



EXECUTIVE SUMMARY
11430 TARA BOULEVARD
 HAMPTON, GA 30228



OFFERING SUMMARY

Sale Price:	\$1,595,000
Price / SF:	\$355.23
Available SF:	4,490 SF
Lease Rate:	\$12,000 per month (NNN)
Lot Size:	1.5 Acres
Year Built:	2018
Building Size:	4,490 SF
Zoning:	C
APN:	06-0157A-00C-002

PROPERTY OVERVIEW

Available for sale or lease, this prime retail property is ready for immediate occupancy or redevelopment. Perfectly suited for a retail or automotive type use this property features 2,500 SF of full air-conditioned retail space along with an additional 2,000 SF of storage or showroom space. The flexible layout allows for a variety of retail or service-oriented uses. This site is well positioned with strong visibility and easy access.

Available for Lease
 \$12,000 / Month (NNN)

LOCATION OVERVIEW

Located along Tara Blvd. (HWY 41) and surrounded by national and regional retailers and restaurants in Hampton / Lovejoy's hottest commercial corridor. The site benefits traffic counts in excess of 39,800 VPD and convenient proximity to surrounding retail, dense residential, and regional employment centers.

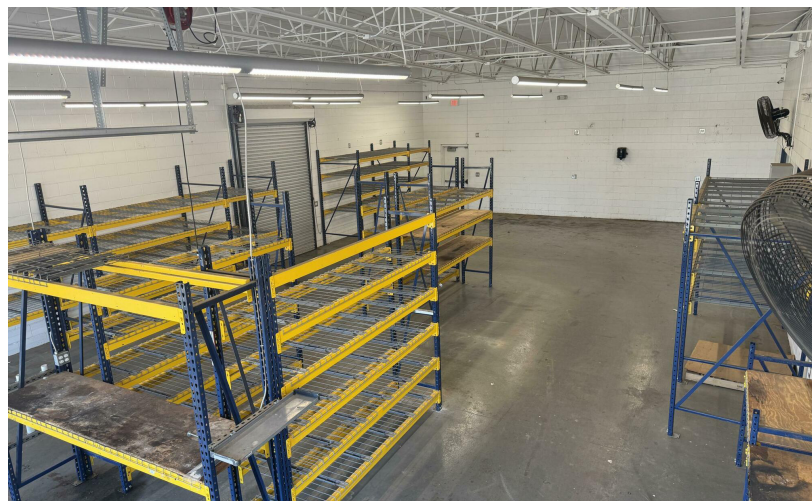
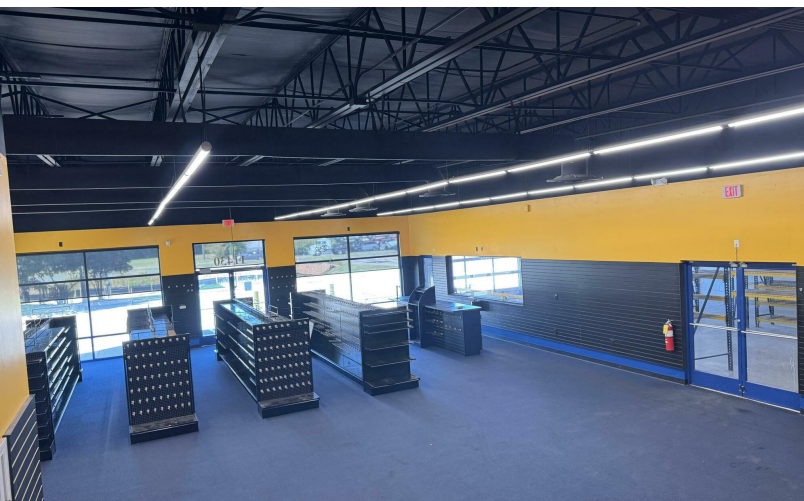
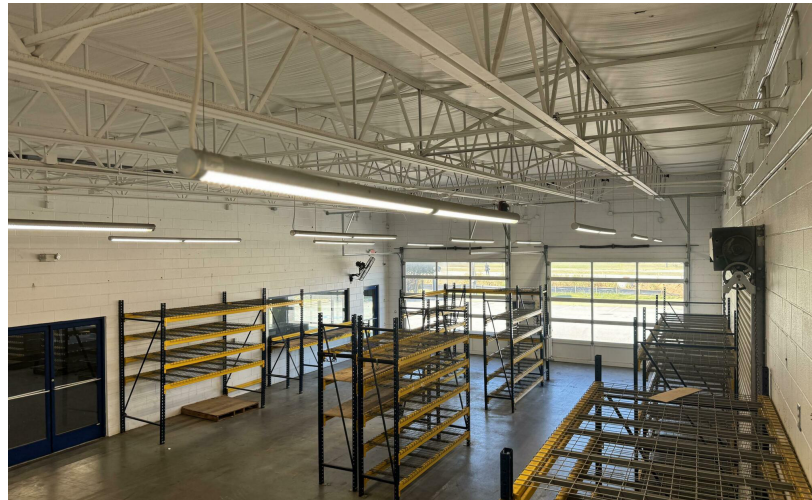
Trey DeSantis
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TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





