

NEW LISTING FOR SALE

302 W WALNUT AVE,
DALTON, GA 30720/
WALNUT SQUARE

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

302 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)	6.1%



TENANT OVERVIEW

STARBUCKS 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 & ACCESS

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+

COMBINED VPD
W. Walnut Avenue
Retail Corridor



\$117,829

MEDIAN HH
INCOME
Within 1 Mile



150+

RETAILERS &
RESTAURANTS
Within 2 Miles



5.6% | 6.1%

CURRENT | PROJECTED
CAP RATE
by August 2028



2033

LONG-TERM
LEASES
Through 2033



100%

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