



Family Dollar

Hampton, GA | \$937,500

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EXCLUSIVELY OFFERED BY



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Investment Overview

Retail Freestanding | 93 Woolsey Rd, Hampton, GA 30228



PRICE

\$937,500



CAP RATE

8%



NOI

\$75,000

This single-tenant Family Dollar property is located in the rapidly growing city of Hampton, GA (Henry County), situated approximately 30 miles south of Downtown Atlanta. Built in **2004** and featuring a recent **2024 renovation**, the property operates under a **Double Net (NN) lease** with Family Dollar, providing a stable and passive income stream backed by a nationally recognized corporate tenant.

The asset generates an annual **Net Operating Income (NOI) of \$75,000** and is offered at **\$937,500**, reflecting an attractive **8.00% cap rate**. This represents a highly reasonable yield for a Single Tenant Net Lease (STNL) retail property within the Atlanta MSA. The lease features 3.3 years remaining on the current term, with two (2) 5-year renewal options that include scheduled rent increases (reaching **\$96,630 by 2034**), offering built-in hedge against inflation and future upside.

Property Details

Property Overview

Asking Price	\$937,500
Cap Rate	8.00%
Lot Size	0.77 Acres
Building Size	8,000 Sqft
Guarantor	Family Dollar
Year Built / Renovations	2004 / 2024
Building Class	Class B Retail
Rate Per Sq.Ft.	\$125.00/SF
Building Class	Class B Retail
Zoning	C1
Parking Space	25

Lease Overview

NOI	\$75,000
Lease Expiration	06/30/2029
Lease Commencement	07/01/2024
Rent Increases	Increases in Option periods 2029-2034: \$87,846 2034-2039: \$96,630
Options	(2) 5-Year
Lease Type	NN Lease
Insurance / Taxes	Tenant Reimburses
CAM	Tenant
Roof / Structure / Parking	Landlord
HVAC	Tenant responsible for HVAC repairs up to \$1,000/Year

Investment Highlights



Strong Corporate Tenant Lease backed by **Family Dollar corporate** (a subsidiary of Dollar Tree, Inc.), providing investors with a secure and reliable income stream from a nationally recognized brand.



Top-Performing Location Ranked as the **#1 Family Dollar** in the city and in the Top 31% nationwide (out of 8,830+ stores), demonstrating exceptional sales volume and site high-performance.



High-Growth Atlanta MSA Located within the thriving Atlanta MSA, with a projected population increase **exceeding 7.7% by 2030** (1-mile radius), ensuring long-term tenant demand in a expanding residential market.

