

UPSIDE POTENTIAL!

Income Producing Property For Sale & Lease
Peeksville Corner Shopping Center
650-670 Grove Rd. | Locust Grove, GA 30248



Building Size: 15,000 sf (7 spaces)

Suite 652 & 654 - 2,400 sf available
Suite 664 - 1,300 sf available

Lot Size: 2.72 acres

Frontage: 320' on Grove Street

Access: Access to Peeksville Rd. & Grove Rd.

Parking: ample parking for each tenant

Built: 2005

Traffic: 16,600 (GA Hwy 42)

Tenants: T-Mobile, Heaven Café, American Pie Restaurant, Criss Cross Barber & Beauty, & PBC Package

Neighbors: Dollar General & Exxon.

Notes: Nice neighborhood shopping center with a great tenant mix & located in a high density residential area.

*** Current Net Operating Income = \$127,761**

Reduced Price: \$1,299,000

~~**Sale Price: \$1,400,000**~~

Lease Rate: \$12.00 psf

MODIFIED GROSS

(Tenant pays water)

**FOR MORE
INFORMATION
CONTACT**

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2017 Demographics			
	1 Mile	3 Mile	5 Mile
Population	3,731	11,480	25,536
Median Age	35.1	34.9	35.7
Average HH Income	\$79,916	\$80,646	\$79,280

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Aerial



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