



KW COMMERCIALSM



LAND/ REDEVELOPMENT SITE

**HARD CORNER - 2.00 ACRES
TWO BUILDINGS - C-2 / C-3**



**576 FAIRVIEW ROAD
STOCKBRIDGE, GA 30281**

FOR SALE

\$1,800,000

PROPERTY HIGHLIGHTS



Two-acre hard corner at the junction of Fairview Road and Thurman Road in unincorporated Henry County - 177 feet of frontage on Fairview, 124 feet on Thurman, with curb cuts on both.

Two wood-frame buildings occupy the parcel under month-to-month tenancies. A buyer can keep them for interim income or clear the site for ground-up development - no lease buyout required.

A Marathon fuel center sits directly across Fairview Road and a Henry County Schools campus adjoins to the east, in a submarket running 4.2% retail vacancy.

KEY FEATURES

- ZONING
C-2 / C-3 Commercial
- LAND AREA
2.00Acres/ 87,120 SF
- COUNTY
HenryCounty (Unincorporated)
- IMPROVEMENTS
2Buildings - Keep or Remove
- SUBMARKET
ForestPark / Morrow

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THE OFFERING

576 Fairview Road is offered at \$1,800,000 - a two-acre commercial corner in Stockbridge, Georgia, roughly 20 miles south of downtown Atlanta and 14 miles from Hartsfield-Jackson International.

The value here is the dirt and the corner. Two acres of contiguous, level, C-2/C-3 commercial land at a hard corner is a scarce commodity along this stretch of Fairview Road, where most parcels are either committed to single-family use or too small to carry a modern prototype building.

The existing improvements - two wood-frame buildings dating to 1946 with a 1975 renovation - are occupied on month-to-month tenancies. That structure is deliberate: it produces interim income during entitlement and due diligence, and it clears without a lease buyout when a buyer is ready to build.

For an owner-user, the site supports a wide range of commercial concepts with existing structures already in place. For a developer, it is a clean corner assembly with utilities at the street and no floodplain encumbrance on the buildable area.

INVESTMENT SUMMARY

Offering Price	\$1,800,000
Price / Acre	\$900,000
Price / Land SF	\$20.66
Land Area	2.00 AC / 87,120 SF
Building GLA	±7,200 SF (2 bldgs)
Year Built / Renov.	1946 / 1975
Zoning	C-2 / C-3
Parcel ID	0045-02-016-000
2025 Taxes	\$8,230.68
Tenancy	Month-to-Month
Parking	8 Surface Spaces
Flood Zone	B & X (Not in SFHA)

SALE COMPARABLE BASIS

Atlanta retail sale price: \$183/SF, up from \$176/SF a year prior. Submarket 12-mo. volume: \$79.1M.

SITE & IMPROVEMENTS



OVERHEAD VIEW - 576 FAIRVIEW RD

THE SITE

The parcel is a rectangular two-acre corner, largely level, with mature perimeter trees on the western boundary and open lawn across the balance. Existing paving covers the central drive and parking apron.

Frontage runs 177 feet along Fairview Road and 124 feet along Thurman Road, with curb cuts on both. The gravel yard at the rear currently supports a U-Haul truck rental operation with room for a dozen-plus vehicles.

IMPROVEMENTS

Buildings	2
Total GLA	±7,200 SF
Stories	1 - 2
Year Built	1946
Renovated	1975
Construction	Wood Frame
Exterior	Aluminum Siding
Roof	Wood Truss
Condition	Fair
Class	C

SITE DATA

Land Area	2.00 AC / 87,120 SF
Frontage - Fairview	177 ft
Frontage - Thurman	124 ft
Building FAR	0.08
Parking	8 spaces (4.52/1,000)
Topography	Level
Coordinates	33.6078, -84.2251

TENANCY & DELIVERY

Both buildings are currently occupied. All tenancies are month-to-month, which gives a buyer complete latitude on timing: retain the occupants and collect interim income through the entitlement period, renegotiate to market terms, or serve notice and deliver the site vacant for demolition and redevelopment. No long-term lease encumbers the property, and no lease buyout is required to clear the site. Rent roll, estoppels and operating detail are available to qualified parties on execution of a confidentiality agreement.

CoStar reports ±7,200 SF of gross leasable area; the Henry County tax record reflects 3,288 SF of improved building area. Buyer to verify all areas, condition and tenancy independently.

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The concepts below are offered to illustrate feasible development paths that take advantage of the site's corner position, dual frontage and commercial zoning. They are starting points for a buyer's own analysis, not approved plans, and remain subject to Henry County review and buyer due diligence.

