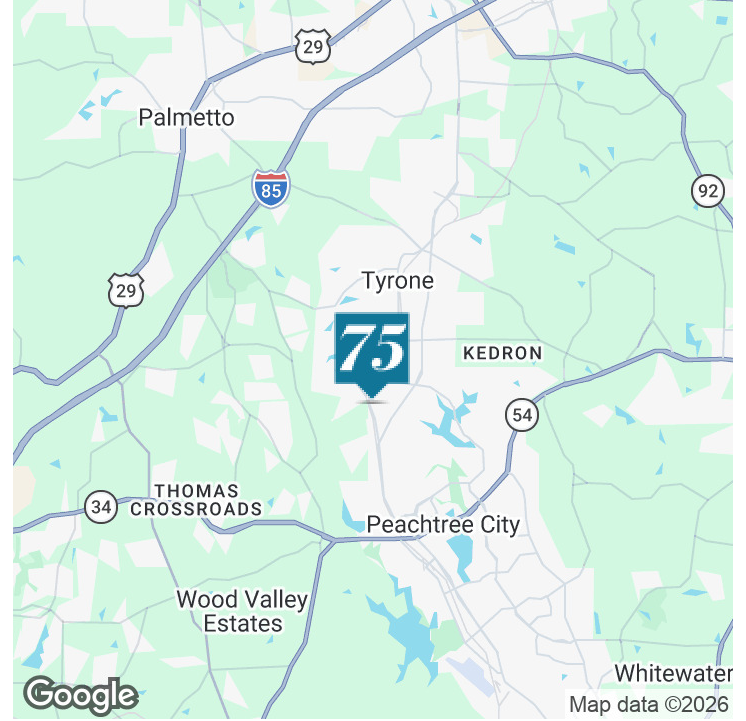


# 237-247 SENOIA ROAD, PEACHTREE CITY GA



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	18,000 SF
Available SF:	
Lot Size:	
Number of Units:	5
Price / SF:	\$66.67
Cap Rate:	9.14%
NOI:	\$109,670

## PROPERTY OVERVIEW

Discover an exceptional opportunity for industrial and manufacturing investment in the Peachtree City area. This impressive property at 237 Senoia Road offers expansive 18,000 square feet over 5 buildings, providing flexibility for diverse operations. Its strategic location in Peachtree City positions it for logistical efficiency and access to a skilled local workforce. With its potential for customization and growth, this property presents a compelling choice for investors seeking a prime industrial and manufacturing asset. Don't miss out on the chance to elevate your business in this dynamic location.



JJ THOMASSON IV

770.362.9307

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)

# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
237	Botero Carts	8,000 SF	44.44%	\$14.25	-	-	\$114,000	9/1/23	8/31/2026
239	Landers Service Group	2,000 SF	11.11%	\$9.13	-	-	\$18,260	1/1/23	12/31/26
241	Glasstech	1,200 SF	6.67%	\$8.35	-	-	\$10,020	4/1/23	M to M
243	Vacant	4,000 SF	22.22%	-	-	-	-	-	-
247	MCA (Owner User)	3,000 SF	16.67%	\$6.71	-	-	\$20,130	8/1/23	5/30/27
<b>TOTALS</b>		<b>18,200 SF</b>	<b>101.11%</b>	<b>\$38.44</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$162,410</b>		
<b>AVERAGES</b>		<b>3,640 SF</b>	<b>20.22%</b>	<b>\$9.61</b>			<b>\$40,603</b>		



**JJ THOMASSON IV**

770.362.9307

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)

# INCOME & EXPENSES

## INCOME SUMMARY

Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$162,410</b>

## EXPENSES SUMMARY

Building Maintenance	\$10,000
Parking Lot Fund	\$10,000
Grounds Maintainance	\$5,136
Trash	\$2,136
Utilities	\$1,168
insurance	\$3,110
Property Management Fee	\$8,019
Pest Control	\$1,080
Property Tax	\$11,822
<b>OPERATING EXPENSES</b>	<b>\$52,470</b>
<b>NET OPERATING INCOME</b>	<b>\$109,670</b>

