

# CLINTON CROSSING SALE

4274 Gray Hwy \* Gray, GA  
A 24,000 SF Retail Center



**LOCATION:**

Located on Gray Hwy (Hwy 129) which is the main corridor throughout the area.

**TRAFFIC COUNT:** 17,400 VPD Gray Hwy

**NEARBY BUSINESSES:**

Include McDonald's, Dairy Queen, Fred's, Ingles, Ace Hardware

**IMPROVEMENTS:**

Property consists of 2 buildings, subdivided for 8 tenants

**ADDRESS:** 4274 Gray Highway

**BUILDING SIZE:** Two buildings totaling approximately 24,000 sf. Up to 12,000 SF contiguous space available for owner/user.

**LAND AREA:** 2.95 acres

**ZONING:** C-2 General Commercial

**UTILITIES:** All utilities are available, Building 2 has a sewer pump.

**YEAR BUILT:** 2002

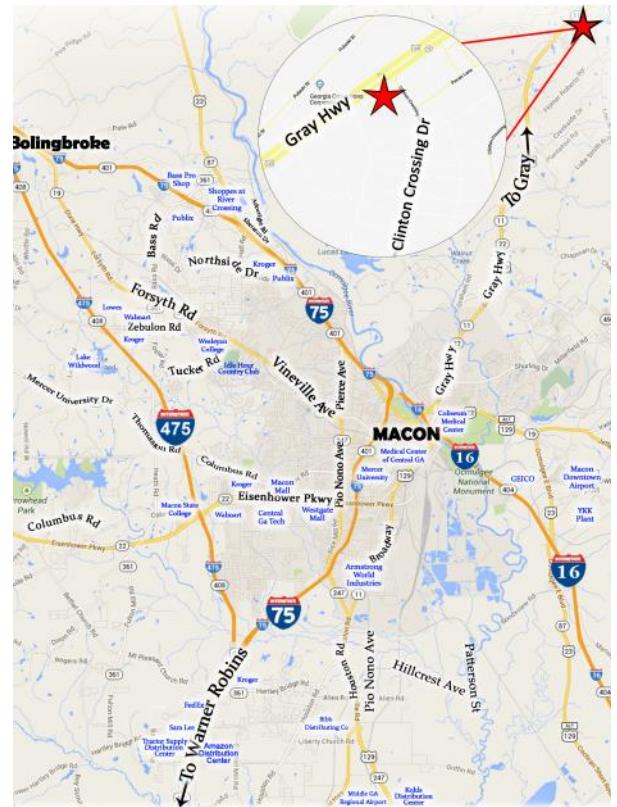
**ESTIMATED REAL**

**ESTATE TAXES:** \$8,984.88 (\$.37 psf)

**ESTIMATED**

**INSURANCE:** \$4,650 (\$.19 psf)

**INCOME:** Asking Rent is \$12.00 PSF. Modified Gross. There are 5 vacant suites totaling 13,200 sf



INVESTMENT HIGHLIGHTS:	Pro Forma 80% Occupancy	Actual 2018
Projected Income	\$276,000	\$159,600
Less Vacancy	\$ 55,200	\$ 96,000
Effective Gross Income	\$220,800	\$ 63,600
Less Expenses	\$ 25,800	\$ 19,480
Net Operating Income	\$195,000	\$ 44,120

