

INFO FOR 5302 US HWY 17, DARIEN, GA. 31305

LISTING ON PLAZA IS \$1,200,000

INCOME IS \$5625.00 PER MONTH WHICH IS \$6 A FOOT AND GOES TO \$6.50 PER FOOT IN 2031

\$67,500 PER YEAR

THEY ALSO REIMBURSE AROUND 45% OF THE TAXES, INSURANCE AND COMMON AREA MAINTENANCE.

COMES OUT TO ABOUT \$10,000 A YEAR.

BEAUTY SUPPLY STORE PAYS \$1260.00 A MONTH. \$15,120.00 PER YEAR.

HAS BEEN MONTH TO MONTH FOR 20 YEARS.

HAS ROUGHLY 9000 SQ FEET OF EMPTY SPACE LEFT OVER TO USE.

FAMILY DOLLAR IS STARTING YEAR SIX OF A TEN YEAR LEASE. THERE ARE 5 YEAR OPTIONS AFTER THE FIRST TEN YEARS.

NEW ROOF DONE IN 2020.

OTHER PROPERTIES THAT ARE IN SAME AREA ALSO FOR SALE IS AS FOLLOWS:

NORTHBOUND JIM PICKREN LOT

D010 006 .65 ACRES FOR \$175,000

SOUTHBOUND LOT WITH BILL BOARDS IS 1.63 ACRES FOR \$450,000

D010 008 INCOME ON THIS IS \$1000.00 PER MONTH, \$12,000.00 PER YEAR

BUYER CAN MAKE AN OFFER FOR ALL PROPERTIES OR JUST THE LISTED ONE.