



Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

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HARDEE'S PORTFOLIO ♦ \$2,000,000



2011 FLAT SHOALS ROAD
Conyers, Rockdale County, Georgia

3,036± sf on 1.06 acres (Built 1994)

This location closed in October 2020;
rents are current

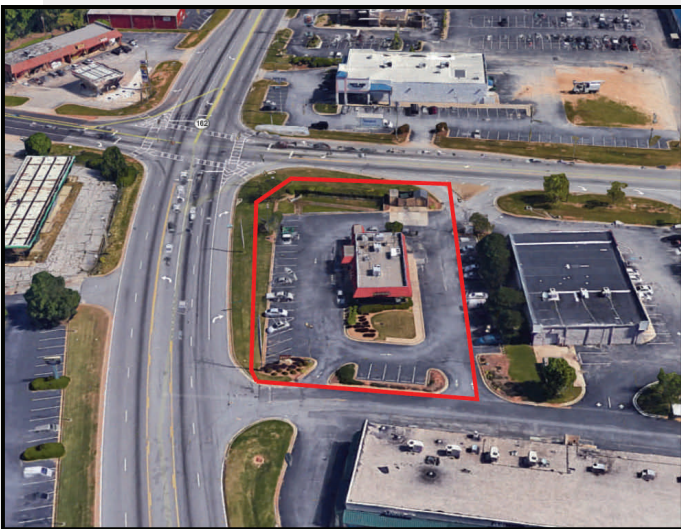
NOI \$112,896 thru 10/31/2024
12% bump thru 2029



280 WARRIOR JASPER ROAD
Warrior, Jefferson County, Alabama

3,437± sf on 0.84 acre (Built 1993)

NOI \$100,075.08 thru 09/26/2023
Options @ 10% thru 2026 and 2028



**For additional information, contact:
JERRY PRESCOTT 770-395-9111**

EXCLUSIVE

2011 FLAT SHOALS ROAD
Conyers, Rockdale County, Georgia

This Hardee's occupies the southeast corner of Salem Road (Hwy. 162) and Flat Shoals. This is a high commercial area with many restaurants, grocery stores, gas/convenience stores, professional office. GA DOT 2019 Traffic Count is 36,000. Georgia DOT is widening Salem Road to 4 lanes from Brownsville Road to the south to Flat Shoals Road; then to 6 lanes from Flat Shoals Road north to I-20.



280 WARRIOR JASPER ROAD
Warrior, Jefferson County, Alabama

Considered a northern suburb of Birmingham, Warrior is located approximately 20 miles north of downtown Birmingham. The Hardee's is just off I-65 at Exit 282 on Warrior Jasper Road. The population of Warrior is approx. 3,200 with growth expected. Hallmark Farms is a new 565-acre mixed-use development bringing 700+ jobs just 2 exits south (1.7± miles); ground breaking expected February 2021. Alabama DOT 2019 Traffic Counts: I-65 north - 49,977; I-65 south - 54,583
Warrior Jasper Road between I-65 and Hwy. 31 - 6,130

