

NEW LISTING: PRIME STARBUCKS & AFC INVESTMENT

Dual-Tenant Outparcel in Dalton's Primary Retail Corridor

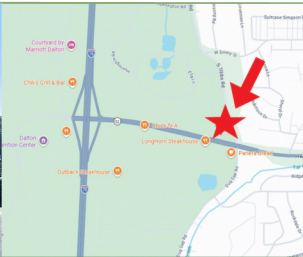
Prime Dalton Investment Opportunity—Now Available with TBRE

This exceptional asset features a high-performing Starbucks drive-thru—the exclusive 5-mile location—and AFC Urgent Care. Anchored by these national brands, the property benefits from consistent traffic within a dominant, grocery-anchored shopping center featuring Food City, Ross, and Ulta. Strategically located at 1302 W Walnut Ave, the site offers excellent visibility and three dedicated access points for effortless traffic flow. With a strong demographic profile, including an average household income exceeding \$103,922 within 2 miles, this NNN-leased asset provides investors with secure, stable, long-term income in a high-demand market.



PROPERTY SNAPSHOT

- Approximately 6,000 SF on 0.74 acres of C-2 zoned land.
- Dominant Starbucks: High-performing drive-thru; only location within 5 miles
- Ease of management investment with a NNN lease in place
- Retail Synergy: Grocery-anchored center featuring Food City, Ross, and Ulta Beauty
- Affluent Market: High-demand area with over \$103,922 average household income
- Newly built in 2023 (3 years old), located in a highly affluent area with strong regional demand
- Occupied by two tenants, Starbucks and AFC Urgent Care, with approximately 32 parking spaces
- Rent increases occur every five years, with the next base rent adjustment in August 2028, when the cap rate is expected to increase accordingly.



WHY TBRE

- We don't just list – we close.**
- We don't just market – we position.**
- We don't just transact – we maximize value.**

Whether You're Investing, Expanding, or Repositioning. –TBRE Delivers.

From stable retail investments to value-add opportunities in growing corridors, TBRE delivers results in every transaction.

Let's talk about what's next – for your property, your portfolio, or your vision.

Walnut Square is Proof

Stable Cash Flow

Dual-Tenant Synergy

High Visibility

Long-Term Security



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