QUICK-SERVICE CONCEPT 1

A hard corner with access from two roads is the classic QSR footprint. Two acres comfortably accommodates a 2,200 to 3,500 SF prototype with a dual-lane drive-through, stacking for 10 or more vehicles, and dedicated parking.

The adjacent school campus and the fuel center across Fairview generate the breakfast and afternoon dayparts that drive-through operators underwrite to, and the corner's visibility supports monument signage on both frontages.

CONVENIENCE & FUEL CONCEPT 2

The corner geometry suits a modern convenience prototype with fuel canopy - typically a 4,500 to 5,500 SF store with six to eight multi-product dispensers on a two-acre pad.

Competitive positioning is direct: a single existing fuel center sits opposite the intersection, and the corridor's 12,203 vehicles per day on Fairview Road is served by comparatively little modern convenience inventory. Dual frontage permits the in-and-out circulation these operators require.

MEDICAL & RETAIL CONCEPT 3

A 7,500 to 10,000 SF multi-tenant building supports urgent care, dental, veterinary, or a small strip of neighborhood service tenants, with parking at a 5-per-1,000 ratio.

The trade area supports it: 33,029 residents within three miles at a \$78,196 median household income, with population projected to grow 6.33% within one mile through 2030 - and submarket asking rents at \$16.99/SF NNN for 1-2 Star product.

ADDITIONAL USES SUPPORTED BY C-2 / C-3

- Car wash / detail
- Pharmacy
- Fitness / studio
- Auto parts retail
- Self-storage (SUP)
- Grocery or specialty food
- Bank or credit union
- Coffee with drive-thru
- Tire & service center
- Daycare / early learning
- Professional office
- Small-format retail

*Concepts shown are illustrative and conceptual only. They do not represent final designs, have not been submitted for approval, and are subject to change based on Henry County zoning review, permitting, utility capacity and buyer due diligence. Permitted uses must be confirmed with Henry County.



LOCATION



LOOKING NORTHWEST - DOWNTOWN ATLANTA SKYLINE VISIBLE ON THE HORIZON

THE CORRIDOR

Stockbridge sits in Henry County on Atlanta's south side, one of the fastest-growing counties in Georgia and the logistics spine of the southern metro. The property occupies the Fairview Road and Thurman Road corner in the unincorporated county, with access to Interstate 675 via Anvil Block Road (Exit 7) and to Interstate 75 beyond it.

Fairview Road is the primary east-west connector between the interstate corridor and East Atlanta Road, carrying 12,203 vehicles per day west of the site. Thurman Road runs south toward Rex and the Clayton County line.

Hartsfield-Jackson Atlanta International Airport is a 27-minute drive at 13.7 miles - close enough to matter for hospitality, service and logistics-adjacent users, far enough to avoid the flight-path constraints of the Forest Park submarket proper.

DRIVE TIMES

Hartsfield-Jackson ATL	27 min / 13.7 mi
I-675 / Anvil Block Rd	±10 min
Downtown Atlanta	±30 min
Stockbridge City Center	±10 min
Southlake / Morrow retail	±12 min

Airport per CoStar; others approximate.

MARKET GEOGRAPHY

Market	Atlanta
Submarket	Forest Park / Morrow
Cluster	South Atlanta
County	Henry (Unincorporated)

AT THE CORNER

Marathon fuel & convenience

Directly across Fairview Road

Fairview Elementary School

458 Fairview Rd, just west

Henry County Schools campus

Adjoining the site to the east

Established single-family

Neighborhoods in every direction

FLOOD: Zone B and X - moderate to low risk. Not in a Special Flood Hazard Area. FEMA panel 13151C0080D, map dated Oct 6, 2016.

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DEMOGRAPHIC PROFILE

	1 MILE	3 MILES
Population	2,764	33,029
Households	946	11,480
Median Household Income	\$85,145	\$78,196
Median Age	42.9	41.1
Daytime Employees	529	3,271
Population Growth '25-'30	6.33%	4.24%
Household Growth '25-'30	6.45%	4.39%



1-MILE POPULATION
GROWTH THROUGH 2030

The one-mile ring is growing half again as fast as the three-mile ring - a signal that new rooftops are landing close to this corner.

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VPD	YEAR	DIST.
Fairview Road	Church Rd NW	12,203	2026	0.54 mi
Centennial Drive	Fairview Rd NE	10,489	2026	0.37 mi
East Atlanta Road	Fisher Dr S	6,642	2026	0.88 mi
Thurman Road	Patillo Rd S	3,637	2026	0.94 mi
Rex Road	Cloudland Dr W	3,302	2026	0.19 mi
Rex Road	Cloudland Dr E	2,376	2026	0.40 mi

Demographic data: CoStar / Claritas, 2025 estimates. Traffic counts: TrafficMetrix, 2026.

