

2509 Lovejoy Rd

Hampton, GA 30228



FOR SALE

Joe Benes

330.620.6511

j.benes@bellstreet.com

Julius Braxton

443.414.1082

j.braxton@bellstreet.com


BellStreet

For Sale

2509 Lovejoy Rd Hampton, GA 30228



Property Description

BellStreet Commercial is pleased to present 2509 Lovejoy Road for sale. This IOS opportunity is located in the city of Lovejoy just south of Atlanta. The site is currently 81.8% occupied with a total of 121 truck parking stalls. Short term tenancy allows for flexibility for any owner-user or investor. There is a 3,456 SF maintenance building with 5 drive-in doors. Total of 8.94 acres with 6.5+/- usable acres. Zoned LI, the property allows for a multitude of industrial uses. The site is equipped with outdoor lighting, is fenced, and graveled.

Property Highlights

- 8.94 acres (6.5 +/- usable acres)
- LI zoning
- 3,456 SF warehouse
- 121 Truck Parking Stalls
- 1.5 +/- miles from Hwy 41

Offering Summary

Sale Price:	\$3,550,000
Lot Size:	8.94 Acres
Building Size:	3,456 SF
Cap Rate:	5.68%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	163	423	1,618
Total Population	489	1,785	5,429
Average HH Income	\$73,726	\$60,087	\$66,239

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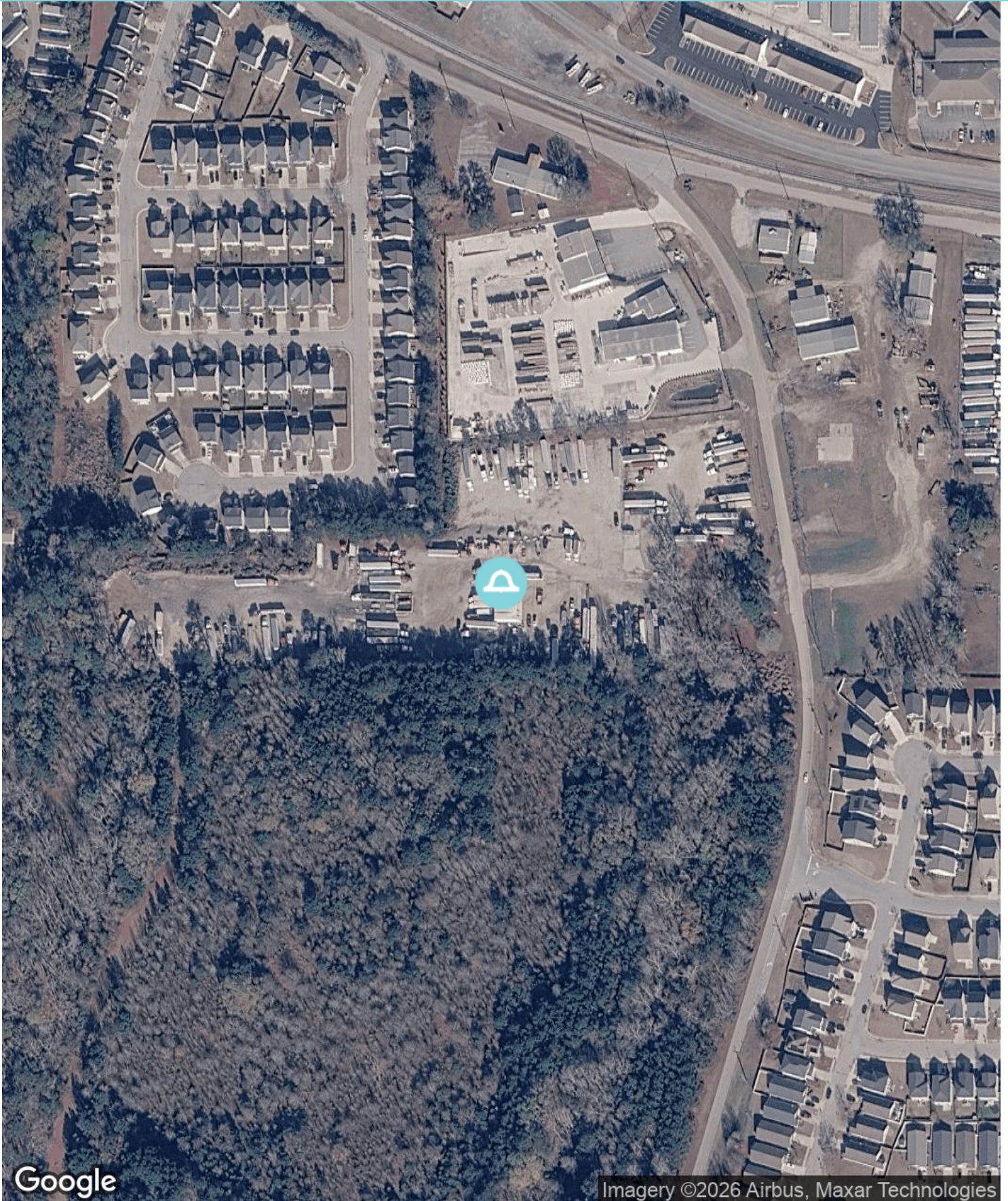
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	489	1,785	5,429
Average Age	33	34	35
Average Age (Male)	31	33	33
Average Age (Female)	34	37	37

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	163	423	1,618
# of Persons per HH	3	4.2	3.4
Average HH Income	\$73,726	\$60,087	\$66,239
Average House Value	\$222,274	\$143,445	\$186,128

2020 American Community Survey (ACS)

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Joe Benes

Director

j.benes@bellstreet.com

Direct: **330.620.6511** | Cell: **678.971.9598**

Professional Background

I provide my valued commercial real estate clients with proactive, aggressive and strategic leasing and sales services. I have transitioned my focus into Atlanta's industrial, office & retail acquisition & sales from simply a general asset class, it is where my passion is and it is an area I have studied the most and I am interested in the fast paced and competitive environment!

At BellStreet Commercial Real Estate I am dedicated to providing our clients with the most comprehensive real estate services with the highest level of professionalism and integrity. Our clients come to us for our deep local knowledge. I understand that our success at BellStreet are the direct result of creating successful outcomes for our clients. I strive to build lasting relationships with our clients and partners by engaging our individual initiative with team collaboration. My commitment to integrity in all we do guides our vision and shapes our strategies. I help BellStreet Commercial Real Estate deliver first-class, results-orientated, development, commercial investment brokerage along with property management services.

BellStreet

1201 W Peachtree St NW Suite 2400
Atlanta, GA 30309
404.500.5800