

FOR SALE

MULTI TENANT RETAIL/OFFICE CENTER
1777 LEE ROAD
LITHA SPRINGS, GA 30122



RETAIL / OFFICE SHOPPING CENTER
4,412 SF | Lot +/- .42 ACRES

Multi-Tenant Retail/Office Shopping Center located just south of Interstate 20

Suite A: 1,612 SF Beauty Salon

Suite B: 500 SF Barber Shop

Suites C & D: 2,300 SF Dental Office


30 Paved Parking Spaces

13,000+ VPD; Incredible Visibility

List Price: \$350,000




JANE SAULS, CCIM

 | 770.328.2379

 | janehsauls@gmail.com

MOLLY STRICKLAND

 | 478.278.2673

 | molly@westgeorgiacommercial.com



RENT ROLL SUMMARY AND NOI

1777 LEE ROAD, LITHA SPRINGS, GA


Suite	Tenant	Square Footage	Lease Start	Lease Expire	Monthly Base Rent	Annual Rent Per SF
Suite A	Beauty Parlor	1,612	12/1/2019	11/30/2020	\$ 1,150	\$ 13,800
Suite B	Lee Road Barber Shop	500	-	Month-to-Month	\$ 500	\$ 6,000
Suite C & D	Dentistry for the Family	2,300	-	Month-to-Month	\$ 2,900	\$ 34,800
	TOTALS				\$ 3,400	\$ 54,600

NET OPERATING INCOME	
INCOME	
Scheduled Leased Income	\$ 54,600
EXPENSES	
Taxes	\$ 3,200
Insurance	\$ 4,000*
CAM	\$ 7,297
Utilities Trash Removal Repairs/Maintenance Landscaping	\$ 14,497
NET OPERATING INCOME	\$ 40,103




JANE SAULS, CCIM

 | 770.328.2379

 | janehsauls@gmail.com

MOLLY STRICKLAND

 | 478.278.2673

 | molly@westgeorgiacommercial.com