

ABSOLUTE NNN SALE-LEASE BACK OPPORTUNITY

5610 Old National Hwy College Park GA



Cone Commercial Real Estate

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KEY DETAILS

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PROPERTY SUMMARY

Total SF	4,017
Parcel Size	0.78 Acres
Fulton County Zoning	C1
Parcel ID	130093LL1133



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TENANT SUMMARY

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Tenant is a luxury salon suite operator, providing high-end, fully equipped spaces for beauty professionals, including barbers, hairdressers, estheticians, and other independent service providers. As the sole tenant in this sale-leaseback transaction, they will continue to occupy and operate the property under a long-term lease, ensuring stable cash flow for the future owner. The company's business model is centered around leasing individual suites to beauty professionals, allowing them to run their own businesses without the overhead costs of a traditional salon. This structure creates a diversified revenue stream for the tenant while offering a low-risk, turnkey solution for independent stylists. With a strong tenant in place and a proven business model, this sale-leaseback presents an attractive investment opportunity backed by a stabler and a resilient industry.



Tenant has multiple Georgia locations including Riverdale, College Park, & Macon



Offers flexible leasing options, including *daily*, *weekly*, or *monthly* suite rentals.

LEASE ABSTRACT:

Lease Type	Absolute NNN (Tenant responsible for all expenses, including roof & structure)
Commencement	Close of Escrow
Term	5 Years
Options	One (1) 5-Year Option
Base Rent	\$72,306 annual (\$6,025 / month)
Escalations	3% annually
Guaranty	Personal guaranty from ownership
Renewal Option Rent	3% annual increases continue
Landlord Responsibilities	None

INCLUDED AMENITIES:

- **State-of-the-Art Shampoo Backwash Systems**
- **Styling Chairs**
- **Ionic Hood Dryers**
- **Hospital-Grade Air Purification Systems**
- **Wi-Fi and HD TV Services in All Suites**



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PROPERTY PHOTOS

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AREA MAP

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