

1362 Brockett Rd

Clarkston, GA 30021



Joe Benes

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 **BellStreet**

For Sale

1362 Brockett Rd Clarkston, GA 30021

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Property Description

BellStreet is pleased to present a unique opportunity to acquire a long-standing property with a Subway franchise, boasting strong sales performance. This property offers excellent accessibility and visibility, strategically located just off Highway 78, which leads directly into Clarkston, GA. Clarkston is a diverse and growing suburb of Atlanta, making this an ideal location.

Property Highlights

- High traffic +/- 22,000 vpd
- Great accessibility to Hwy 78/ Stone Mountain Hwy
- Great visibility
- Strong community
- Long standing Subway franchise

Offering Summary

Sale Price:	\$475,000
Number of Units:	1
Lot Size:	0.4 Acres
Building Size:	1,551 SF
NOI:	\$25,963.00
Cap Rate:	5.47%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,085	2,319	5,675
Total Population	2,816	6,186	15,774
Average HH Income	\$72,791	\$80,601	\$85,839

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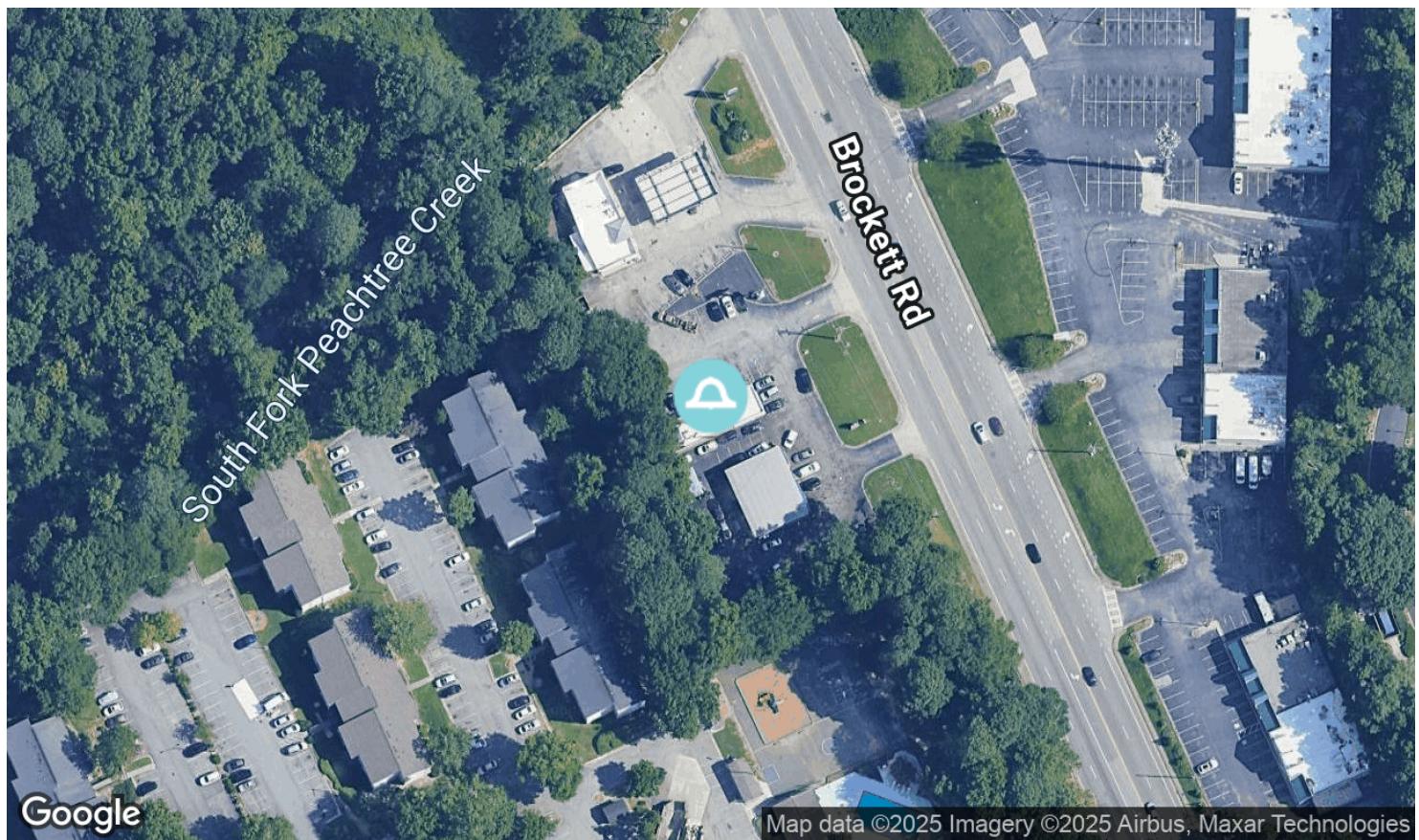
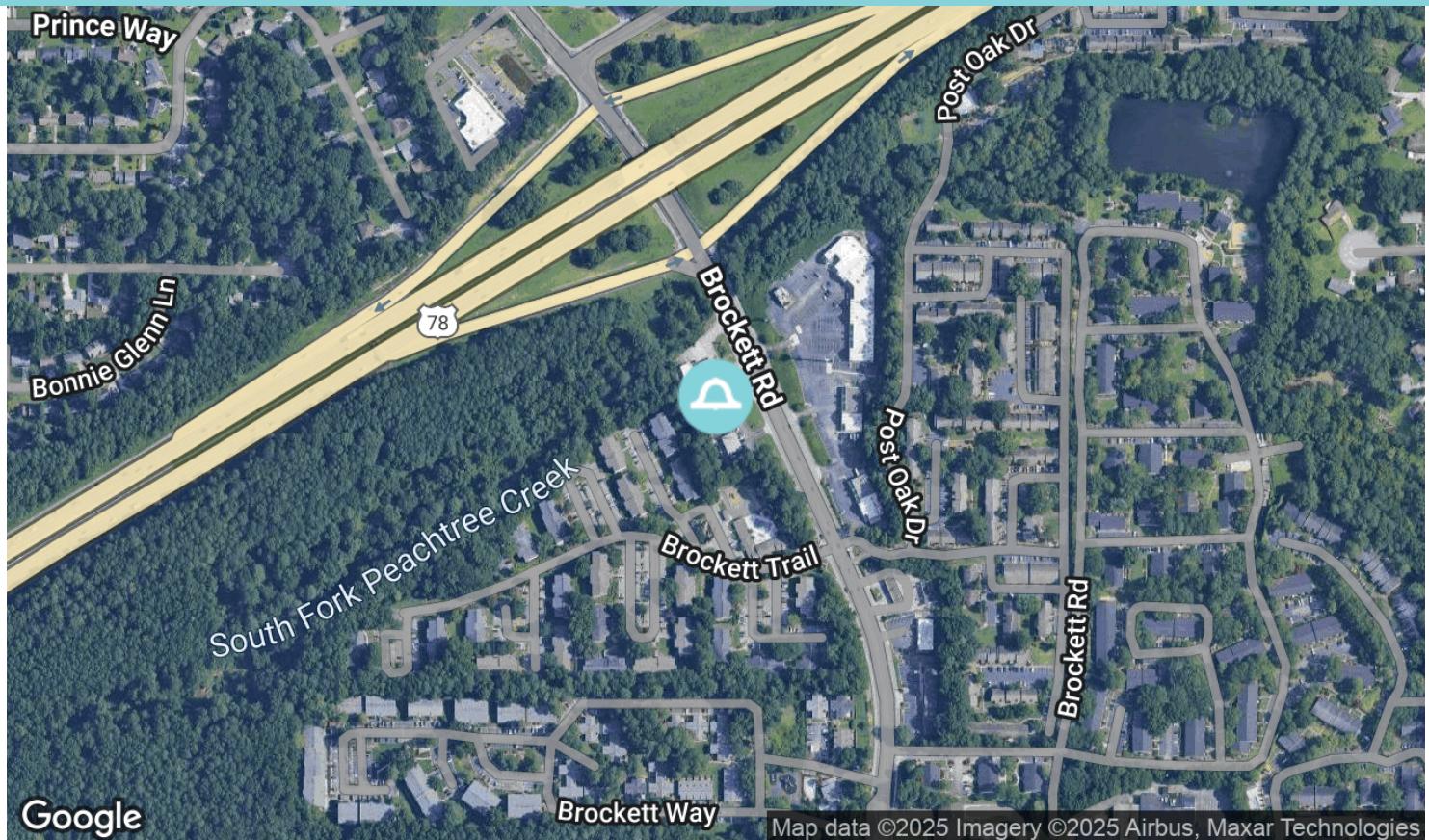
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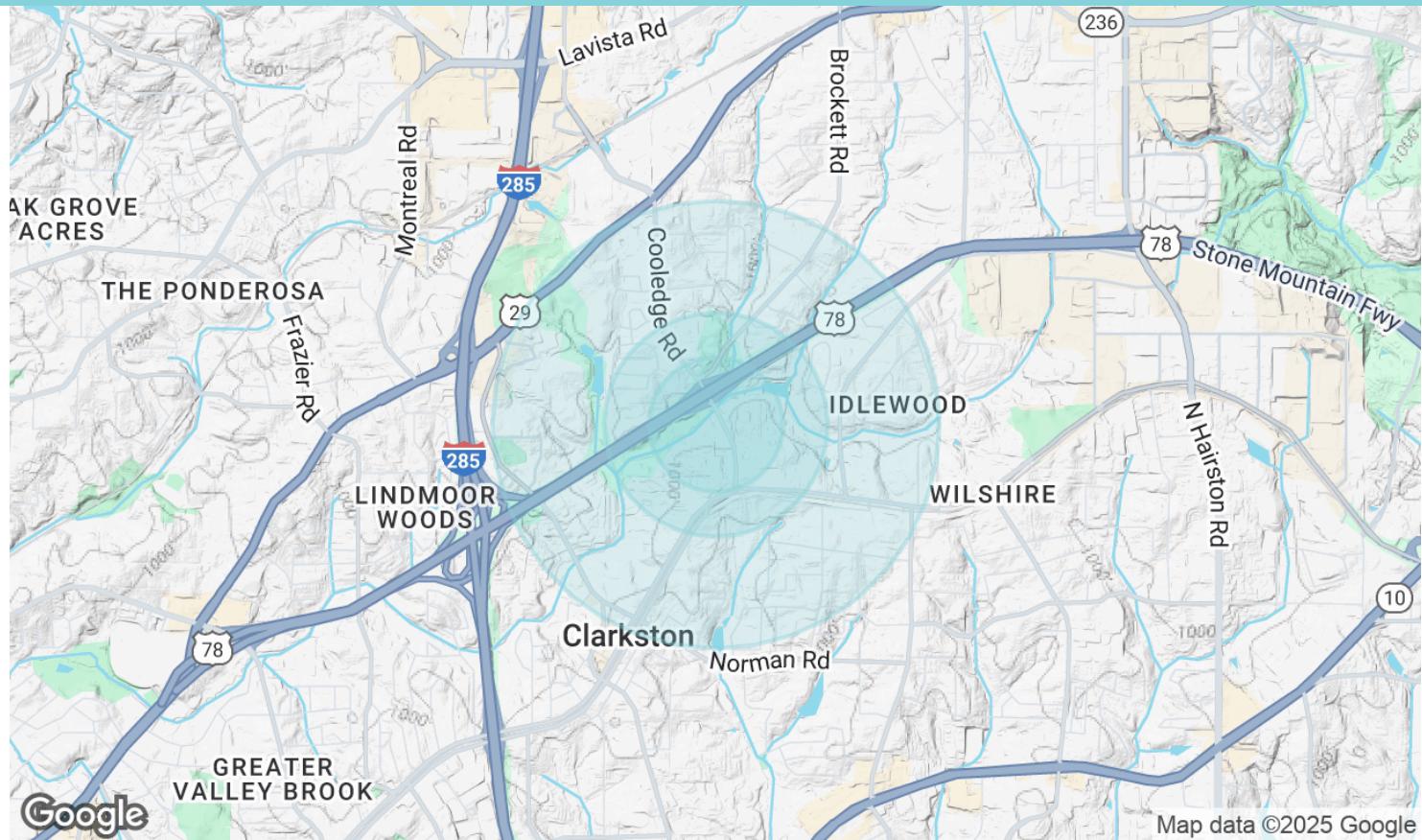
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,816	6,186	15,774
Average Age	32	34	35
Average Age (Male)	31	33	34
Average Age (Female)	33	35	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,085	2,319	5,675
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$72,791	\$80,601	\$85,839
Average House Value	\$245,401	\$301,977	\$334,416

Demographics data derived from AlphaMap