



AT&T

Freestanding Retail Building

\$2,633,500 | 1610 U.S 27, Carrollton, GA 30116

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**EXCLUSIVELY
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Investment Overview

Free Standing Building | 1610 U.S 27, Carrollton, GA 30116



PRICE

\$2,633,500



CAP RATE

7.00%

This single-tenant AT&T property in Carrollton, GA was built in **2008** and has been continuously occupied since completion. The tenant recently exercised its **five-year renewal option**, extending the lease through **April 2030** with a base rent of approximately \$184,345 annually. The lease is structured as an absolute NNN, with the tenant responsible for all expenses, providing investors with a truly passive opportunity.

The property generates **\$184,345 in annual NOI** and is offered at **\$2,633,500**, reflecting a **7.00% cap rate**. An October 2022 appraisal valued the asset at \$2,910,000, supporting the pricing and reflecting the property's long-term occupancy and stability as a branded retail location.

Strategically located directly across from Walmart and Lowe's, the property benefits from strong visibility and traffic along Highway 27. The surrounding retail corridor includes a mix of national and regional tenants such as Chick-fil-A, IHOP, Arby's, Ross, Dollar General, Home Depot, and TJ Maxx, contributing to sustained traffic and long-term viability. The property is operated by an authorized AT&T retailer, offering investors exposure to a nationally recognized brand within a well-established retail corridor.

Lease Overview

Lease Information

Tenant	One Wireless Solution, LP (Authorized AT&T Retailer)
Lease Type	Absolute NNN
Ownership	Fee Simple
Original Lease	10/27/2008
Lease Expiration Date	04/30/2030
NOI	\$184,345
Base Rent (2025-2030)	\$15,362.08/M
Rate Per Sq.Ft.	\$52.67
Increases	Ten Percent (10%)
Building Class	Class B Retail

Property Information

Building Size	±3,500 SF
Site Area	±28,750 SF (0.66 Acres)
Year Built	2008

Investment Highlights



Absolute NNN Lease Tenant responsible for taxes, insurance, CAM, and maintenance, providing investors with a passive, management-free structure.



Long-Term Commitment The tenant has occupied the property since 2008 and has exercised its renewal option through April 2030, with a 10% rent increase bringing the annual base rent to \$184,345.



Attractive Financials Offered at \$2,633,500, reflecting a 7.00% cap rate on option term NOI.

