



TRINITY

REAL ESTATE INVESTMENT SERVICES



GEORGIA TIRES PLUS

7861 TARA BLVD, JONESBORO, GA 30236

7.75% CAP

PRICE UPON REQUEST

TRINITYREIS.COM

Actual Property

JONESBORO, GA

7.75% | PRICING UPON REQUEST

- Located in the Atlanta MSA | 9th Largest MSA in the U.S.
- Favorably Located in a Dense Retail Corridor with Immediate Highway Access
- Dense 5 Mile Population of 185,000+ | 5 Year Growth is Expected to Exceed 8%
- High Exposure to Traffic with VPD Counts Over 54,000 Vehicles

EXCLUSIVELY MARKETING BY:

DYLAN O'HARA

918.208.1565 | dylan@trinityreis.com

PROPERTY DETAILS:

Property Name:

Tires Plus

Price:

Price Upon Request

Cap Rate:

7.75%

Building Area:

6,757 SF

Land Area

0.91 Acres

Percent Occupied:

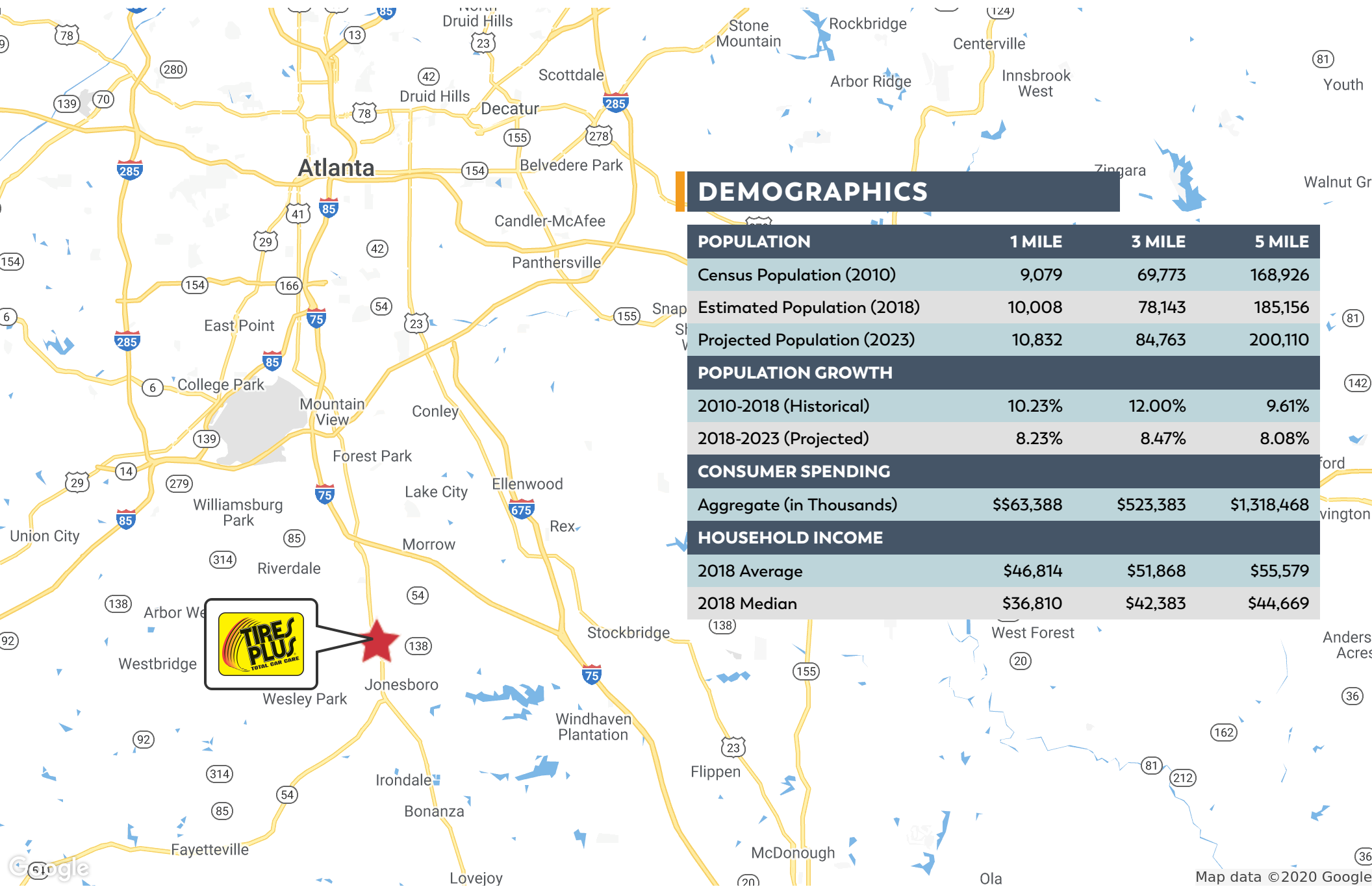
100.0%

Year Built:

