NEW LISTING FOR SALE

1302 W WALNUT AVE, DALTON, GA 30720

WALNUT SQUARE

CAP 6.55% (Aug 2028)

Asking price: $5,126,000

PREMIUM COMMERCIAL INVESTMENT IN A STRATEGIC LOCATION



STRATEGIC LOCATION

STRONG INVESTMENT FUNDAMENTALS

SECURE LONG-TERM VALUE

INVEST WITH CONFIDENCE

TBRE REAL ESTATE SERVICES

PROPERTY INVESTMENT SUMMARY

FOR SALE | INVESTMENT OPPORTUNITY

PROPERTY ADDRESS
1302 W Walnut Ave
Dalton, GA 30720

ASKING PRICE
$5,126,000

EST. RENTABLE SQFT
6,000 SF

LOT SIZE / ACREAGE
0.74 Acres (32,234 SF)

ZONING
Zoning: C-2 (Dalton)

YEAR BUILT
2023

PARKING
32 Spaces (5.2 per 1,000SF)

PROPERTY TYPE
Retail



KEY FINANCIAL INFORMATION

Asking Price	$5,126,000
Net Operating Income (NOI)	$287,100
Cap Rate	5.6%
NOI (August 2028)	$313,218
CAP Rate (August 2028)	6.55%

TENANT OVERVIEW

STARBUCKS is a global coffee leader with investment-grade credit, $107B market cap, and 30,000+ locations worldwide. Leased through 2033, this site features a high-profit drive-thru prototype—generating ~50% more revenue than non-drive-thru stores—and is the only Starbucks within a 5-mile radius.

AFC URGENT CARE Ranked the #1 U.S. Urgent Care provider in 2023, AFC Urgent Care operates 300+ locations across 28 states. Also leased through 2033, this modern facility features state-of-the-art diagnostics, including digital X-ray technology and high-tech seamless check-in systems.

PROPERTY DESCRIPTION

A RARE OPPORTUNITY TO ACQUIRE A TROPHY TWO-TENANT INVESTMENT FEATURING STARBUCKS AND AFC URGENT CARE ON W. WALNUT AVENUE WITH ±28,000 VPD. ANCHORED BY FOOD CITY AND SURROUNDED BY NATIONAL RETAILERS, THE PROPERTY OFFERS EXCEPTIONAL VISIBILITY, STRONG TENANT QUALITY, AND ATTRACTIVE LONG-TERM INVESTMENT POTENTIAL.

678-417-1434
CALL OR TEXT

INTERESTED? LET'S TALK.
CONTACT US TODAY TO SCHEDULE A PRIVATE PRESENTATION.

PROPERTY HIGHLIGHT



LOCATION OVERVIEW | Established W. Walnut Avenue retail corridor with strong national retail co-tenancy and a highly developed surrounding trade area.

TRAFFIC & ACESS | Easy access to I-75 Exit 333 with 40,000+ combined VPD, providing excellent visibility and convenient access for customers.

DEMOS PROFILE | The property benefits from strong surrounding demographics, with a $117,829 median household income within 1 mile, 35,900+ residents within 3 miles, and 62,800+ residents within 5 miles.

RETAIL SYNERGY | Strong retail synergy with major national retailers, restaurants, and services, creating a high-traffic environment and strong cross-shopping opportunities.

DEMOS PROFILE | NNN Lease | 10-Year Initial Term | 5-Year Rental Increases | Leases Through 2033

ZONING & SPECS | Features the only Starbucks Drive-Thru within 5 miles, driving massive daily traffic. Modern 2023 construction with flexible zoning and zero near-term CapEx.

40,000+	$117,829	150+	5.6% | 6.55%	2033	100%
COMBINED VPD W. Walnut Avenue Retail Corridor	MEDIAN HH INCOME Within 1 Mile	RETAILERS & RESTAURANTS Within 2 Miles	CURRENT | PROJECTED CAP RATE by August 2028	LONG-TERM LEASES Through 2033	LEASED TO STARBUCKS & AFC Nationally Recognized Tenants

SCHEDULE A PRIVATE TOUR 678-417-1434
Contact us today to learn more about this exceptional opportunity.
www.tbrealtor.com/

SITE MAP

OVERVIEW OF THE PROPERTY AND SURROUNDING AMENITIES



김성한
SCOTT KIM
Broker & CEO
Tel. 678-417-1434
contact@tbrealtor.com





정헌
ANDY CHUNG
Associate Broker & Vice President
Direct. 404-610-6275
hchung@tbrealtor.com

FOR MORE INFORMATION
Contact our team today to learn more about this exceptional opportunity.
678.417.1434

WWW.TBREALTOR.COM
INFO@TBREALTOR.COM

TBRE_REAL_ESTATE