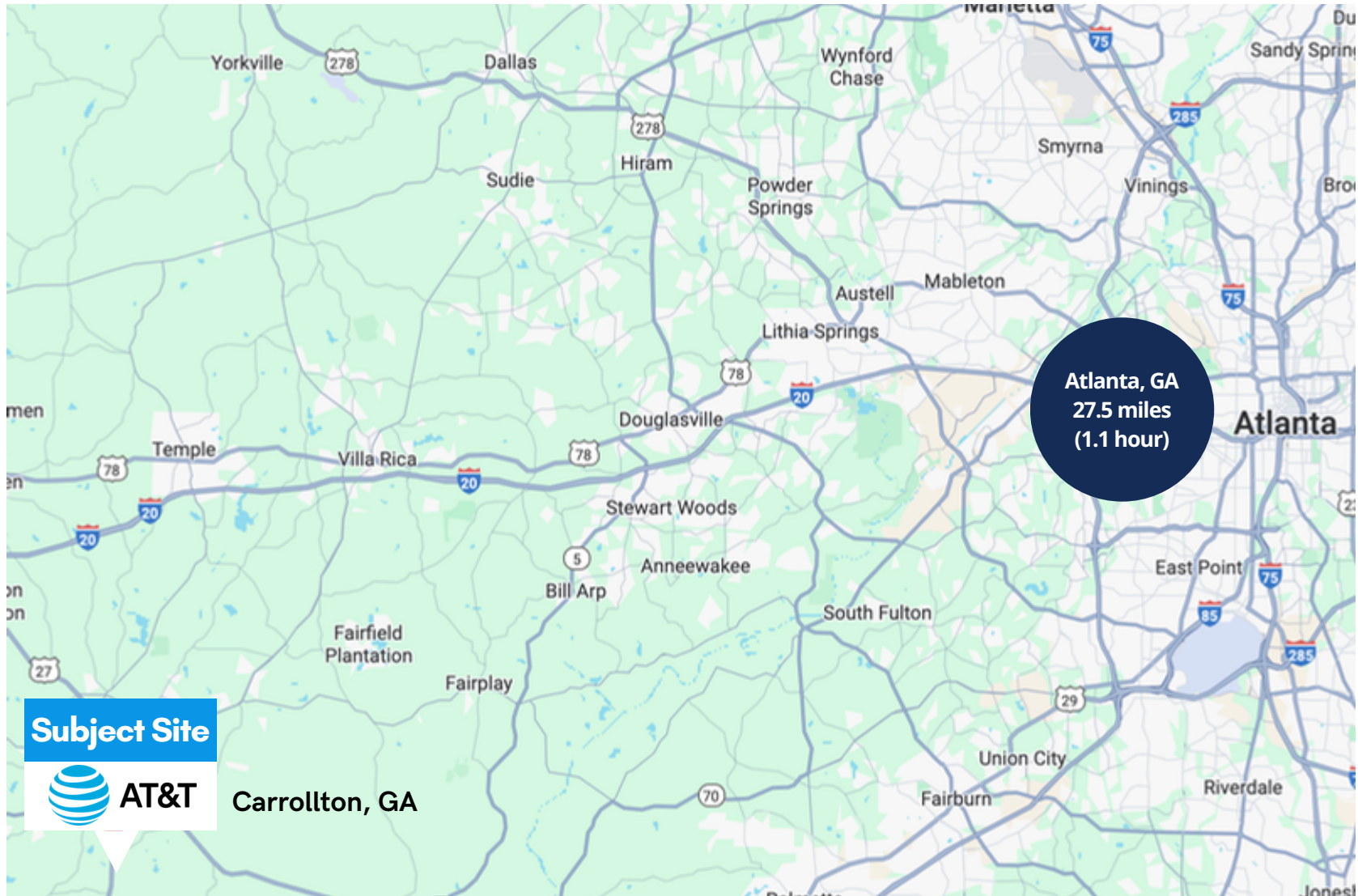


Strong Location Directly across from Walmart Supercenter & Lowe's, with surrounding national retailers including Chick-fil-A, IHOP, Arby's, Dollar General, Ross, Home Depot, and TJMaxx.