Financial Details: Call Agent

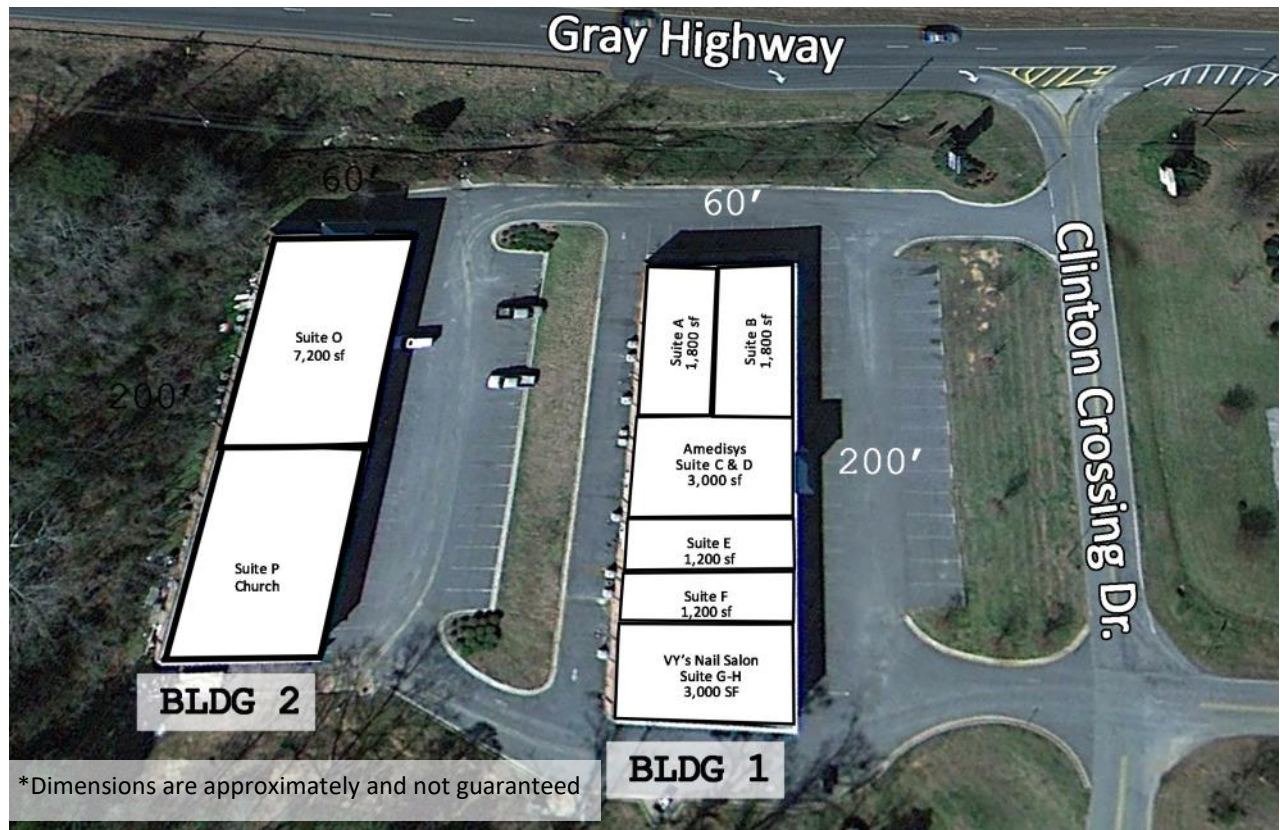
**FOR MORE  
INFORMATION  
CONTACT**

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Building 1



Rear View Building 1



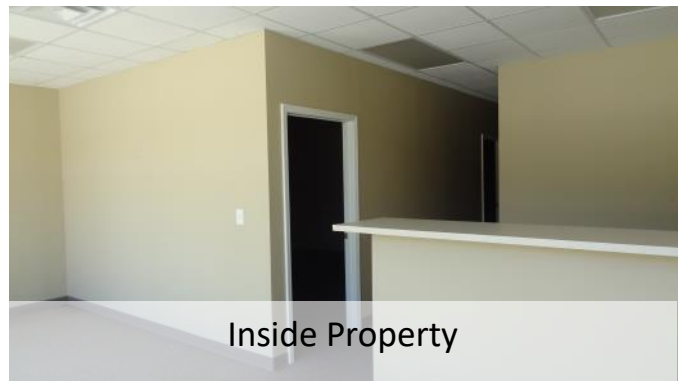
Building 2



Signage on Gray Hwy



Inside Property



Inside Property

Demographics 2019	1 Mile	3 Miles	5 Miles
Population	726	7,535	11,645
Median Age	38.1	37.7	39.4
Average HH Income	\$84,656	\$75,148	\$78,257

