

2509 Lovejoy Rd

Hampton, GA 30228



FOR SALE

Parker Buchanan
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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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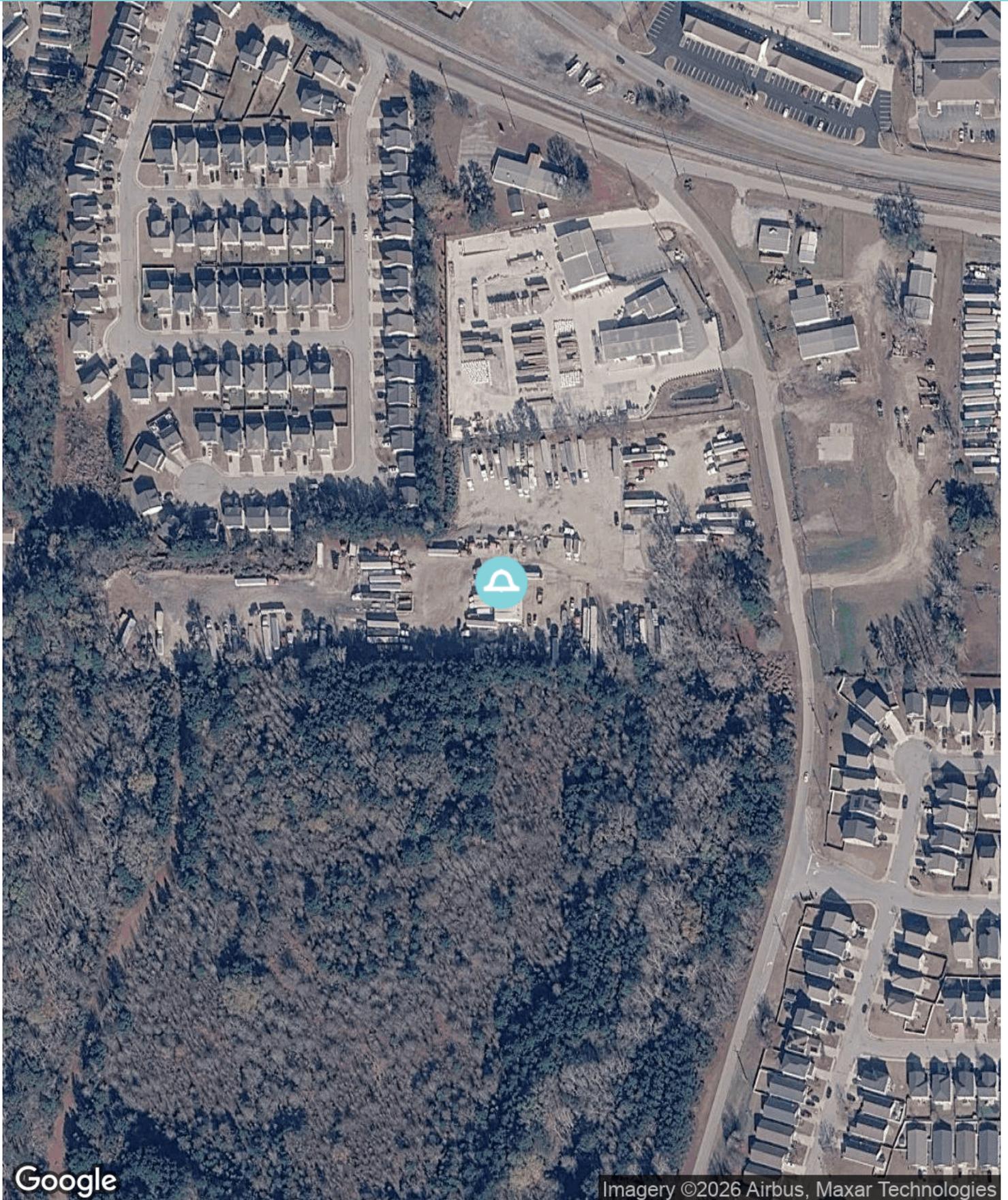
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Population

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

Demographics data derived from AlphaMap

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Parker Buchanan

Director

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Direct: **404.372.8701**

Professional Background

Parker Buchanan has been specializing in industrial, truck parking, as well as IOS investment sales for 5+ years. He has completed multiple transactions totaling \$31,000,000+. In 2021, Parker received the achievers award at a respected national commercial real estate firm. Parker also notably achieved the award for Top Producer in 2023 for BellStreet. He received his Bachelor degree in Finance at Wofford College.

BellStreet

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