

Single Tenant Investment Property
1062 Bear Creek Boulevard
Hampton, GA 30228



Summary

Area Info

Aerial

Site Map



SALE PRICE: \$575,000

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1062 Bear Creek Boulevard
Hampton, GA 30228

County: Henry

Year Built: 2000

Total Size: 4,576 SF

Utilities: All available

Parking: 24 spaces

Frontage: 82' on Bear Creek Boulevard

Traffic Count: 11,835 on Bear Creek Boulevard
5,255 on Woolsey Road
1,042 on Richard Petty Boulevard

SITE

Site Size: 0.53 Acres

Parcel ID: 009-01014021

Zoning: C-2

SALE PRICE: \$575,000

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	17,475	42,895	236,743
Avg HH Income	\$101,012	\$95,736	\$103,543
Median Age	35.0	35.8	36.9

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NOTES

Great investment opportunity! This 4,576 SF single-tenant building is currently leased to a long-standing tenant, Foundation Health, Chiropractic & Whole-Body Care. Financial details available upon request—please reach out to the agent for more information. Plus, the property includes a billboard, offering an additional income stream for the owner.

LOCATION

Located less than 5 minutes from Atlanta Motor Speedway and the Target Distribution Center. Other surrounding neighbors include Waffle House, Aylo Health – Primary Care at Hampton, Family Dollar, Wendy's, and the Federal Aviation Administration.



