



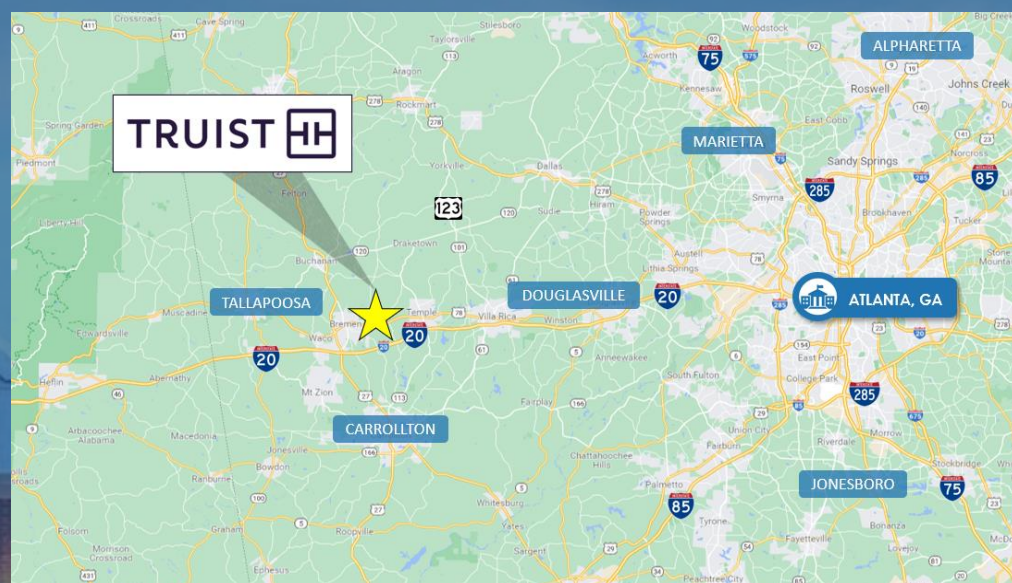
FOR MORE INFORMATION :

## TERMS

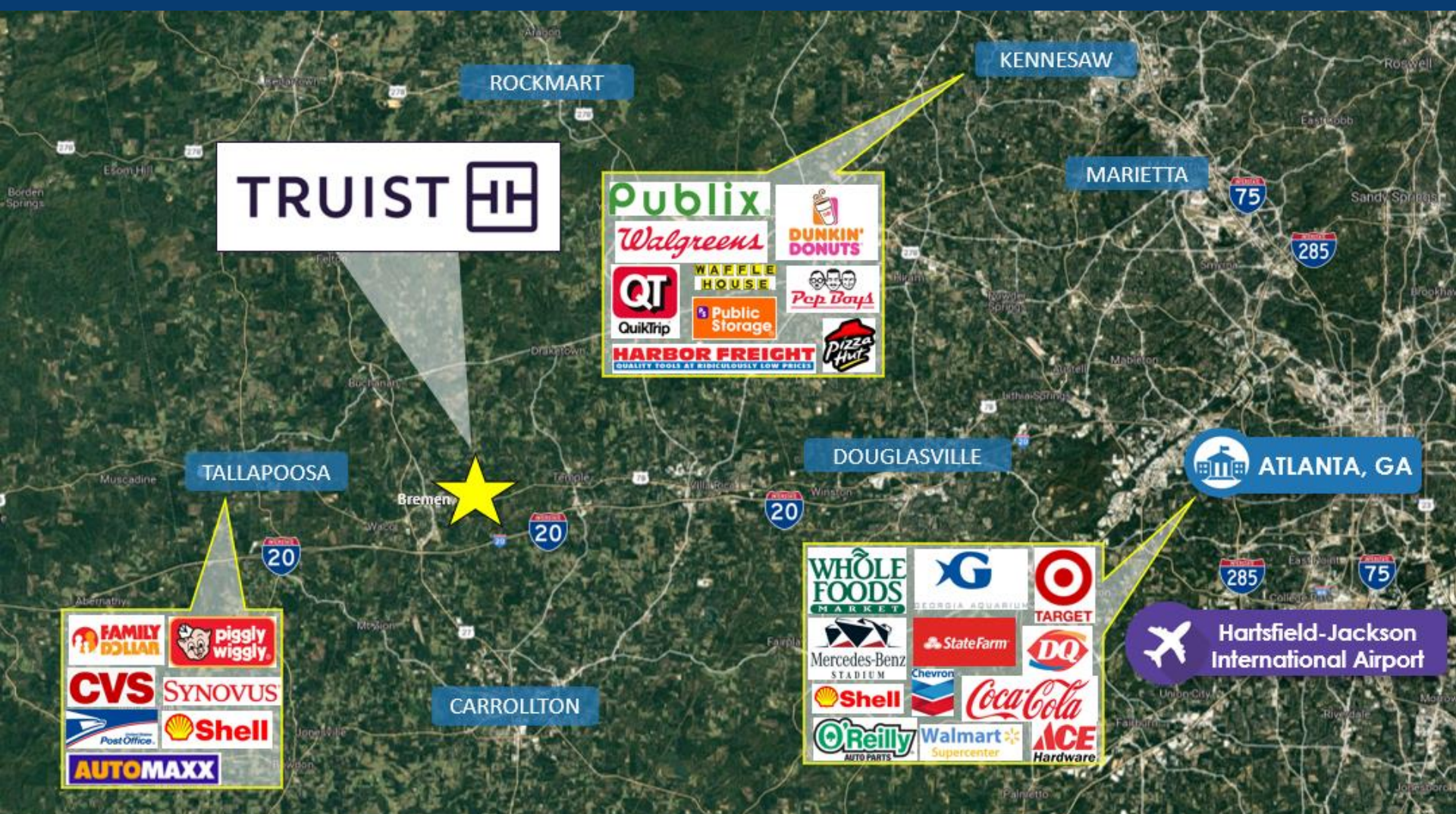
PRICE	\$1,334,396
CAP	6.00%

## HIGHLIGHTS :

- Recently Extended Truist Bank Corporate Lease with Annual Rent Increases
- Freestanding Truist Bank building with Triple Drive Thru Lanes and 24 Hr ATM
- **Only Truist Bank within the entire Haralson County – nearest is 12+ Miles away – deposits exceed \$60,000,000+**
- Average Household Income of \$71,262+ Within a 3 Mile Radius
- **Recently Extended Lease Extension**
- Adjacent to Higgins General Hospital, a 25-bed critical access hospital with 24-hour emergency department
- Less than 2.3 miles to Interstate 20 and approximately 48 miles from Atlanta, GA



	3 MILE	5 MILE	10 MILE
POPULATION	9,945	16, 224	67,716
HOUSEHOLDS	3,744	5,952	24,475
HOUSEHOLD INCOME	\$71,262	\$69,672	\$65,632



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