



## EXECUTIVE SUMMARY

11430 TARA BOULEVARD

HAMPTON, GA 30228



## OFFERING SUMMARY

|                       |                          |
|-----------------------|--------------------------|
| <b>Sale Price:</b>    | \$1,395,000              |
| <b>Price / SF:</b>    | \$310.69                 |
| <b>Available SF:</b>  | 4,490 SF                 |
| <b>Lease Rate:</b>    | \$12,000 per month (NNN) |
| <b>Lot Size:</b>      | 1.5 Acres                |
| <b>Year Built:</b>    | 2018                     |
| <b>Building Size:</b> | 4,490 SF                 |
| <b>Zoning:</b>        | C                        |
| <b>APN:</b>           | 06-0157A-00C-002         |

## PROPERTY OVERVIEW

Available for sale or lease, this prime retail property is ready for immediate occupancy or redevelopment. Perfectly suited for a retail or automotive type use this property features 2,500 SF of full air-conditioned retail space along with an additional 2,000 SF of storage or showroom space. The flexible layout allows for a variety of retail or service-oriented uses. This site is well positioned with strong visibility and easy access.

Available for Lease  
\$12,000 / Month (NNN)

## LOCATION OVERVIEW

Located along Tara Blvd. (HWY 41) and surrounded by national and regional retailers and restaurants in Hampton / Lovejoy's hottest commercial corridor. The site benefits traffic counts in excess of 39,800 VPD and convenient proximity to surrounding retail, dense residential, and regional employment centers.

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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





