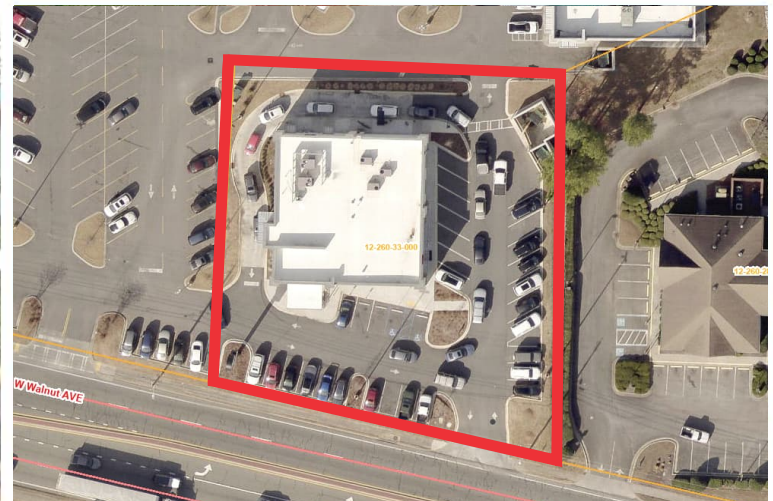


OFFERING MEMORANDUM



Walnut Square (Starbucks & Urgent Care)
1302 West Walnut Avenue, Dalton, GA 30720

TBRE
REAL ESTATE SERVICES

2700 N Berkeley Lake Rd., Suite 230
Ph: 678.417.1434 Fax: 678.417.1438
www.tbrealtor.com contact@tbrealtor.com

Investment & Commercial Sales | Residential | Business | Property Management & Leasing

1302 W Walnut Ave.,
Dalton, GA

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 - Income & Expense Analysis
(August 2028)
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1302 W Walnut Ave.,
Dalton, GA

OFFERING SUMMARY

1302 W Walnut Ave.,
Dalton, GA

INVESTMENT SUMMARY

Location	1302 West Walnut Avenue, Dalton, GA 30720
Asking Price	\$5,126,000
NOI	\$287,100
CAP Rate	5.6%
NOI (August 2028)	\$313,218
CAP Rate (August 2028)	6.1%
Square Footage	6,000
Acreage	0.74
Year Built	2023
Zoning	C2
Tenants	Starbucks Coffee & American Family Care Urgent Care
Access	There are three access points : two from West Walnut Ave. and one from South Tibbs Rd.



STARBUCKS



american family care
URGENT CARE

1302 W Walnut Ave.,
Dalton, GA

INVESTMENT HIGHLIGHTS

- Approximately 6,000 SF on 0.74 acres of C-2 zoned land.
- Occupied by two tenants, Starbucks and AFC Urgent Care, with 32 parking spaces.
- Newly built in 2023 (3 years old), located in a highly affluent area
- Rent increases occur every five years, with the next base rent adjustment in August 2028, when the cap rate is expected to increase accordingly.
- Ease of management investment with a NNN lease in place
- Starbucks drive-thru with 50% higher revenue and the only one within a 5-mile radius.
- Outparcel to a grocery-anchored shopping center featuring Food City, Ross, PetSmart, Ulta Beauty, AT&T, and Crumbl Cookie