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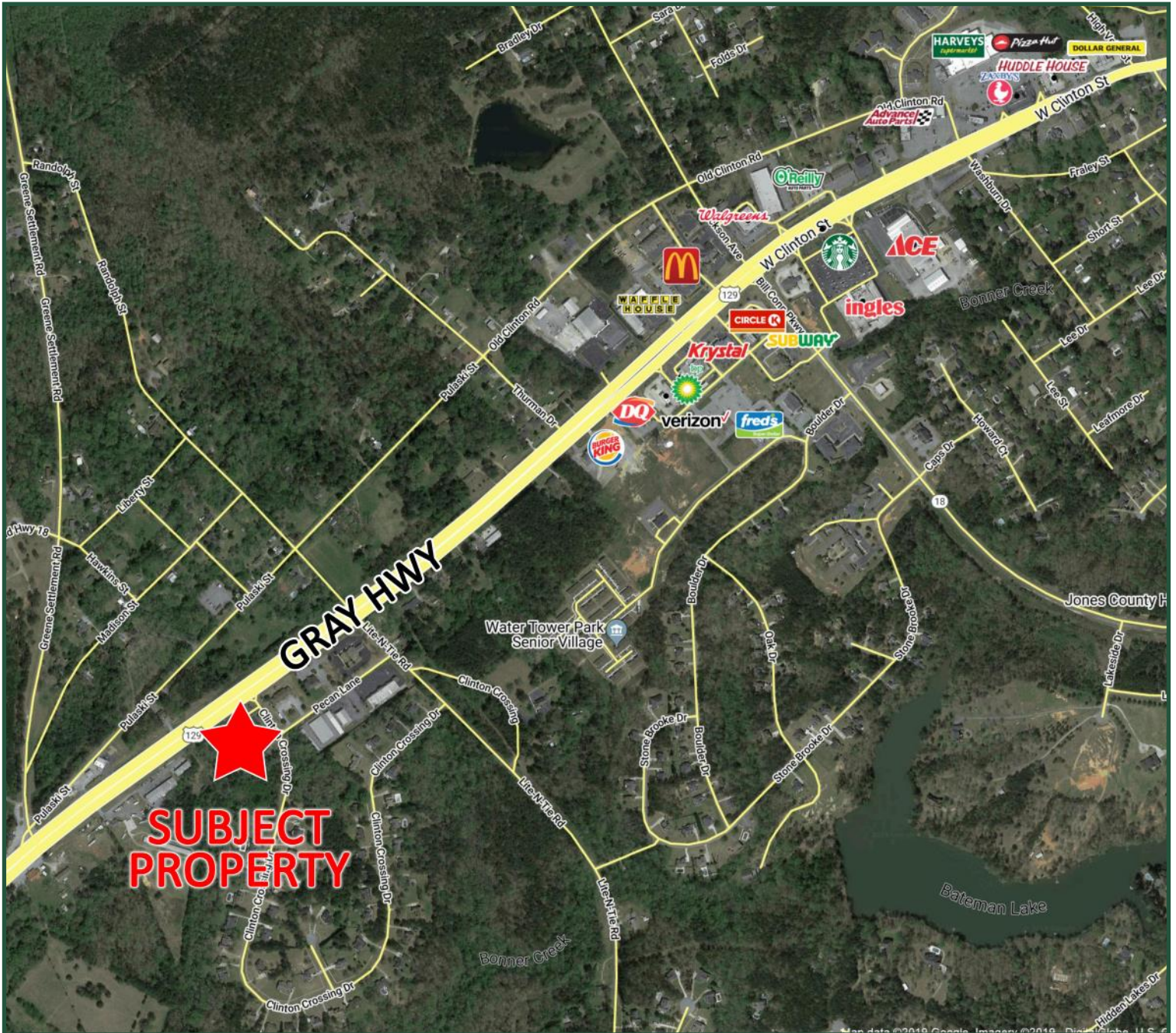
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**AERIAL**



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