



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

DOLLAR TREE

4420 Jonesboro Rd, Forest Park, GA 30297

Exclusively listed by:

DANNY SAMONA

Senior Advisor

248.702.0286

dsamona@encorereis.com

JARED MCNUTT

Associate Advisor

248.702.0295

jared@encorereis.com



TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

EXECUTIVE SUMMARY	3
RETAIL MAP	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
LOCAL MAP	8
REGIONAL MAP	9
DEMOGRAPHICS	10

DOLLAR TREE

4420 Jonesboro Rd | Forest Park, GA 30297

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

\$1,214,062

CAP RATE

8.00%

INVESTMENT SUMMARY

NOI:	\$97,125
Price / SF:	\$115.62
Rent / SF:	\$9.25
Building Size:	10,500 SF
Land Acreage:	0.91 Acres
Year Built:	1986

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Original Lease Term:	7 Years
Term Remaining:	5 Years
Commencement Date:	03-01-2012
Term Expiration:	05-31-2024
Options:	(2) 5 Year Options
Increases:	Increases in Options
Guarantor:	Corporate

EXECUTIVE SUMMARY

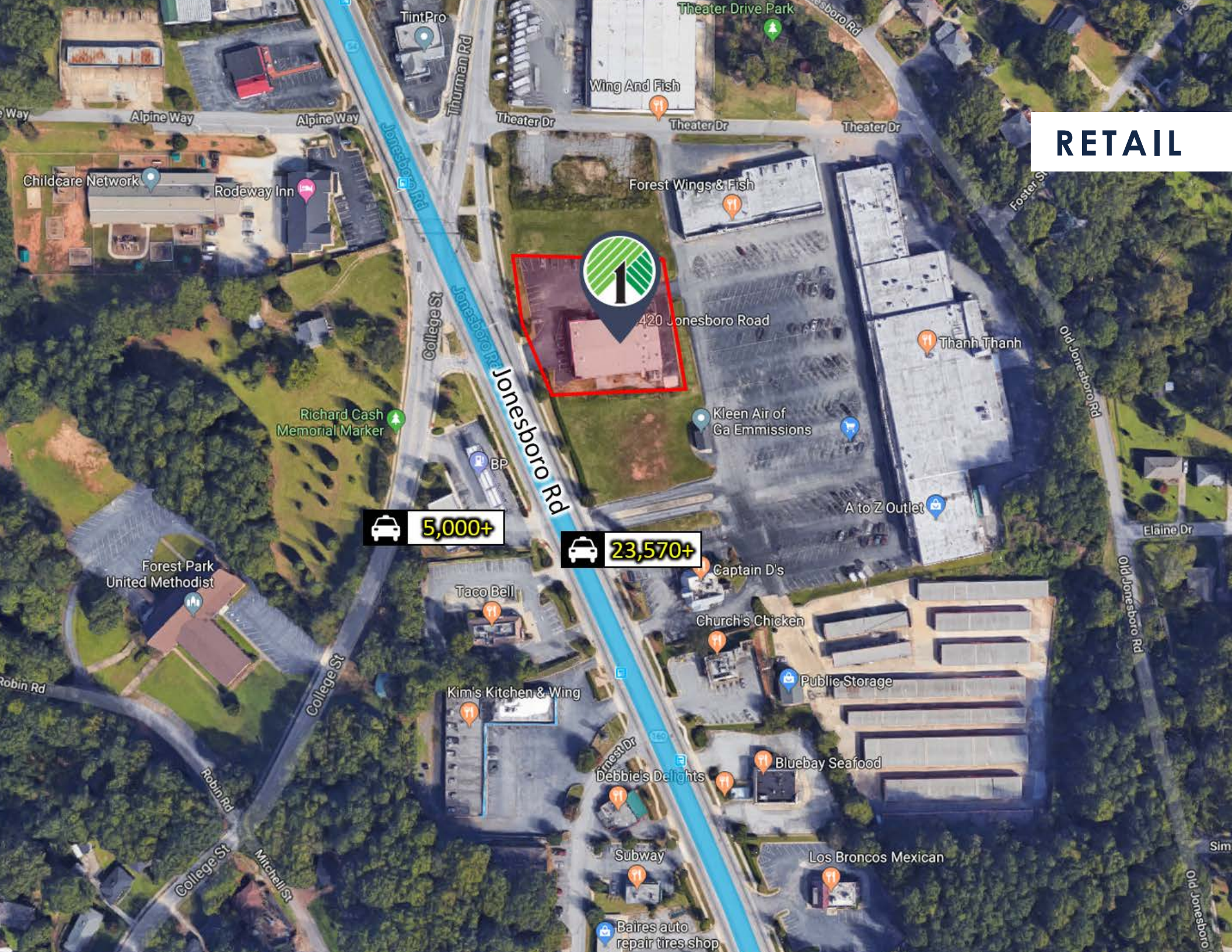
INVESTMENT HIGHLIGHTS

- Double Net Lease Structure | Minimal Landlord Responsibility
- 5 Year Lease Renewal - Original 7 Year Lease
- Investment Grade is BBB- with a Stable Outlook
- Average Household Income: \$50,224 in 5 Mile Radius
- Population Exceeds 150,169 in 5 Mile Radius
- Less than 5 Miles from Hartsfield-Jackson Atlanta International Airport
- Low Rent Per Sq Ft with Recent Lease Extension

Rent Roll NOI	Monthly	Annual	Rent Sq Ft
Current	\$8,093.75	\$97,125.00	\$9.25
Option 1: 06-01-24	\$8,968.75	\$107,625.00	\$10.25
Option 2: 06-01-29	\$9,417.19	\$112,875.00	\$10.75