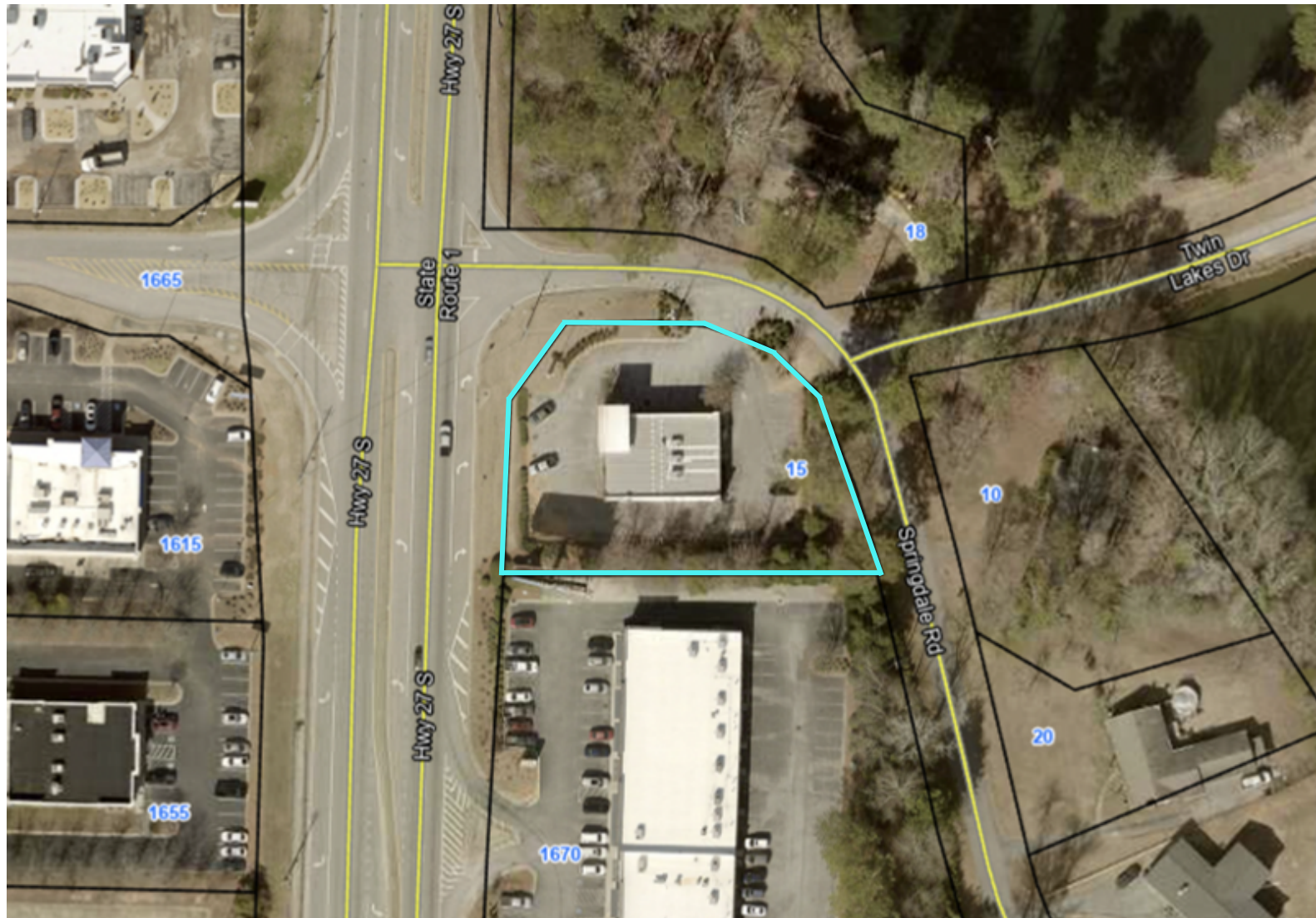
Established Trade Area Carrollton is a regional hub approximately one hour from Downtown Atlanta, supported by strong retail demand and traffic with population exceeding 28,000.

Aerial Map



Aerial Map

Parcel ID: C04-0070012





Location Overview

The subject property is located at 1610 U.S. Highway 27 South in Carrollton, GA, a key retail corridor with excellent visibility and traffic counts of over 17,000 vehicles per day. Carrollton is the commercial hub of Carroll County, anchored by the University of West Georgia and a strong residential base. The site is surrounded by major national retailers such as Walmart, Lowe's, Kroger, IHOP, Verizon, Taco Bell, and Jersey Mike's, creating consistent consumer traffic and strong cross-shopping opportunities. With retail vacancy in the area at just 2.08% and limited new supply, the location offers long-term stability and attractive investment fundamentals.

Location Overview



Demographics

	1 MILE	3 MILE	5 MILE
Population	2,120	23,100	38,500
Households	890	8,050	14,200
Median Age	29.0	31.5	33.2
Median Household Income	\$52,000	\$51,000	\$58,000
Daytime Employees	5,500	21,600	30,800
Population Growth '23-'28	↑ 8.0%	↑ 7.9%	↑ 7.5%
Household Growth '23-'28	↑ 8.1%	↑ 8.4%	↑ 8.0%

Traffic Counts

Roadway	Cross Street	Traffic Volume	Distance
Hwy 27 S	Old Hwy 27 N	16,600 VPD	0.38 mi
South Park Street	Old Hwy 27 N	17,200 VPD	0.38 mi
Old Hwy 27 N	Central High Rd N	26,600 VPD	0.52 mi

Photos



Photos





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Disclaimer

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