ADDITIONAL PHOTOS
11430 TARA BOULEVARD
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RETAILER MAP

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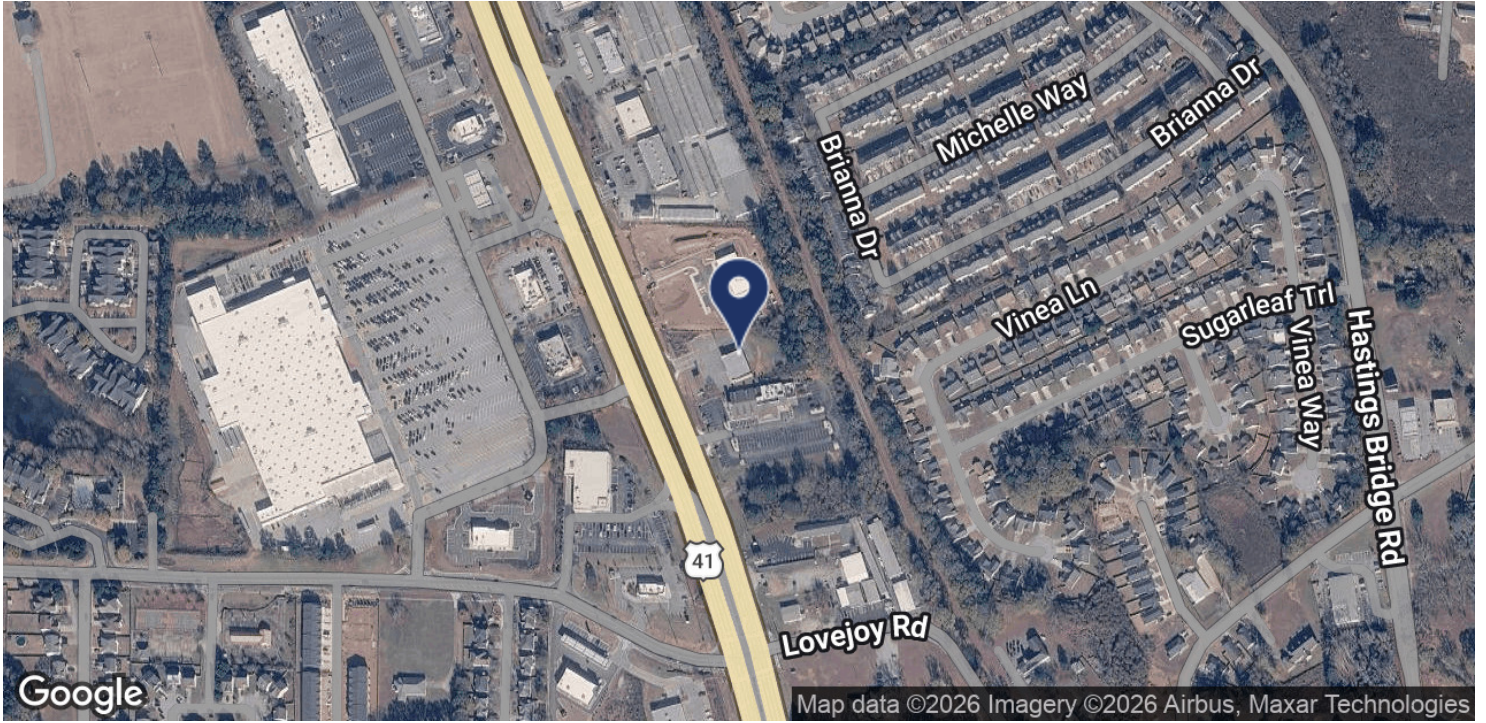




