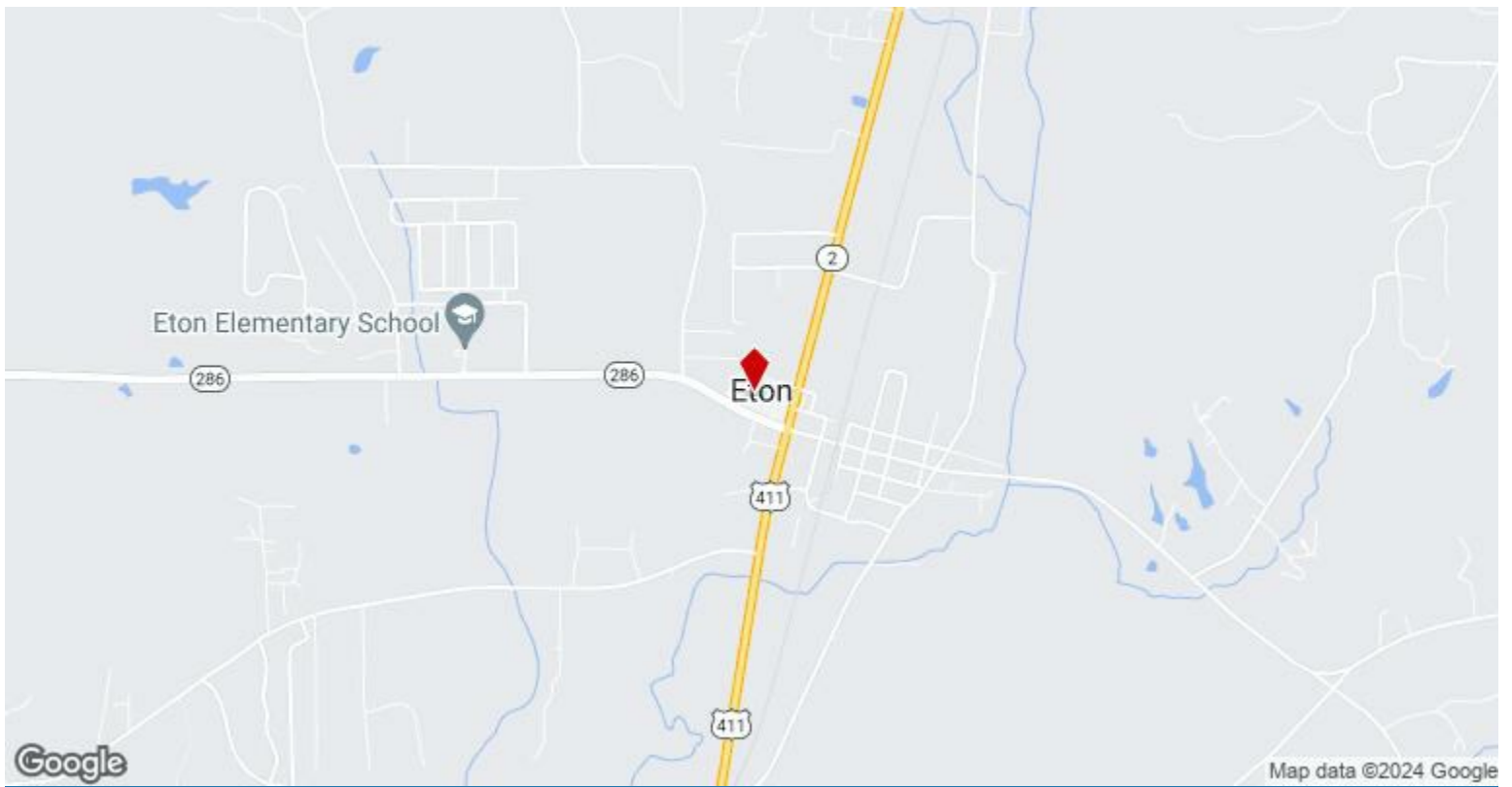
# Family Dollar

\$1,500,000

Incredible Investment Property NNN. Family Dollar has been at this location for 10 years and has 2 years left on their NNN lease with 6, 6-year options. Now the Cap Rate is 4.53%. If the next 6-year option is exercised in June 2026, the Cap Rate will increase to 7.14%....



Price:	\$1,500,000
Property Type:	Retail
Building Class:	C
Sale Type:	Investment
Cap Rate:	4.53%
Lot Size:	0.67 AC
Gross Leasable Area:	8,000 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2011
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	14 FT
Zoning Description:	C4-Commercial
APN / Parcel ID:	0064A-019-002



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# Property Photos



Building Photo



Building Photo