Demographics	1 Mile	3 Mile	5 Mile
Population	12,552	42,963	161,216
2018 Avg Household Income	\$45,386	\$47,041	\$50,224
Growth 2010 - 2019	13.00%	8.50%	9.75%

RETAIL



PHOTOS



DOLLAR TREE

4420 Jonesboro Rd | Forest Park, GA 30297

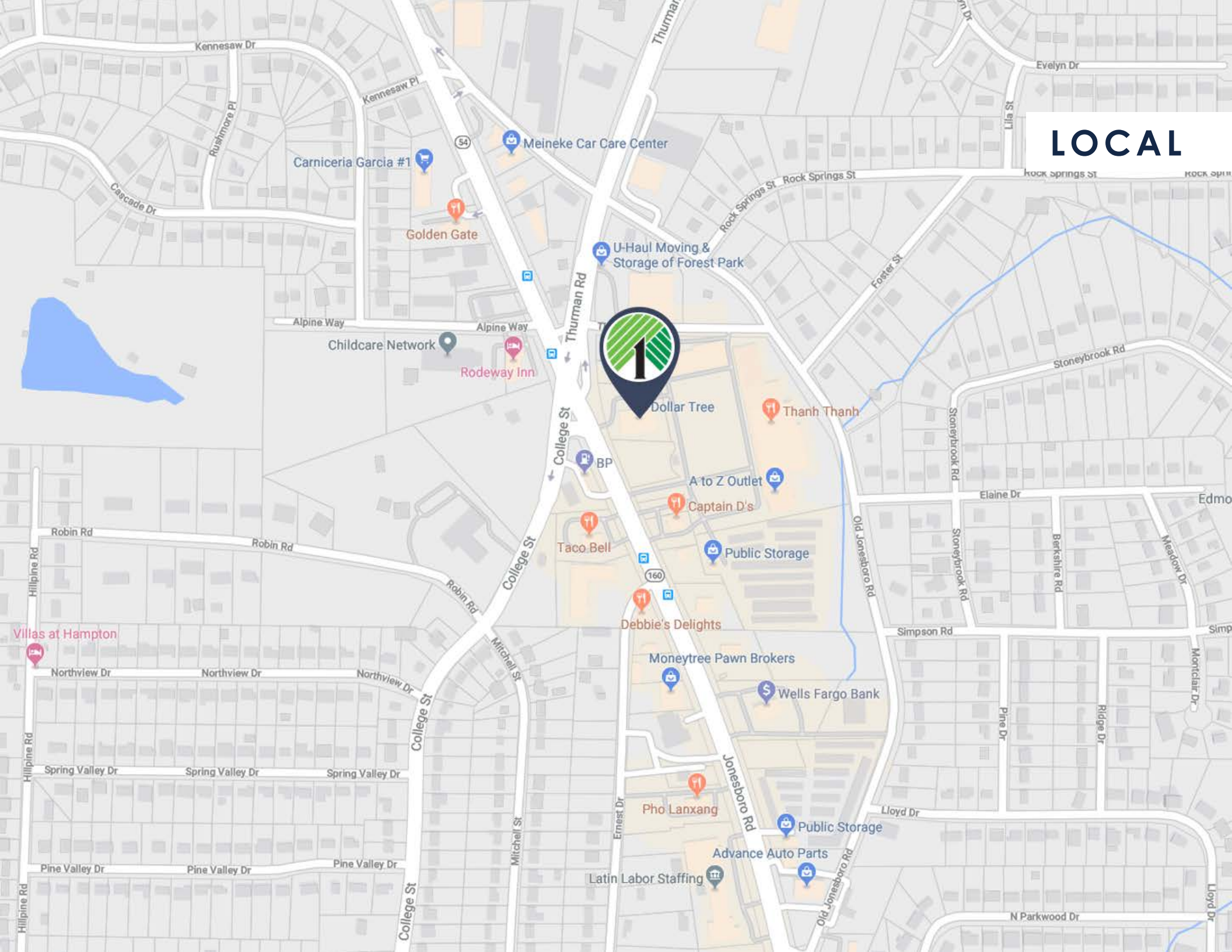
RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS





LOCAL





REGIONAL

Atlanta

DEMOGRAPHICS

Population:	1 Mile	3 Miles	5 Miles
2023 Projection	12,552	42,963	161,216
2018 Estimate	11,558	39,948	150,169
2010 Census	10,229	36,858	136,907
Growth 2018-2023	8.60%	7.55%	7.36%
Growth 2010-2018	12.99%	8.38%	9.69%
2018 Population Hispanic Origin	3,780	9,920	23,575
2018 Population by Race:			
White	4,817	13,303	33,402
Black	5,720	22,396	103,184
Am. Indian & Alaskan	157	379	938
Asian	584	2,996	9,477
Hawaiian & Pacific Island	6	33	150
Other	274	840	3,018
U.S. Armed Forces:	0	35	133
Households:			
2023 Projection	4,044	14,215	55,568
2018 Estimate	3,727	13,243	51,856
2010 Census	3,304	12,311	47,701
Growth 2018 - 2023	8.51%	7.34%	7.16%
Growth 2010 - 2018	12.80%	7.57%	8.71%
Owner Occupied	1,824	6,881	24,053
Renter Occupied	1,903	6,362	27,803
2018 Avg Household Income	\$45,386	\$47,041	\$50,224

RETAIL PROPERTY FOR SALE

DOLLAR TREE

4420 Jonesboro Rd, Forest Park, GA 30297



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

DANNY SAMONA

Senior Advisor

248.702.0286

dsamona@encorereis.com

JARED MCNUTT

Associate Advisor

248.702.0295

jared@encorereis.com