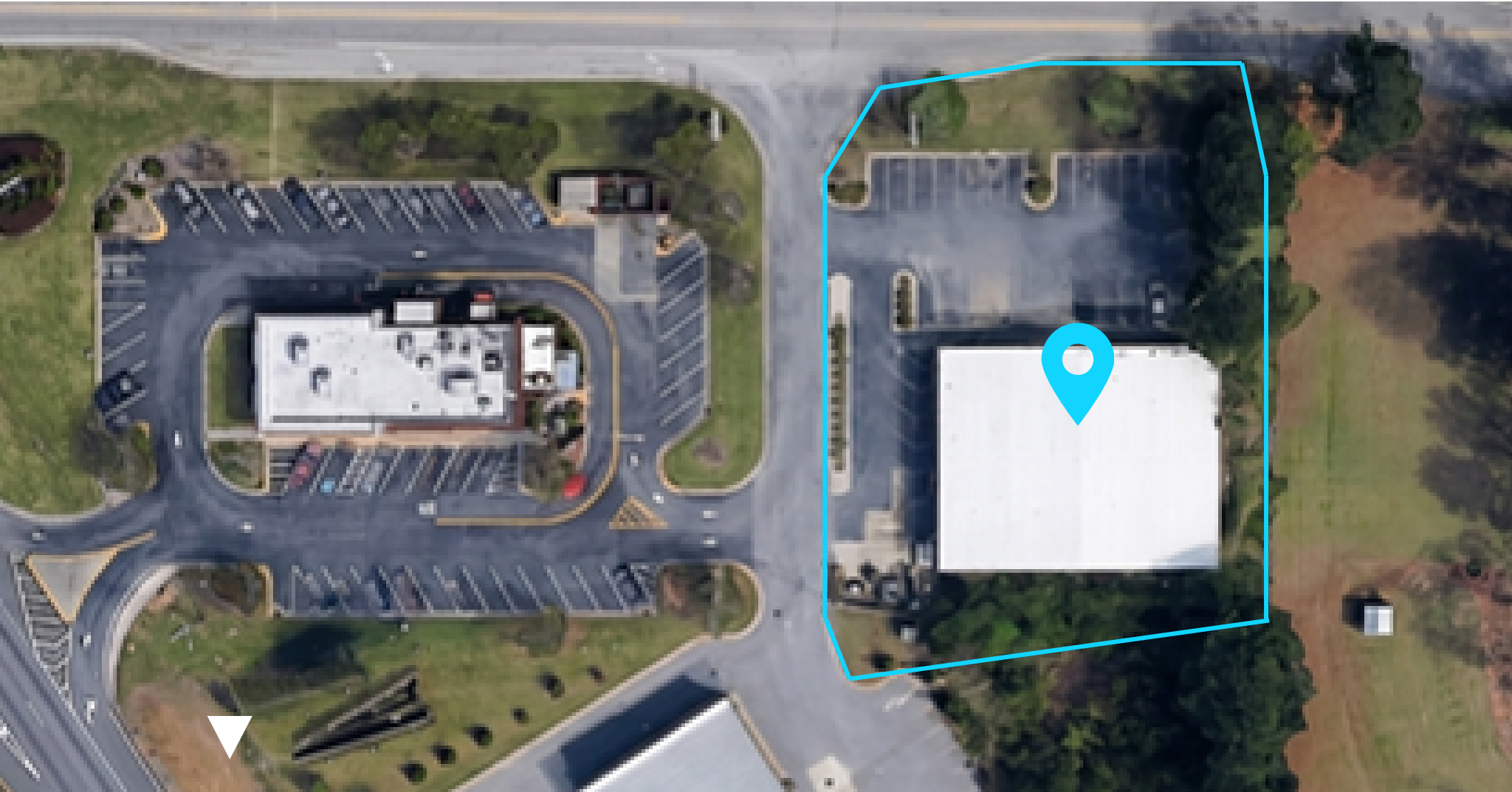


Excellent Traffic & Visibility Situated along a high-traffic artery with over 23,000 vehicles daily and only 1 mile away from **Atlanta Echopark Speedway**, 21.7 miles (approx. 30-35 mins) from Hartsfield-Jackson Atlanta International Airport and 27.5 miles from **downtown Atlanta**.

