

FOR SALE

Southbridge Crossing



4655 N Henry Blvd, Stockbridge, GA 30281

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PROPERTY OVERVIEW

4655 N Henry Blvd, Stockbridge, GA 30281

- 4,800 SF Retail Center on .52 Acres
- Corner Lot on a signalized intersection
- Located on a high-visibility commercial corridor with daily traffic counts exceeding 36,000 VPD
- Neighboring the Stockbridge Ampitheater, City Hall, and the new \$73mm Henry County STEM Highschool
- Strong surrounding demographics with average household income above \$90,000
- Long Term Tenants in place
- Below market rents provide upside for a new owner



RENT ROLL

4655 N Henry Blvd, Stockbridge, GA 30281

FORMAT	Suite	SF	Tenant	BASE	CAM	TAX	INS.	TOTAL	Escalations	Expiration
NNN	4655	2,400	1st Franklin	\$3,024.14	\$583.71	\$324.83	\$73.46	\$4,006.14	NNN's Only	4/30/2031
NNN	4569	1,200	Sneaka Plug	\$1,421.24	\$257.50	\$189.23	\$37.53	\$1,905.50	3%	12/31/2027
MG	4661	1,200	Profuze Barber	\$2,300.00	N/A	N/A	N/A	\$2,300.00	3%	1/31/2028
Total/Average				\$80,944.56				\$98,539.68		

PROFORMA

4655 N Henry Blvd, Stockbridge, GA 30281

INCOME / EXPENSES	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6
Gross Potential Rent	\$80,944.56	\$81,772.56	\$84,289.68	\$88,729.68	\$90,313.68	\$114,624.00
CAM, Taxes, Insurance	\$16,443.92	\$16,937.24	\$17,445.35	\$17,968.72	\$18,507.78	\$19,063.01
Additional Income	\$979.86	\$1,009.26	\$1,039.53	\$1,070.72	\$1,102.84	\$1,135.93
Total Operating Income	\$98,368.34	\$99,719.05	\$102,774.57	\$107,769.11	\$109,924.30	\$134,822.94
OPERATING EXPENSES (3%)						
Cleaning and Maintenance	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Landscaping	\$2,280.00	\$2,348.40	\$2,418.85	\$2,491.42	\$2,566.16	\$2,643.14
Management Fees	\$4,631.10	\$4,770.03	\$4,913.13	\$5,060.53	\$5,212.34	\$5,368.71
Pest Control	\$1,017.00	\$1,047.51	\$1,078.94	\$1,111.30	\$1,144.64	\$1,144.64
Repairs/Labor	\$4,255.66	\$4,383.33	\$4,514.83	\$4,650.28	\$4,789.78	\$4,789.78
Taxes	\$9,398.17	\$9,398.17	\$9,398.17	\$9,398.17	\$9,398.17	\$9,398.17
Utilities - Electric	\$1,587.33	\$1,634.95	\$1,684.00	\$1,734.52	\$1,786.56	\$1,786.56
Utilities - Garbage	\$5,132.53	\$5,286.51	\$5,445.10	\$5,608.46	\$5,776.71	\$5,776.71
Utilities - Water	\$2,027.63	\$2,088.46	\$2,151.11	\$2,215.64	\$2,282.11	\$2,282.11
Insurance	\$2,987.54	\$2,987.54	\$2,987.54	\$2,987.54	\$2,987.54	\$2,987.54
Total Operating Expenses	\$33,491.96	\$34,119.90	\$34,766.68	\$35,432.86	\$36,119.02	\$36,352.38
Net Operating Income	\$64,876.38	\$65,599.15	\$68,007.89	\$72,336.26	\$73,805.28	\$98,470.56

STOCKBRIDGE AMPHITHEATER

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Stockbridge Amphitheater is a premier outdoor entertainment venue located in Stockbridge, Georgia, serving as a central gathering place for concerts, festivals, community events, and cultural programming. Designed to provide an intimate yet dynamic live-event experience, the amphitheater features a covered stage, open-air seating, and modern sound and lighting capabilities that accommodate a wide range of performances and public events.

