

FOR SALE

240 NORTH MAIN
240 N Main St Jonesboro, GA 30236



PROPERTY DESCRIPTION

This retail asset at 240 N Main Street delivers a refined downtown presence tailored for small tenants. Floor-to-ceiling storefront windows and a welcoming entry create an inviting streetscape edge, while generous ceiling heights and an adaptable interior floorplate support experiential merchandising and service flows. The property benefits from a well-maintained façade and thoughtful interior build-out. Frontage on Main Street ensures constant visibility and premium exposure to local and regional shoppers, making it an ideal base for a small business seeking a strong community anchor. Includes additional income from billboard lease and driveway access.

PROPERTY HIGHLIGHTS

- Two buildings (8100 SF and 3000 SF) plus billboard
- Premier storefront on North Main Street in downtown Jonesboro
- Prominent visibility adjacent to the central business district
- Flexible interior layout suited for retail or service business

OFFERING SUMMARY

Sale Price:	\$975,000
Number of Units:	2
Lot Size:	0.864 Acres
Building Size:	11,100 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	191	787	3,039
Total Population	407	1,836	7,838
Average HH Income	\$61,772	\$60,648	\$60,891

Jim Fulton

Executive Vice President & Managing Broker
O: (770) 574-4167 | C: (770) 652-7838



COLDWELL BANKER
COMMERCIAL
BULLARD

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RENT ROLL/LANDLORD EXPENSES

240 N. Main Street | Jonesboro, GA 30236 | As of March 5, 2026

Total Building Area: 11,100 SF (8,100 SF existing + 3,000 SF new)

Site: 0.86 Acres (240 N Main) + 0.25 Acres (Driveway parcel)

Roof: Rubber Shingles (2026 / 2035)

Suite	Tenant Name	Business Type	Sqft	Lease Expiration	2026 Rent/Mo	2027 Rent/Mo	2026 Annual Rent	2027 Annual Rent
240 A	Laurie Crawford	Administrative Support / Retail	1,500	Dec 2026	\$1,600	\$1,600	\$19,200	\$19,200
240 B	Annie Wright	Aquarium / Fish & Supplies	1,500	Aug 2027	\$1,600	\$1,600	\$19,200	\$19,200
242	Daryl Booker	Auto Body (no paint booth)	3,000	Feb 2027	\$975	\$975	\$11,700	\$11,700
244 A	Daman Zachary	Hair Salon	1,950	Dec 2026	\$1,100	\$1,100	\$13,200	\$13,200
244 B	Susan Henderson	Gift / Floral	1,950	Dec 2026	\$975	\$1,000	\$11,700	\$12,000
246	Lori Reid	Home Decor & Furniture	2,100	Jun 2028	\$1,150	\$1,200	\$13,800	\$14,400
248	Ellis Wester	State Farm Insurance	850	Nov 2027	\$650	\$650	\$7,800	\$7,800
250	Shana Heyward	E-Commerce / Shipping	450	Dec 2027	\$650	\$650	\$7,800	\$7,800
DRIVEWAY	Driveway Parcel	Parking / Driveway - 0.25 Ac		Mar 2028	\$450	\$475	\$5,400	\$5,700
BILLBO	Billboard Lease	Outdoor Advertising			\$450	\$450	\$5,500	\$5,500
TOTALS			11,100		\$9,680	\$9,788	\$115,300	\$116,500

OCCUPANCY SUMMARY

Occupied Suites (incl. driveway)	8
Total Building SF	11,100
Occupied SF (incl. driveway)	11,100
Occupancy Rate	100.0%

* Driveway Parcel (.25 N Main) leased separately; included in annual totals above. Unit 246 (Lori Reid) comprises two combined spaces (1,350 SF + 750 SF = 2,100 SF). Unit 242 is Auto Bc booth on premises. Billboard lease is an outdoor advertising lease on the property at \$5,500/yr. Source: Seller-provided handwritten rent roll dated 2/24/2026.