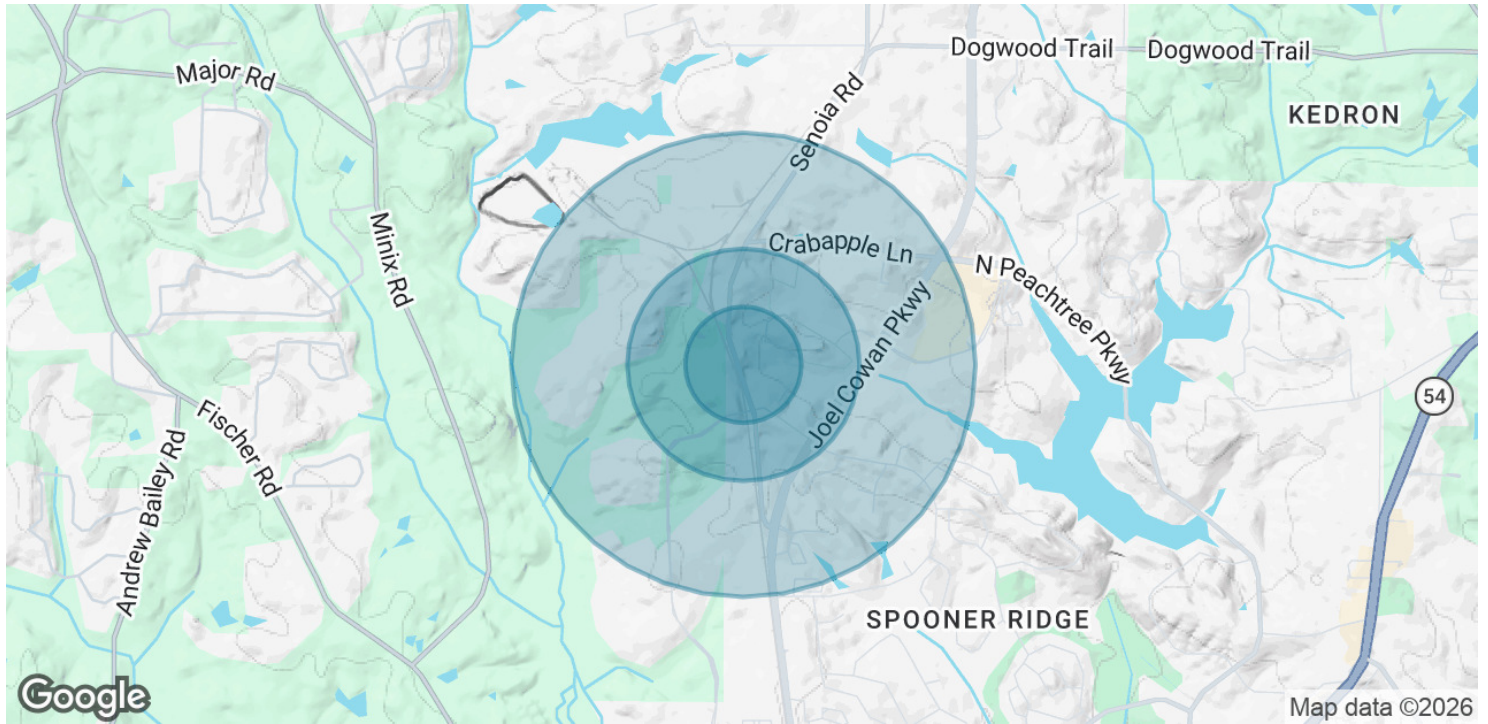


**JJ THOMASSON IV**

770.362.9307

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	394	1,471	4,625
Average Age	43.4	43.5	46.5
Average Age (Male)	44.8	44.8	45.6
Average Age (Female)	41.7	41.7	45.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	566	1,852
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$122,823	\$124,976	\$144,483
Average House Value	\$547,783	\$544,270	\$559,373

2023 American Community Survey (ACS)



**JJ THOMASSON IV**

770.362.9307

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)

# ADVISOR BIO 1



## JJ THOMASSON IV

Principle Broker

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)

Direct: 770.362.9307

75 Jackson Properties  
75 Jackson St. Suite 101  
Newnan, GA 30263  
770.683.6635



JJ THOMASSON IV

770.362.9307

[jjthomasson@75jackson.com](mailto:jjthomasson@75jackson.com)