MARKET CONDITIONS



FOREST PARK / MORROW RETAIL SUBMARKET

The subject sits in the Forest Park/Morrow retail submarket, part of CoStar's South Atlanta cluster. The submarket's 1-2 Star inventory - the tier this property competes in - is running 4.2% vacancy against 4.4% for the Atlanta market overall, with 210,009 SF leased over the trailing twelve months.

Asking rents for 1-2 Star product stand at \$16.99/SF NNN, up 2.3% year over year. Sales activity has strengthened materially: submarket twelve-month volume reached \$79.11M against \$57.83M the prior year, a 37% increase, while the Atlanta market sale price advanced to \$183/SF from \$176/SF.

VACANCY

	CURRENT	YOY
Subject Property	0.0%	0.0%
Submarket 1-2 Star	4.2%	+1.0%
Atlanta Market Overall	4.4%	+0.2%

ASKING RENT / SF

	ASKING	YOY
Subject Property	\$17.62	+0.3%
Submarket 1-2 Star	\$16.99	+2.3%
Atlanta Market Overall	\$24.41	+3.3%

LEASING ACTIVITY

	CURRENT	CHANGE
12-Mo. Leased SF	210,009	54.3%
Months on Market	7.6	-0.5 mo

SALES ACTIVITY

	CURRENT	PRIOR YR
12-Mo. Sales Volume	\$79.11M	\$57.83M
Market Price / SF	\$183	\$176

ASSESSMENT & TAXES

TAX YEAR	TOTAL ASSESSED	IMPROVEMENTS	LAND	TAX AMOUNT
2025	\$203,160	\$98,640	\$104,520	\$8,230.68
2024	\$179,200	\$74,480	\$104,720	\$8,230.68
2023	\$179,840	\$75,120	\$104,720	\$7,097.99
2022	\$180,640	\$75,920	\$104,720	\$7,128.68

Source: CoStar market data and Henry County public records, retrieved August 2026. Assessed values represent 40% of fair market value under Georgia law.

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PROPERTY PHOTOGRAPHY



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CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY

This Offering Memorandum has been prepared by Keller Williams North Atlanta / Partners Real Estate Group solely for the purpose of assisting a prospective purchaser in evaluating a possible purchase of 576 Fairview Road, Stockbridge, Georgia. It is delivered on the understanding that the recipient will hold its contents in confidence, will not reproduce or distribute it in whole or in part without the prior written consent of the Broker, and will not use it for any purpose other than evaluating this transaction. The recipient agrees to return this document promptly on request.

NO REPRESENTATION OR WARRANTY

The information contained in this memorandum has been obtained from sources believed to be reliable, including CoStar, Henry County public records and the property owner. Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of any information contained herein. Square footages, acreage, dimensions, zoning classifications, tenancy, income, expenses, tax figures and development potential are estimates or third-party reported figures and are subject to verification.

ZONING AND DEVELOPMENT

CoStar reports the property as zoned C-3 while the Henry County public record reflects a C-2 zoning code. Prospective purchasers must independently confirm the current zoning classification, permitted uses, setbacks, buffers, signage rights, utility capacity, curb-cut approvals, impact fees and all other development requirements directly with Henry County. No representation is made that any conceptual use illustrated in this memorandum can be approved or built.

BUYER DUE DILIGENCE

Each prospective purchaser is responsible for conducting its own independent investigation of the property, including but not limited to survey, title, environmental assessment, geotechnical study, structural condition of the existing improvements, verification of building areas, review of all tenancy and rental arrangements, and confirmation of tax obligations. The property is offered on an as-is, where-is basis. Any projections, opinions or estimates are for illustration only and do not represent the current or future performance of the property.

TERMS OF THE OFFERING

The Owner reserves the right, at its sole discretion, to reject any and all offers, to negotiate with one or more prospective purchasers at any time, and to withdraw the property from the market without notice. The Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered.

OFFERING PROCESS

01

Confidentiality Agreement

Execute the CA to receive the rent roll, tenancy detail and available site documentation.

02

Property Tour

Tours are by appointment and coordinated through the listing broker only. Occupants are not to be approached.

03

Offer Submission

Submit a letter of intent with price, deposit, due diligence and closing periods, and evidence of funds.

04

Contract & Diligence

Georgia purchase and sale agreement, earnest money to escrow, and a negotiated due diligence period.

All inquiries, tours and requests for financial or tenancy detail must be directed to the listing broker. Please do not contact the owner, occupants, or employees of any business operating at the property.

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ROAD**

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