Landlord Expenses: (Leases are MG with Tenants paying utilities; all tenants pay \$25/mo. additional rent for water)

	Annual Expense (2025)	
Insurance	\$5,700.00	
County Tax	\$13,735.34	
City Tax	\$1,999.00	
Pest Control	\$1,800.00	
<u>Common Area Maint.</u>	<u>\$1,800.00</u>	
Total	\$25,034.34	\$2.26 psf

240 N. Main Street - Jonesboro, GA 30236 - Rent Roll prepared March 05, 2026 CONFIDENTIAL - For Investor use only. Not to be reproduced without permission

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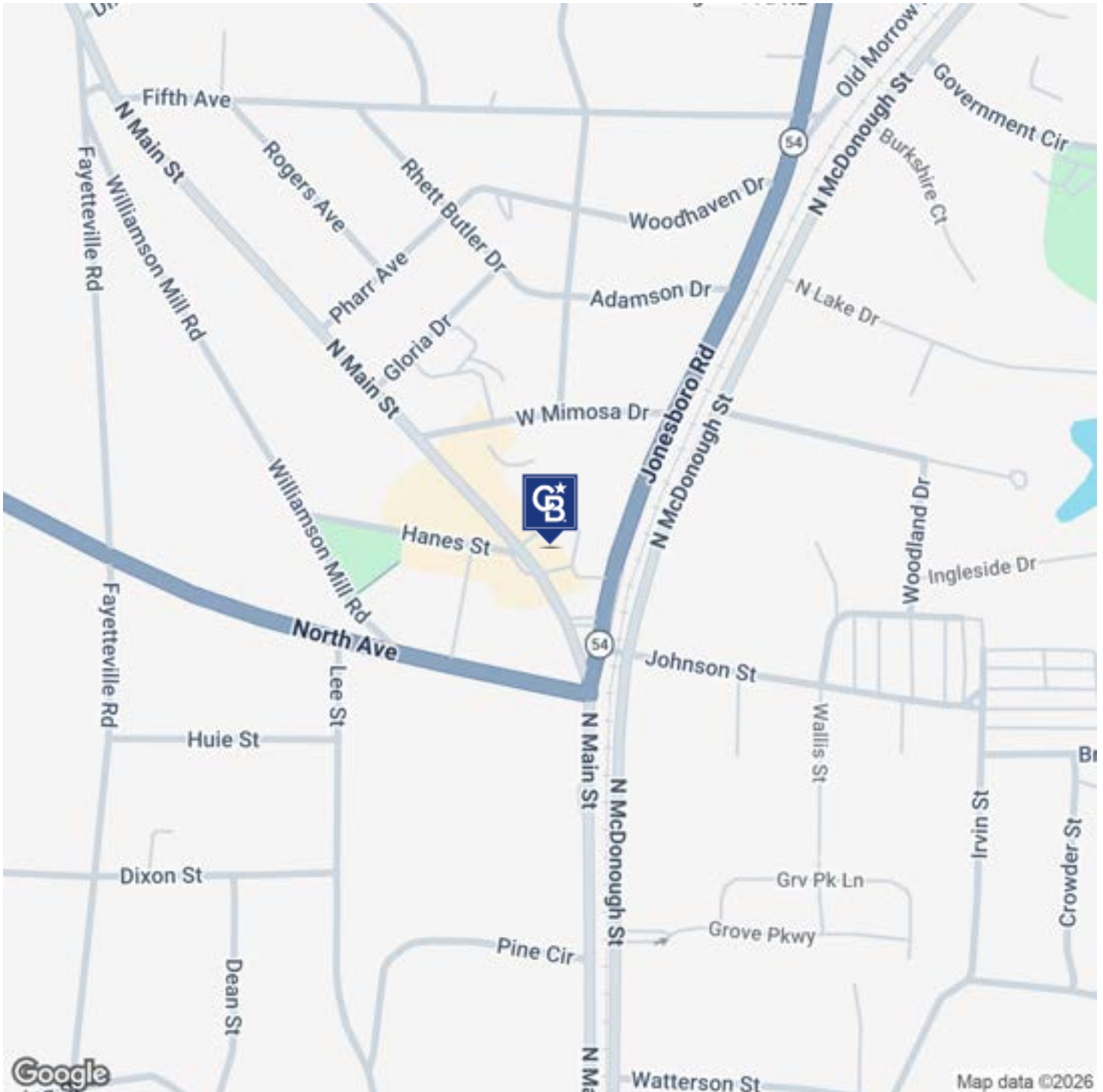