LOCATION MAP

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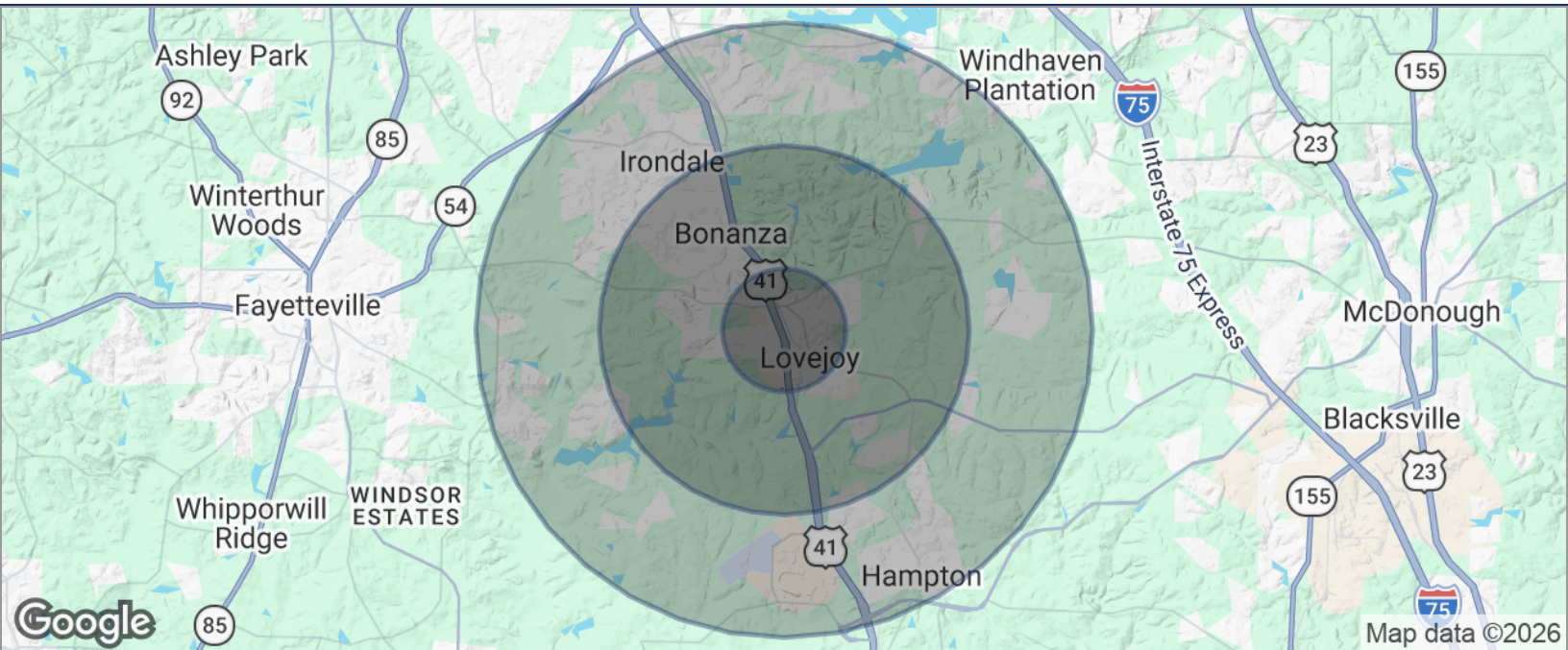
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DEMOGRAPHICS MAP
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,336	30,945	77,048
MEDIAN AGE	28.0	33.3	36.0
MEDIAN AGE (MALE)	27.1	32.1	34.9
MEDIAN AGE (FEMALE)	32.6	36.1	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,333	10,137	25,094
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$77,292	\$85,971	\$98,701
AVERAGE HOUSE VALUE	\$217,245	\$223,056	\$257,802

* Demographic data derived from 2020 ACS - US Census

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