DEMOGRAPHICS

4655 N Henry Blvd, Stockbridge, GA 30281

15 MIN. RADIUS

KEY FACTS



192,315

Population

\$92,428

Average HH Income



2.8

Average HH Size



38.3

Median Age

BUSINESS



5,262

Total Businesses



51,386

Total Employees

INCOME



\$33,233

Per Capita Income

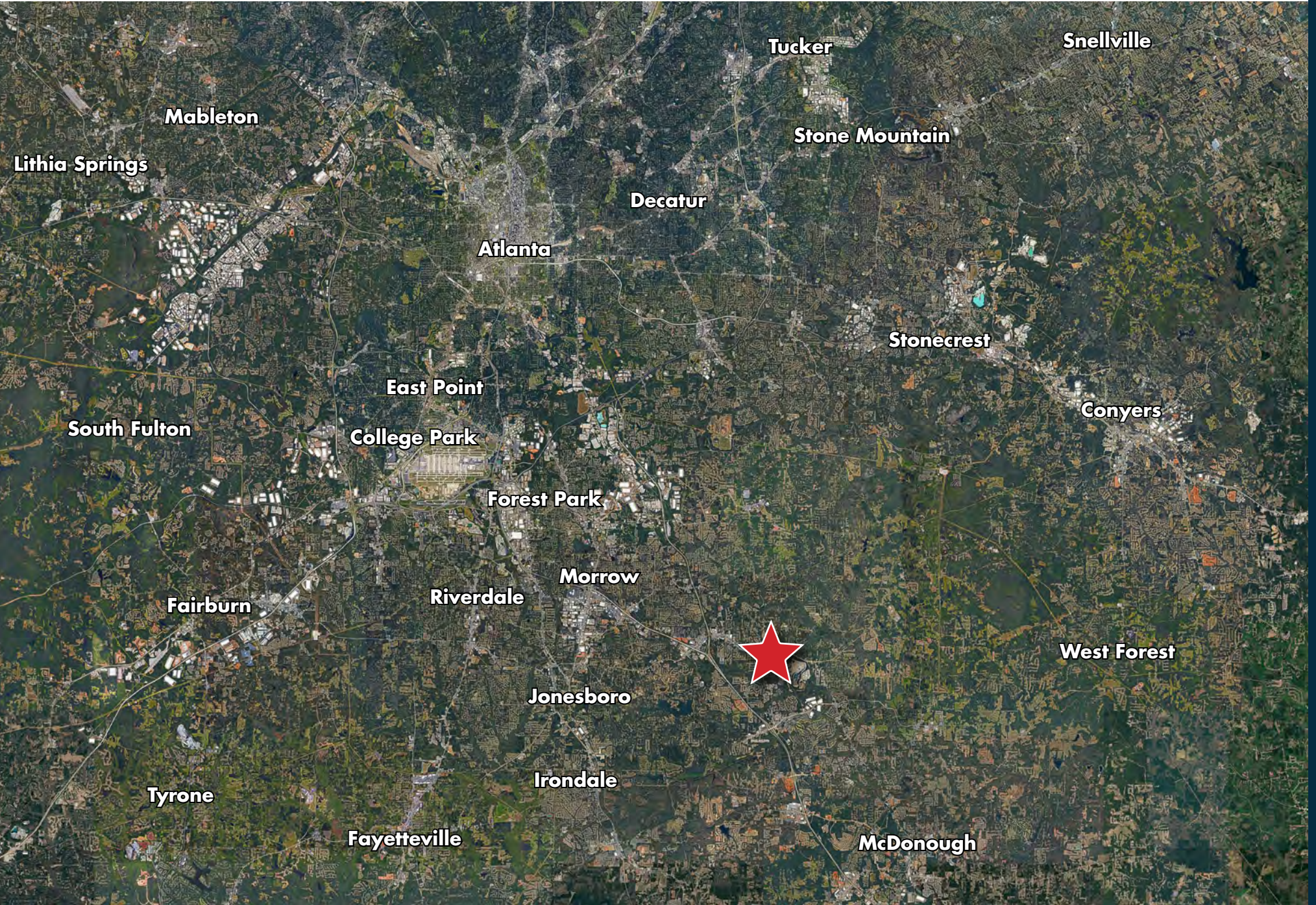


\$189,838

Median Net Worth

REGIONAL MAP

4655 N Henry Blvd, Stockbridge, GA 30281



PHOTOS

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1st Franklin Financial

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