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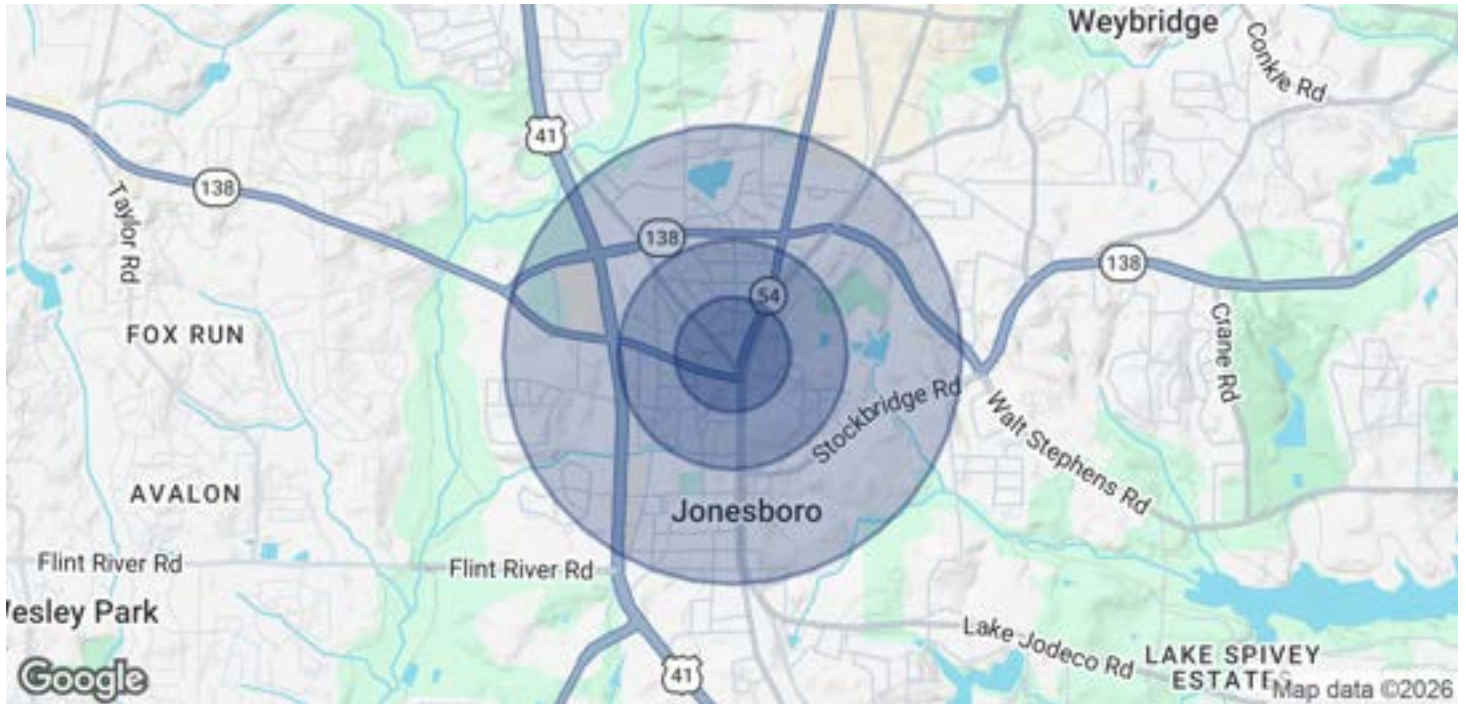


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	407	1,836	7,838
Average Age	33.4	32.1	32.1
Average Age (Male)	23.6	22.2	23.2
Average Age (Female)	40.8	38.7	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	191	787	3,039
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$61,772	\$60,648	\$60,891
Average House Value	\$157,756	\$162,122	\$149,789

2023 American Community Survey (ACS)

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JIM FULTON

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GA #177194

PROFESSIONAL BACKGROUND

Jim serves as Executive Vice-President and Managing Broker of Coldwell Banker Commercial Bullard. Before joining Coldwell Banker Bullard Realty, he was the Broker/Owner of Coldwell Banker Fulton Realty Associates founded in 1971, a firm which specialized in residential, commercial, industrial, land, and investment real estate in the south metro Atlanta market. Coldwell Banker Bullard acquired the Fulton firm in January, 2008.

Jim, a well-respected residential and commercial real estate industry veteran has earned numerous distinctions throughout his 46+ years in real estate. He has completed sales and leases in excess of \$100 million in transactions during his career, and holds several designations including Realtor Emeritus. Jim is a long time member of the Fayette Board of Realtors and past President. He is a member of the Atlanta Commercial Board of Realtors.

In addition, Jim has been active in numerous community projects and organizations including the Peachtree City Development Authority, Mid-West Georgia Home Builders Association, and Chairman of the Fayette County Chamber of Commerce where he was named Fayette County's "Business Person of the Year" in 1990. He currently serves as a Director and Chairman of the Board of the Coweta Fayette Electric Membership Corporation.

EDUCATION

* BME - Georgia Institute of Technology - 1968

MEMBERSHIPS

- * Certified Residential Broker (CRB)
- * Graduate, Realtors' Institute (GRI)
- * CCIM Candidate
- * ePro

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