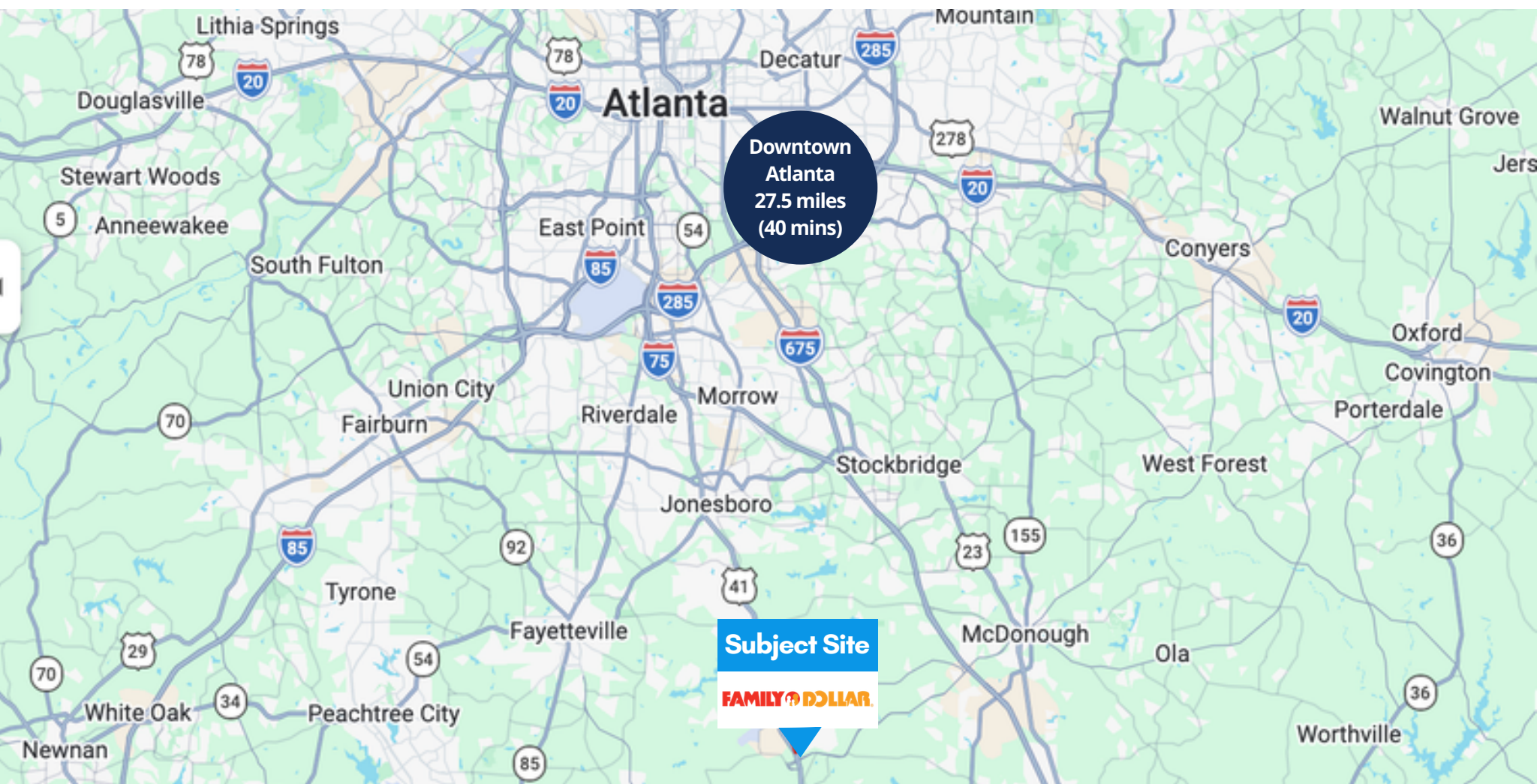


Passive Net Lease Structure Operates under a landlord-friendly **Double Net (NN) lease** structure, minimizing active management responsibilities and offering a truly passive investment opportunity with predictable returns.

Aerial Map



Aerial Map





Location Overview

The subject property is strategically located at 93 Woolsey Rd in Hampton, GA, a high-growth suburb within the Atlanta MSA. Positioned along a key retail corridor with traffic counts exceeding 22,000 VPD, the site benefits from excellent visibility and close proximity to Hartsfield-Jackson Atlanta International Airport (approx. 25 mins).

