

FOR SALE



# Forest Park Multi-Tenant Retail - 25,000 VPD

4527 Jonesboro Road  
Forest Park, GA 30297



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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of the Atlanta area! This 7,630 SF multi-tenant property at 4527 Jonesboro Road, Forest Park, GA is ideally suited for Retail / Strip Center investors. Boasting four units and zoned for General Business, this prime location offers versatility and potential for a range of retail ventures. With its strategic positioning and high-traffic visibility, the property presents a compelling platform for retail success. Seize the chance to capitalize on this thriving retail landscape and leverage the dynamic consumer market in the Atlanta area with this outstanding 4527 Jonesboro Road property.

## PROPERTY HIGHLIGHTS

- **Strategic Location:** Boasts direct frontage on SR-54 / Jonesboro Road, a GDOT-classified Urban Principal Arterial seeing over 25,800 vehicles per day.
- **Logistics & Growth Hub:** Located less than 2 miles from the Gillem Logistics Center, home to major employers like Amazon and Kroger, and the upcoming \$2B Digital Realty Data Center Campus.
- **Incentivized Development:** The site is positioned within a URA Redevelopment Zone, providing potential access to TAD financing, expedited permitting, and land write-downs to support capital investment.
- **Future Connectivity:** Directly benefits from the planned MARTA Bus Rapid Transit (BRT) line, with 17 stops connecting East Point to Clayton State University, scheduled for a 2030 service start.
- **Regional Accessibility:** Superior interstate access, located less than 1 mile from I-285 (Exit 55) and only 9 miles from Hartsfield-Jackson Atlanta International Airport.

## OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	4
Lot Size:	0.46 Acres
Building Size:	7,630 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	873	3,071	8,644
Total Population	2,436	8,332	22,519
Average HH Income	\$70,174	\$63,421	\$60,143

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# Additional Photos

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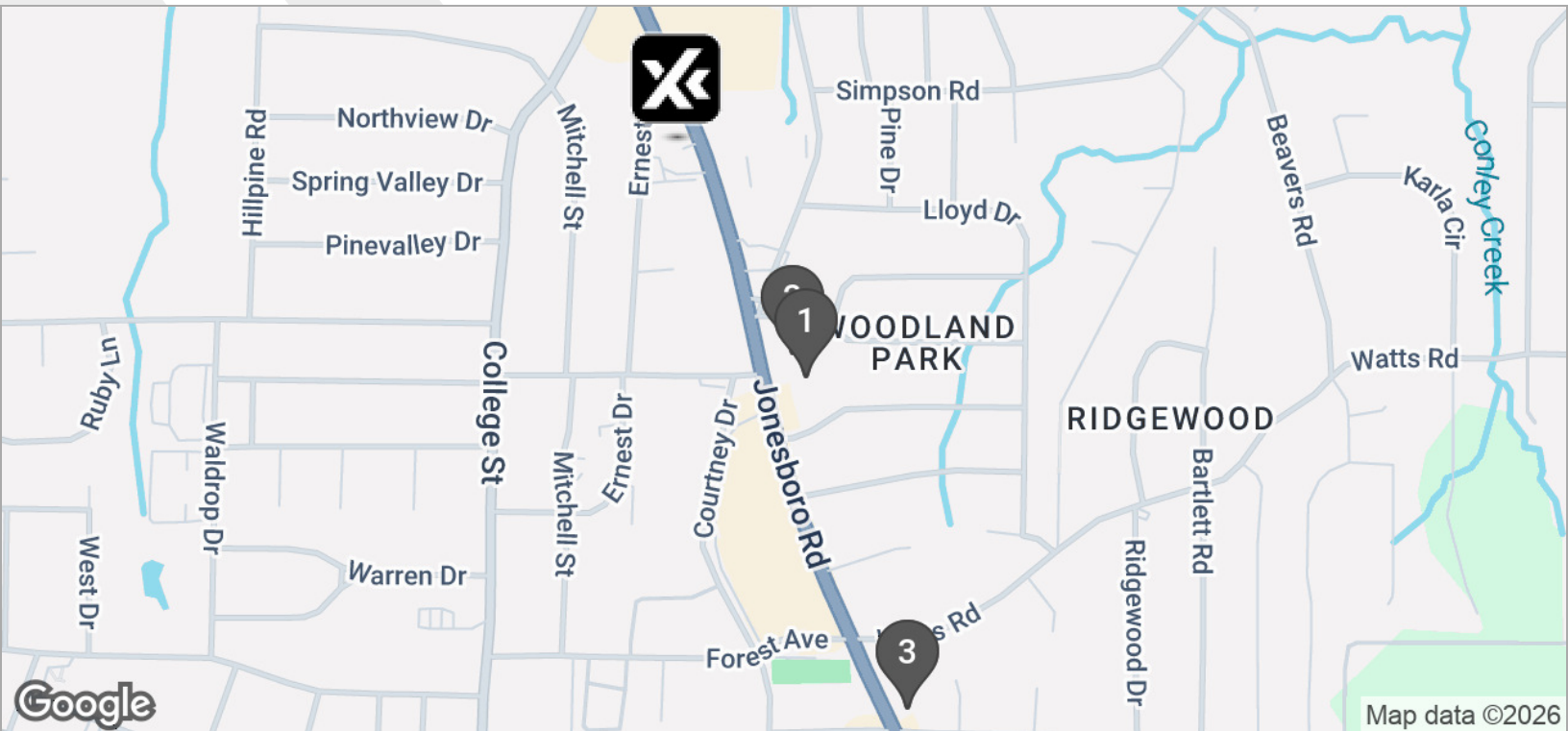
Section 2