2000

DEMOGRAPHICS OVERVIEW

7861 TARA BLVD | JONESBORO, GA

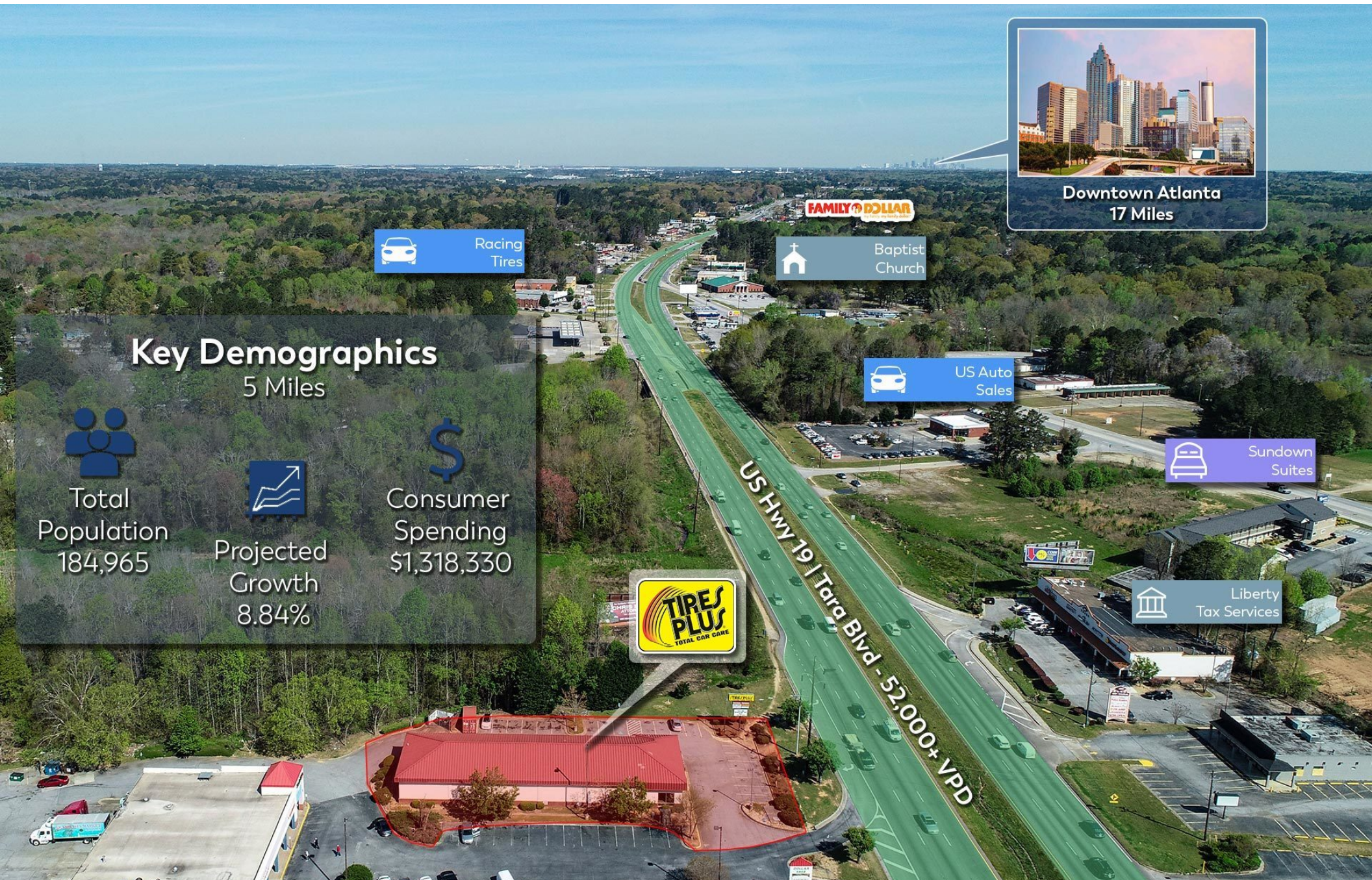


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	9,079	69,773	168,926
Estimated Population (2018)	10,008	78,143	185,156
Projected Population (2023)	10,832	84,763	200,110
POPULATION GROWTH			
2010-2018 (Historical)	10.23%	12.00%	9.61%
2018-2023 (Projected)	8.23%	8.47%	8.08%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$ \$63,388	\$523,383	\$1,318,468
HOUSEHOLD INCOME			
2018 Average	\$46,814	\$51,868	\$55,579
2018 Median	\$36,810	\$42,383	\$44,669



Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



RETAILER MAP

7861 TARA BLVD | JONESBORO, GA









Actual Property

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BROKER OF RECORD

ROBERT FISHER

KW Commercial

GA Lic#: 366922

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