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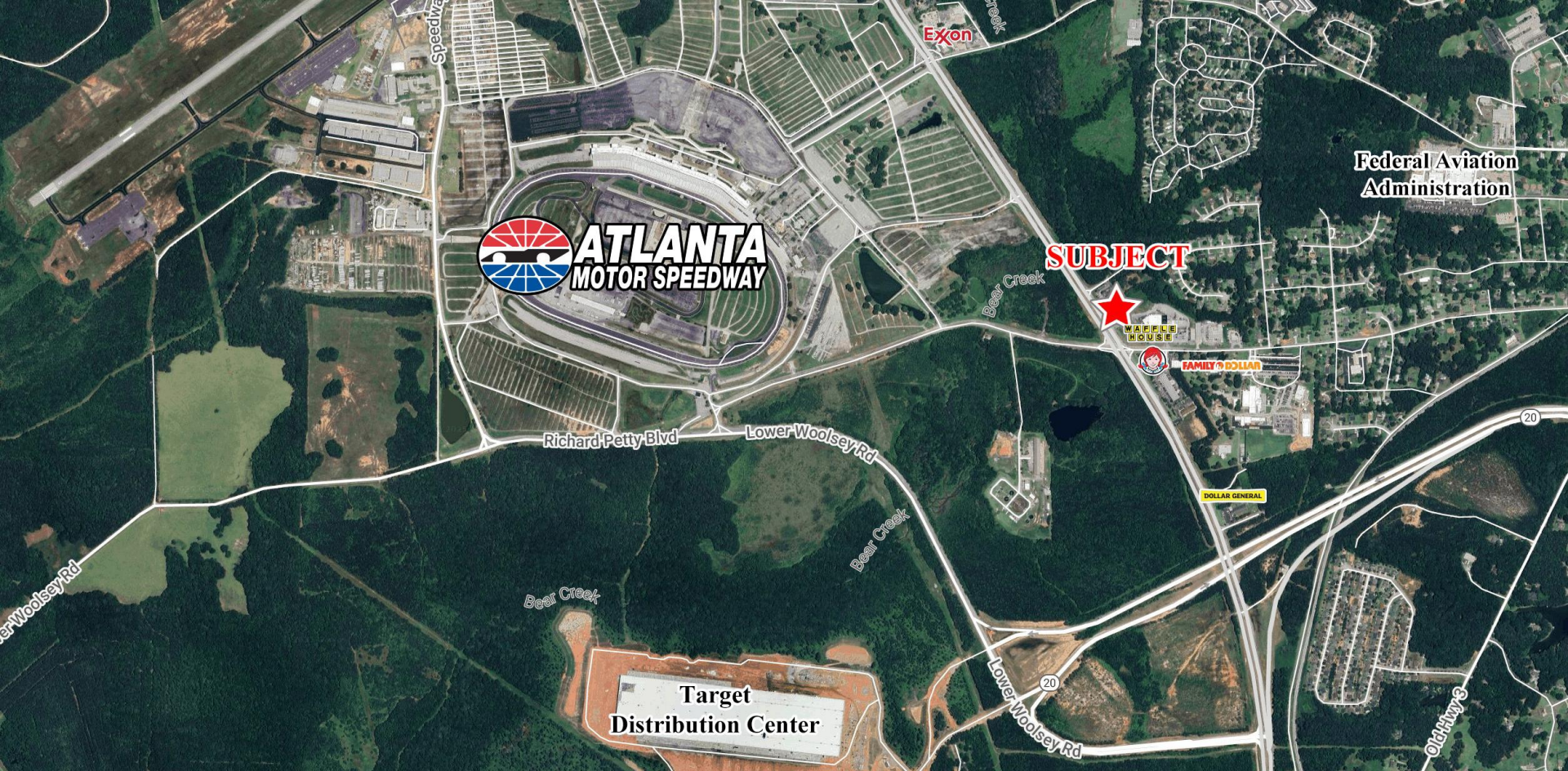
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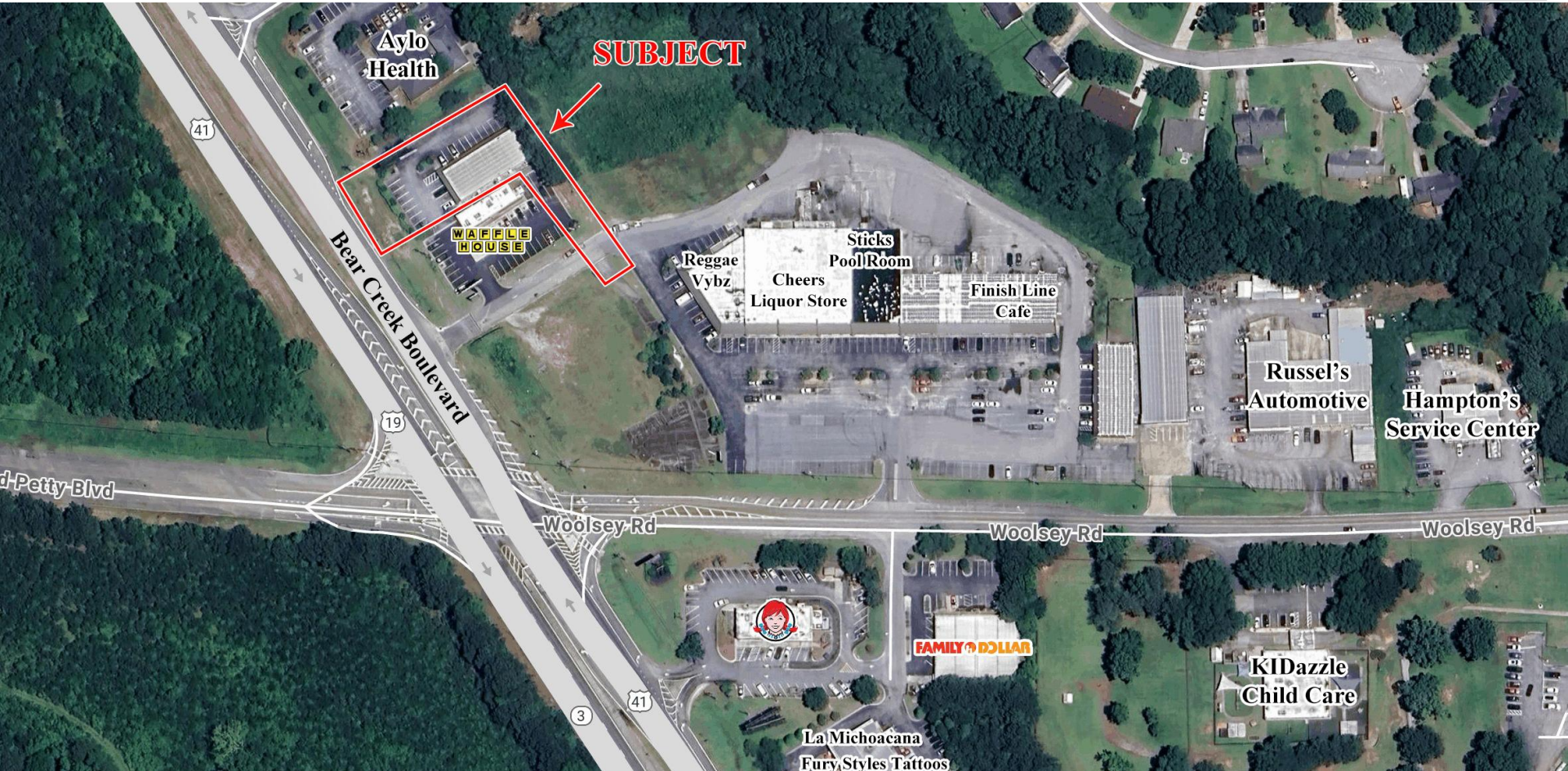


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SUBJECT

Aylo Health

Waffle House

Reggae Vybz

Cheers Liquor Store

Sticks Pool Room

Finish Line Cafe

Russel's Automotive

Hampton's Service Center

KIDazzle Child Care

FAMILY DOLLAR

La Michoacana
Fury Styles Tattoos

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