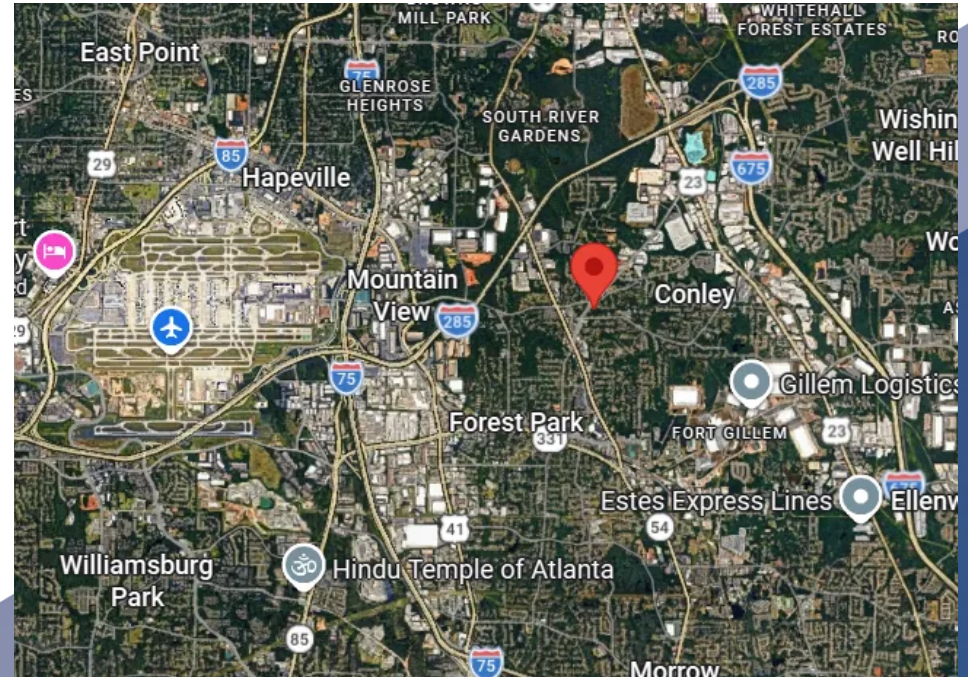


SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY – 2.59 ACRES | FOREST PARK, GA

4170 Thurman Rd & 4206 Thurman Rd Forest Park, GA 30288



SALE PRICE

\$699,000

Aroti Mondol

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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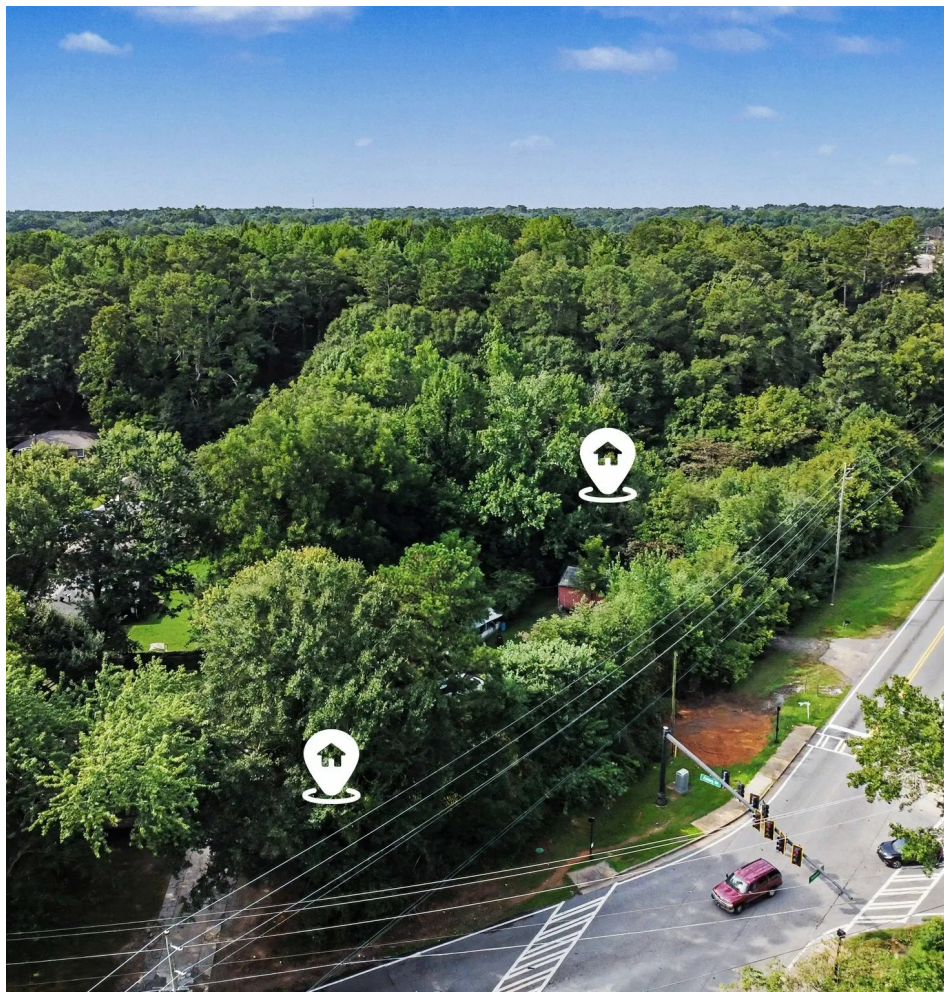