ADDITIONAL PHOTOS  
**11430 TARA BOULEVARD**  
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## RETAILER MAP

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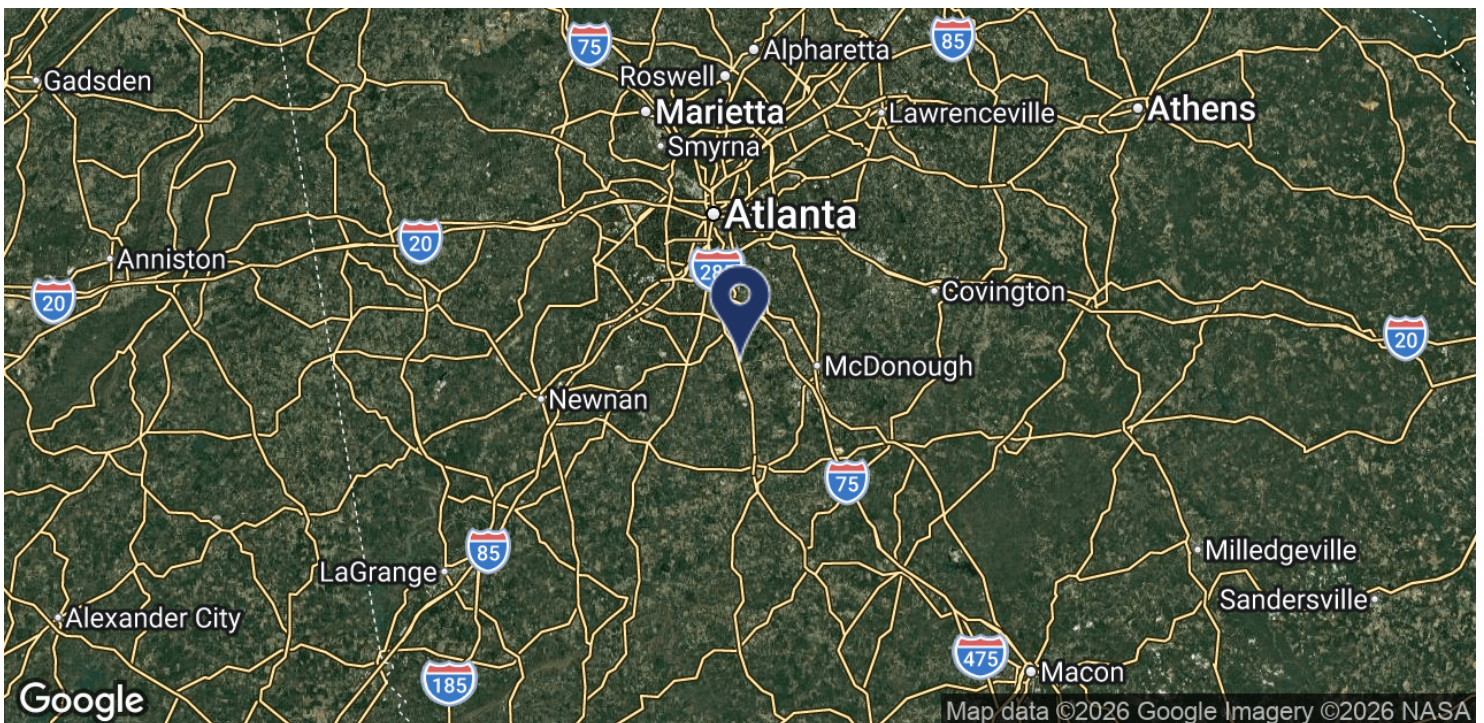
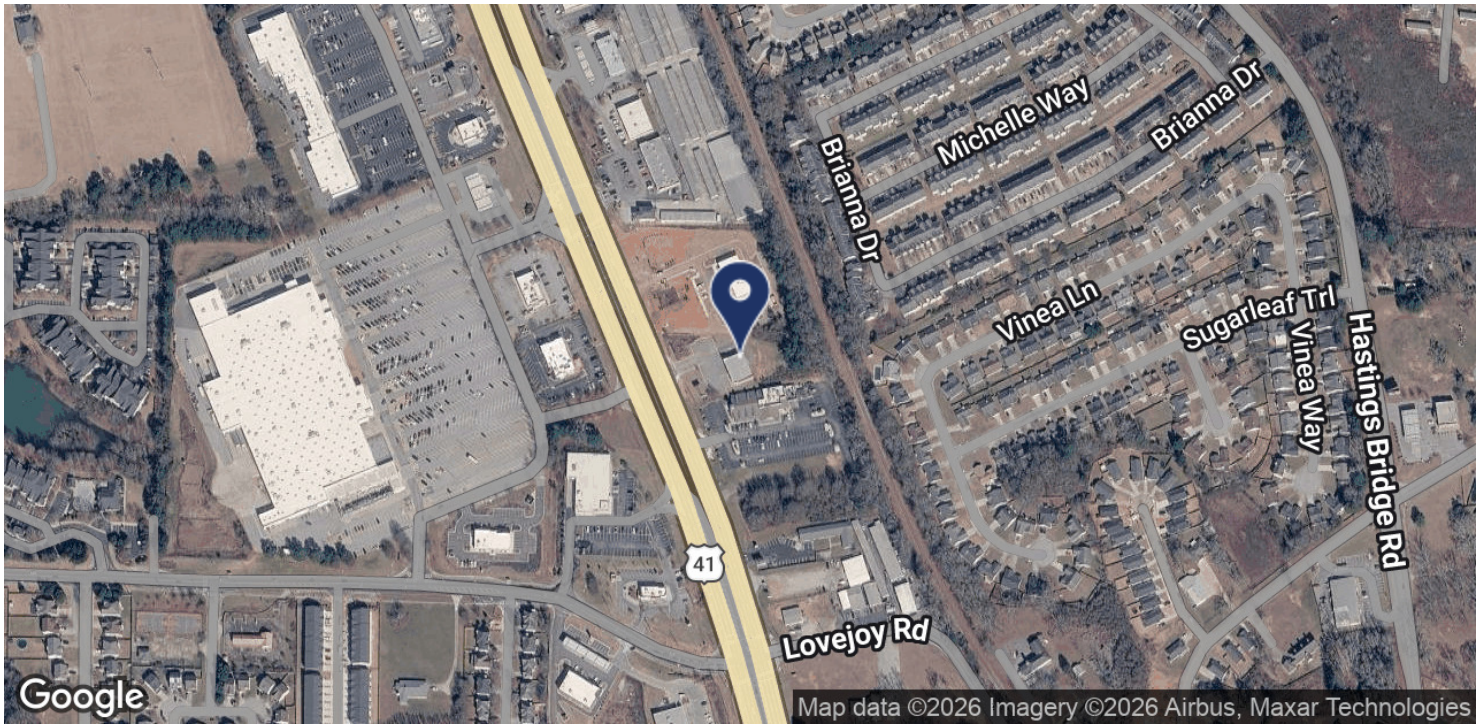