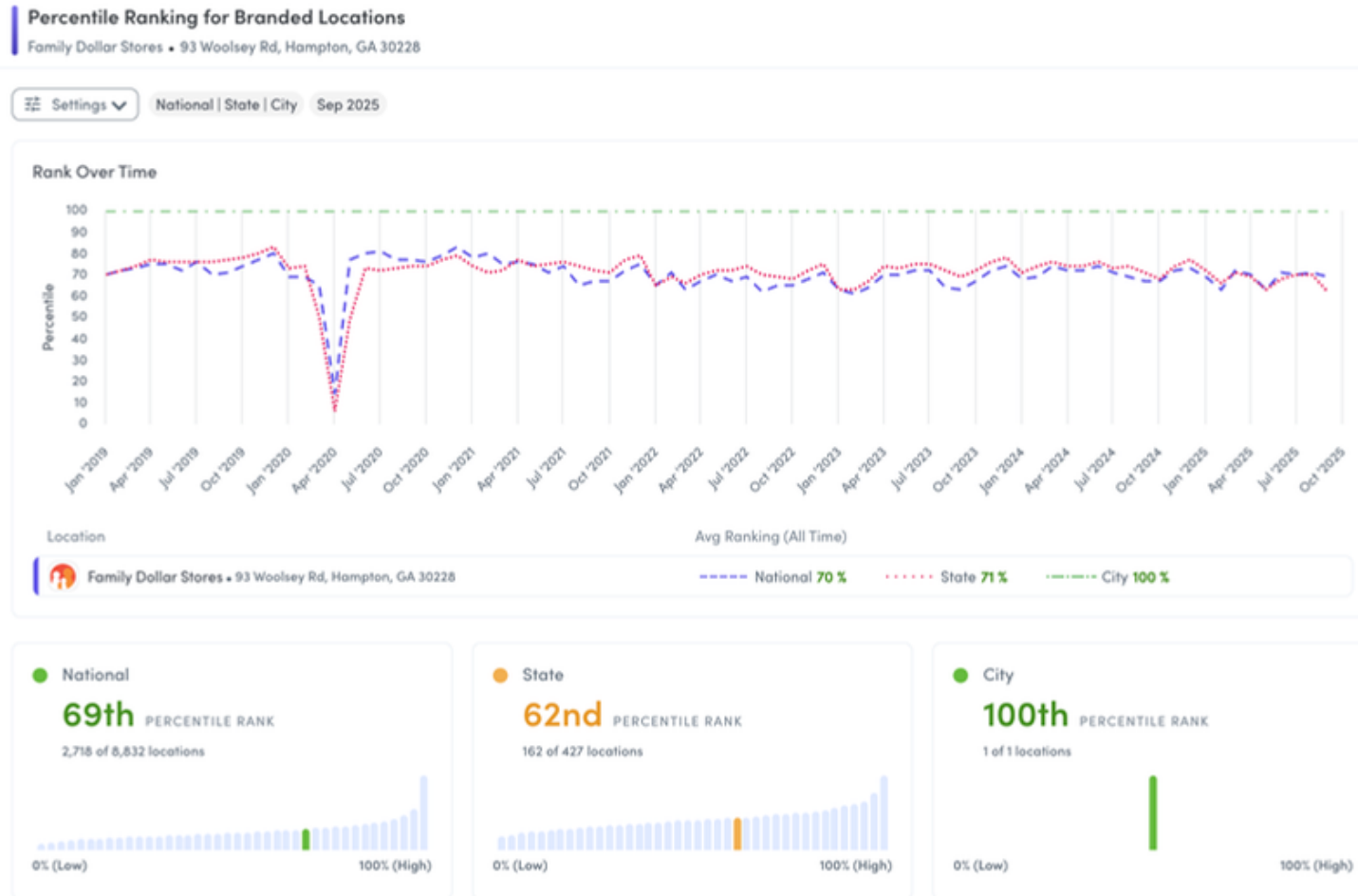
Hampton is a major regional activity hub, anchored by the Atlanta Motor Speedway, which draws hundreds of thousands of annual visitors. With a projected 7.7% population growth by 2030, this location offers exceptional long-term stability and investment fundamentals.

Site Location & Traffic Counts





Brand Ranking



AlphaMap data indicates this location ranks in approximately the 69th percentile among 8,832 Family Dollar stores nationwide, placing it above average. The ranking has remained relatively stable before and after COVID, suggesting consistent operational performance and demand stability.

Demographics

	1 MILE	3 MILE	5 MILE
Population	2,931	18,450	42,500
Households	980	6,117	14,500
Median Age	35.30	36.40	35.80
Median Household Income	\$62,256	\$73,965	\$68,500
Daytime Employees	1,156	2,667	6,500
Population Growth '25-'30	↑ 7.71%	↑ 6.97%	↑ 7.2%
Household Growth '25-'30	↑ 7.86%	↑ 7.86%	↑ 8.0%

Traffic Counts

Roadway	Cross Street	Traffic Volume	Distance
Woolsey Rd	Ridge Dr E	4,470 VPD	0.07 mi
Bear Creek Blvd	Richard Petty Blvd	22,391 VPD	0.13 mi
Bear Creek Blvd	Lower Woolsey Rd	21,422 VPD	0.63 mi

Photo



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Disclaimer

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