1302 W Walnut Ave.,
Dalton, GA

PROPERTY INFORMATION

1302 W Walnut Ave.,
Dalton, GA

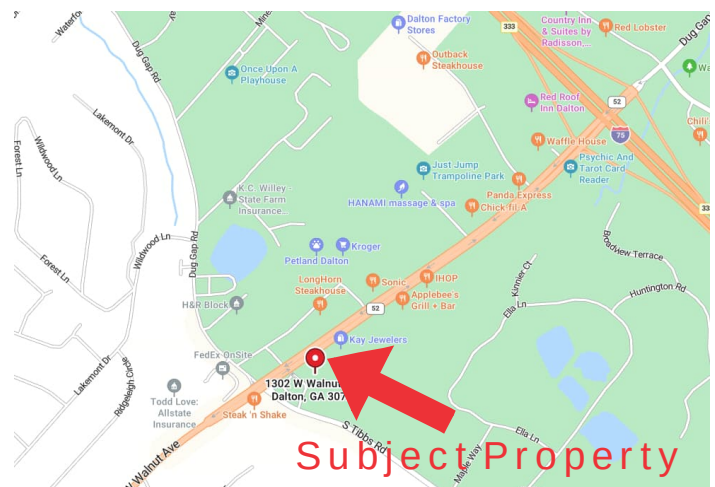
PROPERTY DESCRIPTION



Excellent investment opportunity featuring a highly visible outparcel positioned within a dominant grocery-anchored community shopping center. The property benefits from strong co-tenancy with national retailers including Starbucks and AFC Urgent Care, generating consistent consumer traffic and strong area visibility. The asset is secured with a long-term initial 10-year lease extending through 2033, offering stable income and long-term investment security. The site provides convenient ingress and egress with three access points, including two entrances from West Walnut Ave and one from South Tibbs Rd. The surrounding trade area features strong demographics, with an average household income of \$103,922 within a 2-mile radius, more than 21,920 households within 5 miles, and a population exceeding 62,848 residents within a 5-mile radius.

LOCATION DESCRIPTION

Strategically located at 1302 W Walnut Ave in Dalton, the property offers excellent visibility and accessibility along one of the area's primary commercial corridors.



1302 W Walnut Ave.,
Dalton, GA

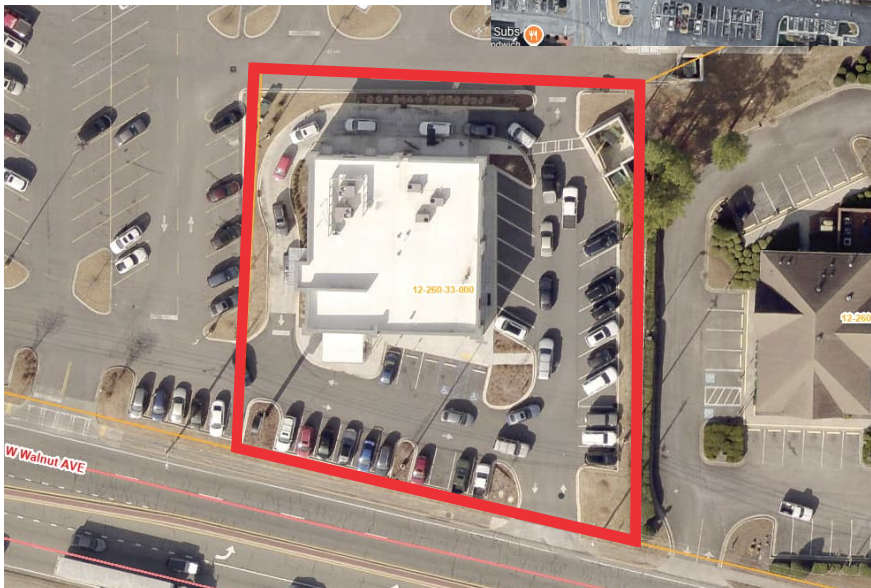
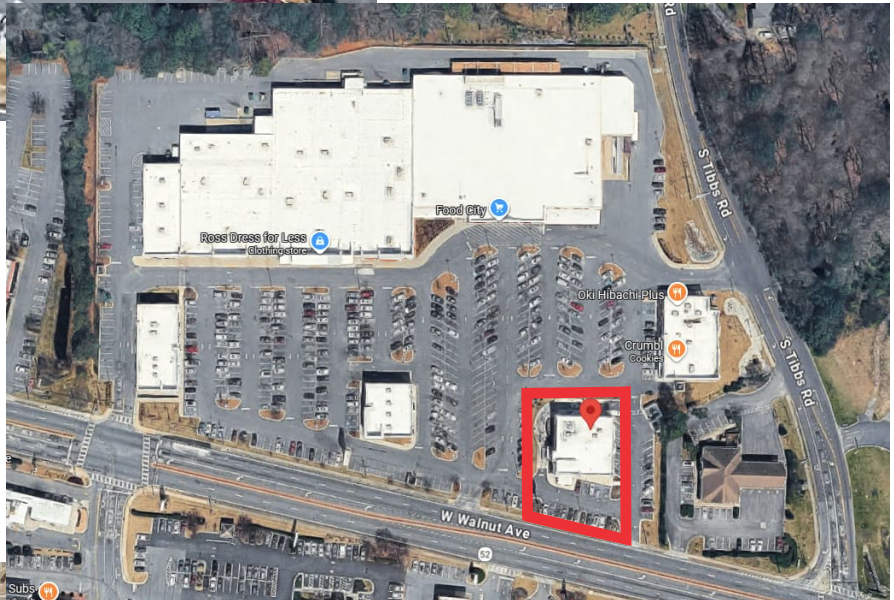
LOCATION MAP