LOCATION MAP

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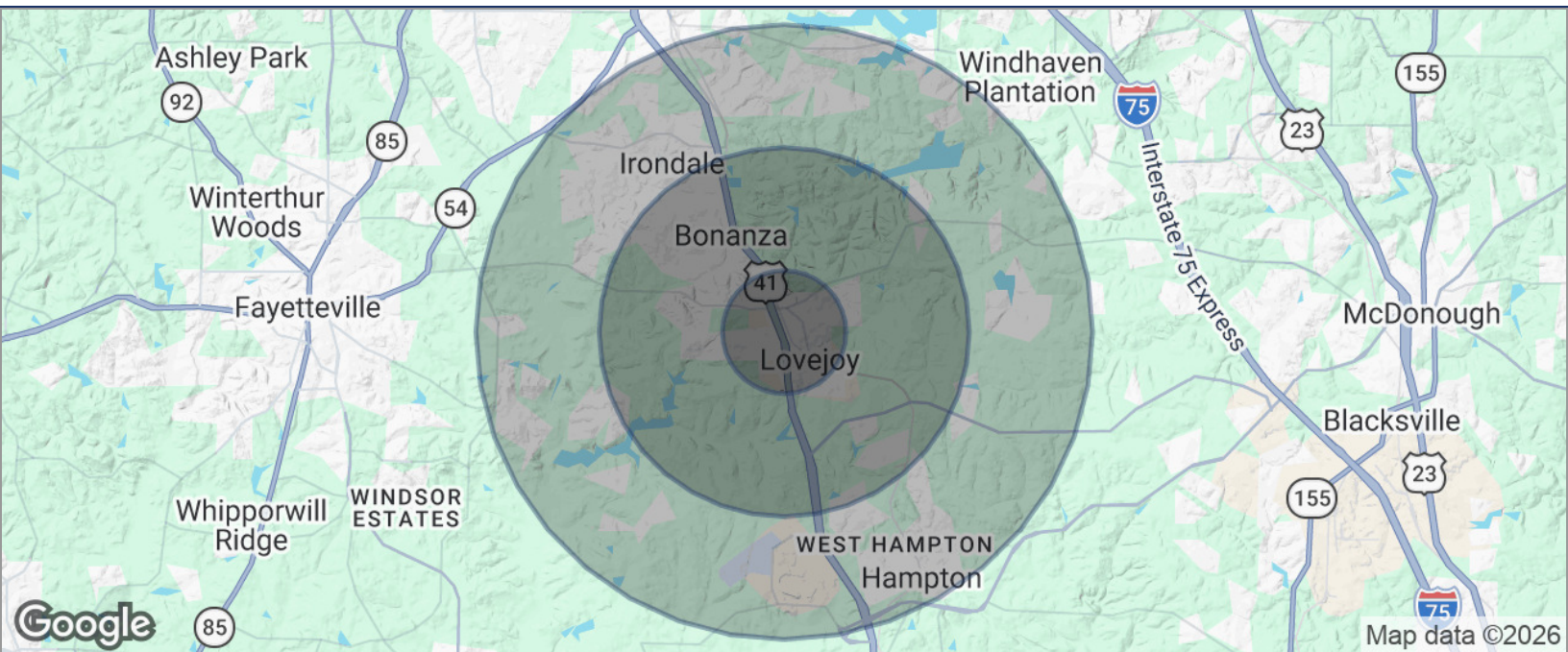




# DEMOGRAPHICS MAP

## 11430 TARA BOULEVARD

### HAMPTON, GA 30228



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION               | 7,336         | 30,945         | 77,048         |
| MEDIAN AGE                     | 28.0          | 33.3           | 36.0           |
| MEDIAN AGE (MALE)              | 27.1          | 32.1           | 34.9           |
| MEDIAN AGE (FEMALE)            | 32.6          | 36.1           | 38.1           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| TOTAL HOUSEHOLDS               | 2,333         | 10,137         | 25,094         |
| # OF PERSONS PER HH            | 3.1           | 3.1            | 3.1            |
| AVERAGE HH INCOME              | \$77,292      | \$85,971       | \$98,701       |
| AVERAGE HOUSE VALUE            | \$217,245     | \$223,056      | \$257,802      |

\* Demographic data derived from 2020 ACS - US Census

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