# Sale Comparables



# Sale Comps Map & Summary

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/SF
★	<b>Forest Park Multi-Tenant Retail - 25,000 VPD</b> 4527 Jonesboro Road Forest Park, GA 30297	\$575,000	7,630 SF	0.46 Acres	4	\$75.36
1	<b>4652 Jonesboro Rd</b> Forest Park, GA 30297	\$165,000	1,640 SF	0.23 Acres	-	\$100.61
2	<b>4644 Jonesboro Rd</b> Forest Park, GA 30297	\$450,000	4,410 SF	0.83 Acres	2	\$102.04
3	<b>4832 Jonesboro Rd</b> Forest Park, GA 30297	\$400,000	4,000 SF	0.61 Acres	-	\$100.00
<b>AVERAGES</b>		<b>\$338,333</b>	<b>3,350 SF</b>	<b>0.56 ACRES</b>	<b>2</b>	<b>\$100.88</b>

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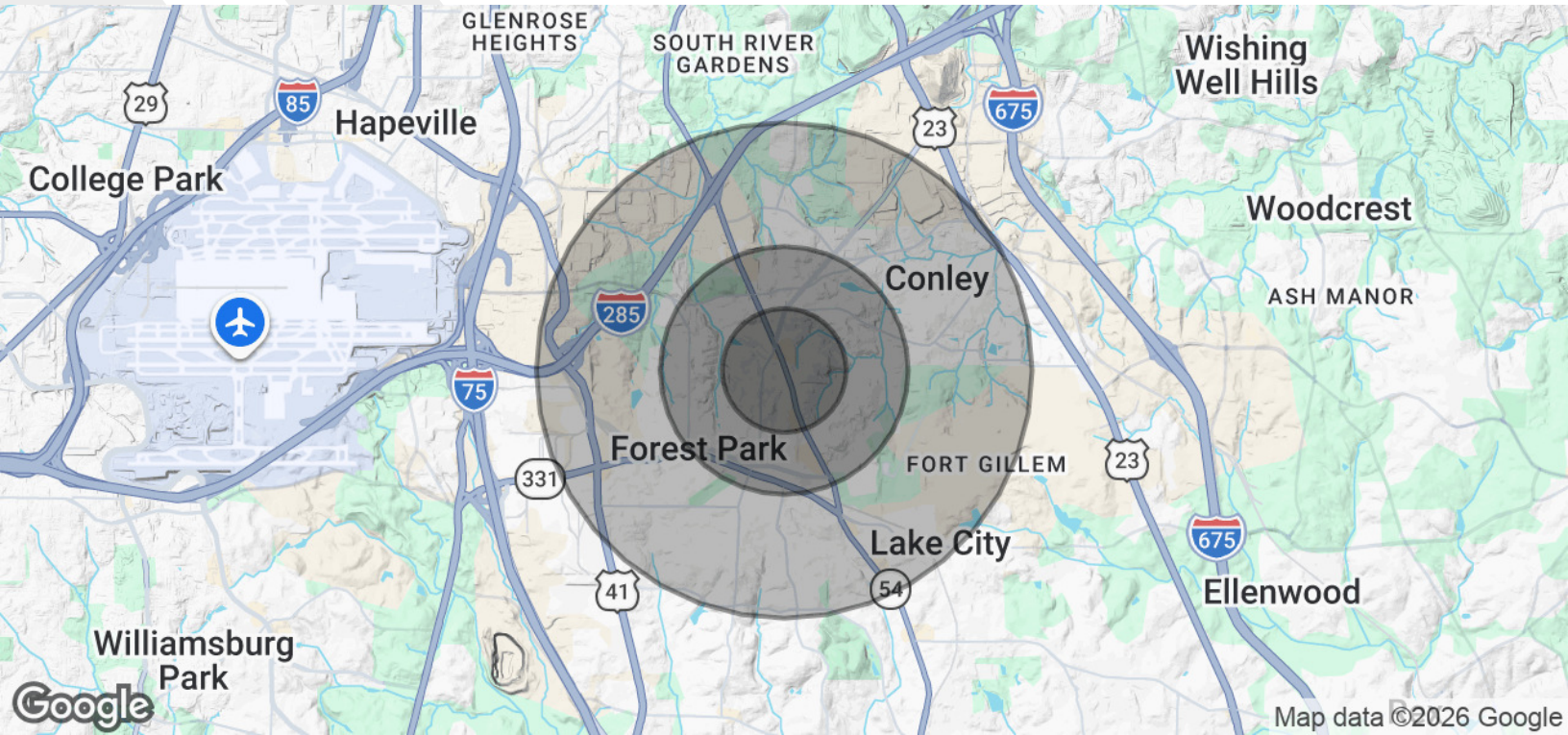
Section 3