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1302 W Walnut Ave.,
Dalton, GA

LOCATION MAP



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1302 W Walnut Ave.,
Dalton, GA

PROPERTY PHOTOS



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1302 W Walnut Ave.,
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PROPERTY PHOTOS



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1302 W Walnut Ave.,
Dalton, GA

RENT ROLL

1302 W Walnut Ave.,
Dalton, GA

RENT ROLL

As of Date: 08/18/2026

Unit	Name	Sqft		Rent/Sqft	Lease	Lease	Annual	Monthly	CAM/Sqft (2026)	Annual	Monthly	Monthly	Option	Security Deposit
		Occupied	Vacant		From	To	Base Rent	Base Rent		CAM	CAM	Total Rent		
1302-A	Starbucks	2,500		\$ 51.84	3/31/2023	3/31/2033	\$ 129,600.00	\$ 10,800.00	\$ 4.80	\$ 12,000.00	\$ 1,000.00	\$ 11,800.00	4 x 5 years	\$0.00
1302-B	AFC	3,500		\$ 45.00	8/18/2023	8/31/2033	\$ 157,500.00	\$ 13,125.00	\$ 4.80	\$ 16,800.00	\$ 1,400.00	\$ 14,525.00	3 x 5 years	\$0.00
Total		6,000	0				\$ 287,100.00	\$ 23,925.00		\$ 28,800.00	\$ 2,400.00	\$ 26,325.00		\$0.00

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1302 W Walnut Ave.,
Dalton, GA



FINANCIAL OVERVIEW

1302 W Walnut Ave.,
Dalton, GA

INCOME & EXPENSE ANALYSIS

Price : \$5,126,000
Price PSF : \$854.33

Square Feet : 6,000
CAP Rate : 5.6%

Annual Income & Expense

Base Rental Revenue

Shop Base Rental Revenue

\$287,100

Other Income

Total Base Rental Revenue

\$287,100

Expense Reimbursement Revenue

CAM

\$28,170

Taxes

\$19,858

Insurance

\$3,083

Total Expense Reimbursement Revenue

\$51,110

TOTAL POTENTIAL GROSS REVENUE

\$338,210

EFFECTIVE GROSS REVENUE

\$338,210

Operating Expenses

CAM

Landscaping

\$9,680

Maintenance

\$1,800

Fire

\$284

Electricity

\$4,279

Sanitation Services

\$12,127

Taxes

\$19,858

Insurance

\$3,083

Total Operating Expenses

\$51,110

NET OPERATING INCOME (NOI)

\$287,100

1302 W Walnut Ave.,
Dalton, GA

INCOME & EXPENSE ANALYSIS (August 2028)

Price : \$5,126,000
Price PSF : \$854.33

Square Feet : 6,000
CAP Rate : 6.1%

Annual Income & Expense

Base Rental Revenue		Proforma
	Shop Base Rental Revenue	\$313,218
	Other Income	
	Total Base Rental Revenue	\$313,218
Expense Reimbursement Revenue		
	CAM	\$28,170
	Taxes	\$19,858
	Insurance	\$3,083
	Total Expense Reimbursement Revenue	\$51,110
TOTAL POTENTIAL GROSS REVENUE		\$364,328
EFFECTIVE GROSS REVENUE		\$364,328
Operating Expenses		
	CAM	
	Landscaping	\$9,680
	Maintenance	\$1,800
	Fire	\$284
	Electricity	\$4,279
	Sanitation Services	\$12,127
	Taxes	\$19,858
	Insurance	\$3,083
	Total Operating Expenses	\$51,110
NET OPERATING INCOME (NOI)		\$313,218