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4170 Thurman Rd & 4206 Thurman Rd Forest Park, GA 30288



PROPERTY DESCRIPTION

Exceptional opportunity to acquire 2.59 acres of commercially zoned land consisting of two parcels at 4170 Thurman Road, Forest Park, GA. Ideally positioned just minutes from Hartsfield-Jackson Atlanta International Airport and with convenient access to I-285, I-75, and I-675, this property offers outstanding connectivity for businesses serving the Metro Atlanta market and beyond.

The property is zoned GC (General Commercial), permitting a wide variety of commercial uses, including retail, restaurant, office, medical, hospitality, personal services, and other commercial development opportunities, subject to applicable approvals.

Whether you're an owner-user seeking a strategic business location or an investor/developer looking for a redevelopment opportunity in a high-demand commercial corridor, this site offers exceptional flexibility and long-term potential. Its prime location near the airport, major interstate highways, and established commercial and industrial centers makes it well suited for a variety of commercial projects.

LOCATION DESCRIPTION

Ideally located in South Metro Atlanta, this property offers excellent access to Hartsfield-Jackson Atlanta International Airport, just minutes away. Conveniently situated near I-285, I-75/I-85, and Jonesboro Road, the site provides outstanding connectivity to downtown Atlanta and the region's major transportation corridors. Surrounded by established commercial and industrial development, this location is well suited for a variety of commercial uses.

PROPERTY HIGHLIGHTS

- ZONED C2/GENERAL COMMERCIAL - CORNER LOT EXPOSURE - ±2.59 ACRES
- MINUTES FROM ATLANTA AIRPORT - EASY ACCESS TO MAJOR HIGHWAYS

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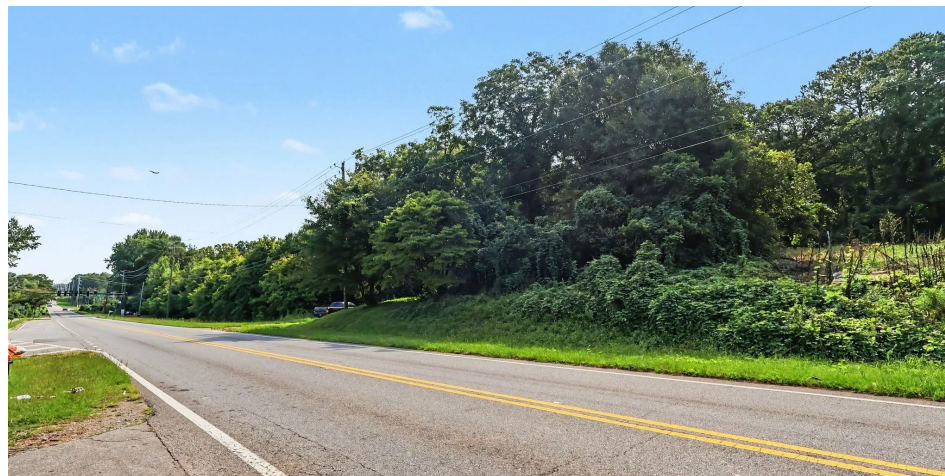