# Demographics



# Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,436	8,332	22,519
Average Age	34.2	34.1	36.3
Average Age (Male)	39.1	34.8	36.4
Average Age (Female)	32.1	36.1	39.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	873	3,071	8,644
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$70,174	\$63,421	\$60,143
Average House Value	\$74,763	\$100,150	\$175,529

2023 American Community Survey (ACS)

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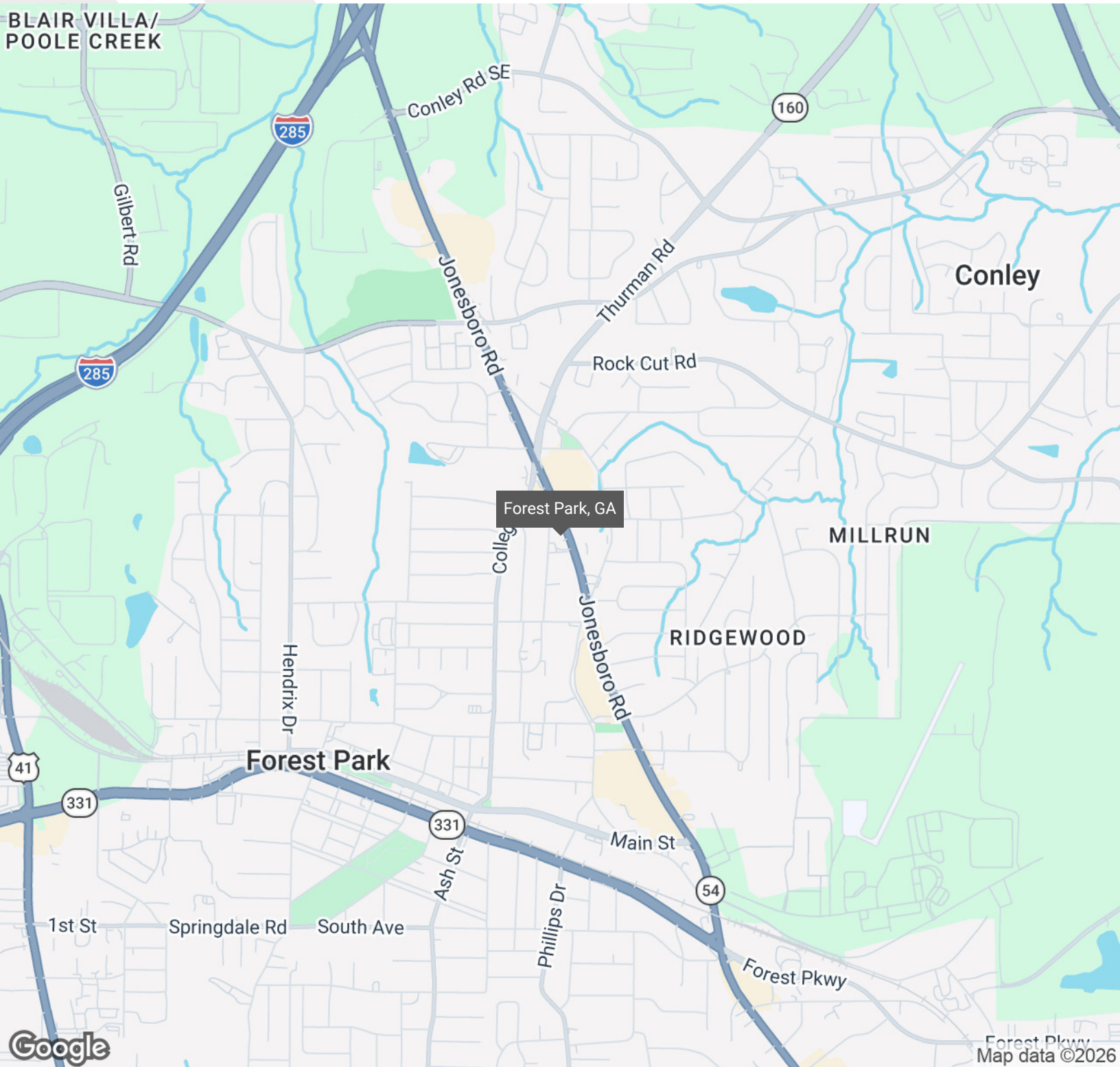
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# Regional Map

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# Advisor Bio 1

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