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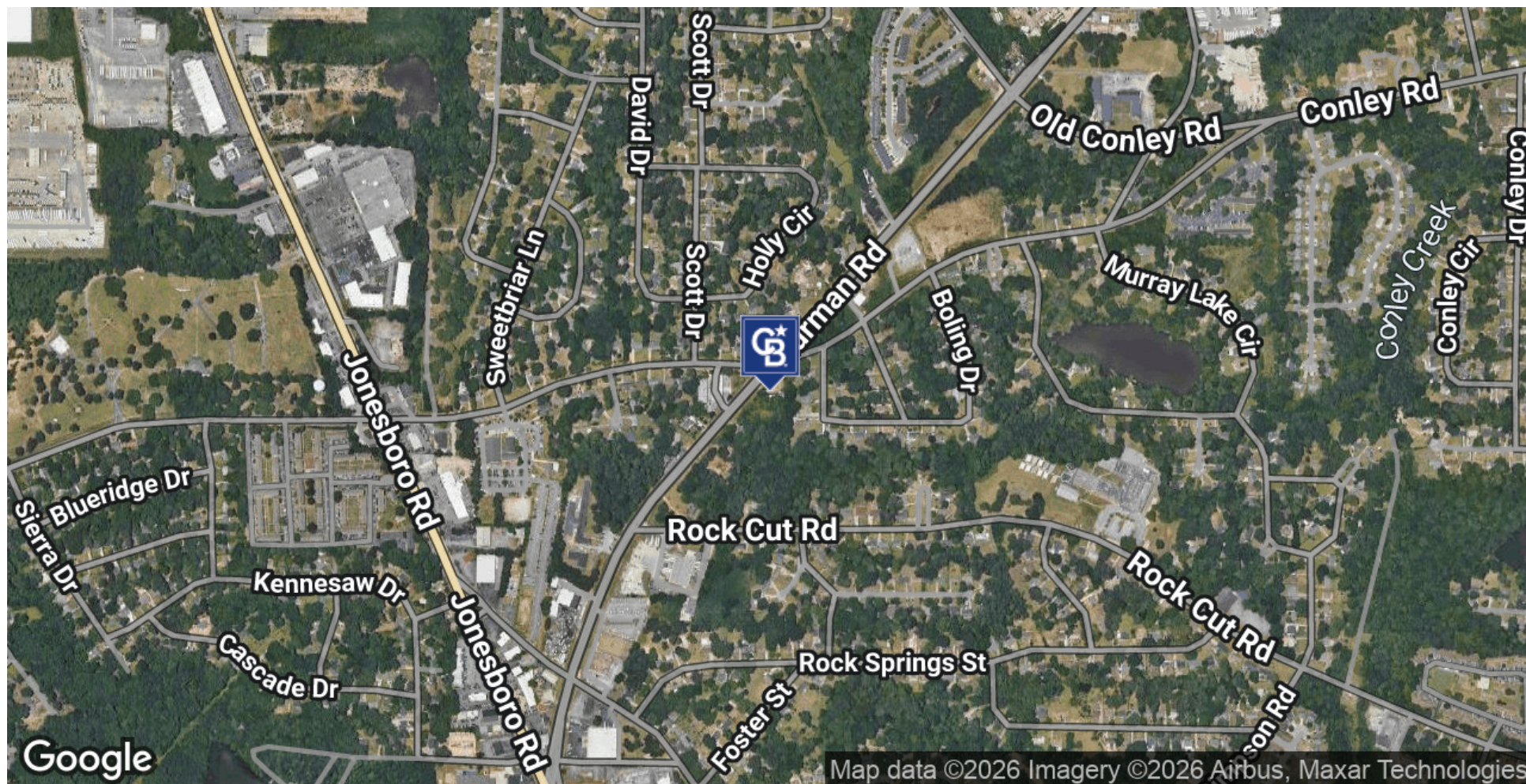


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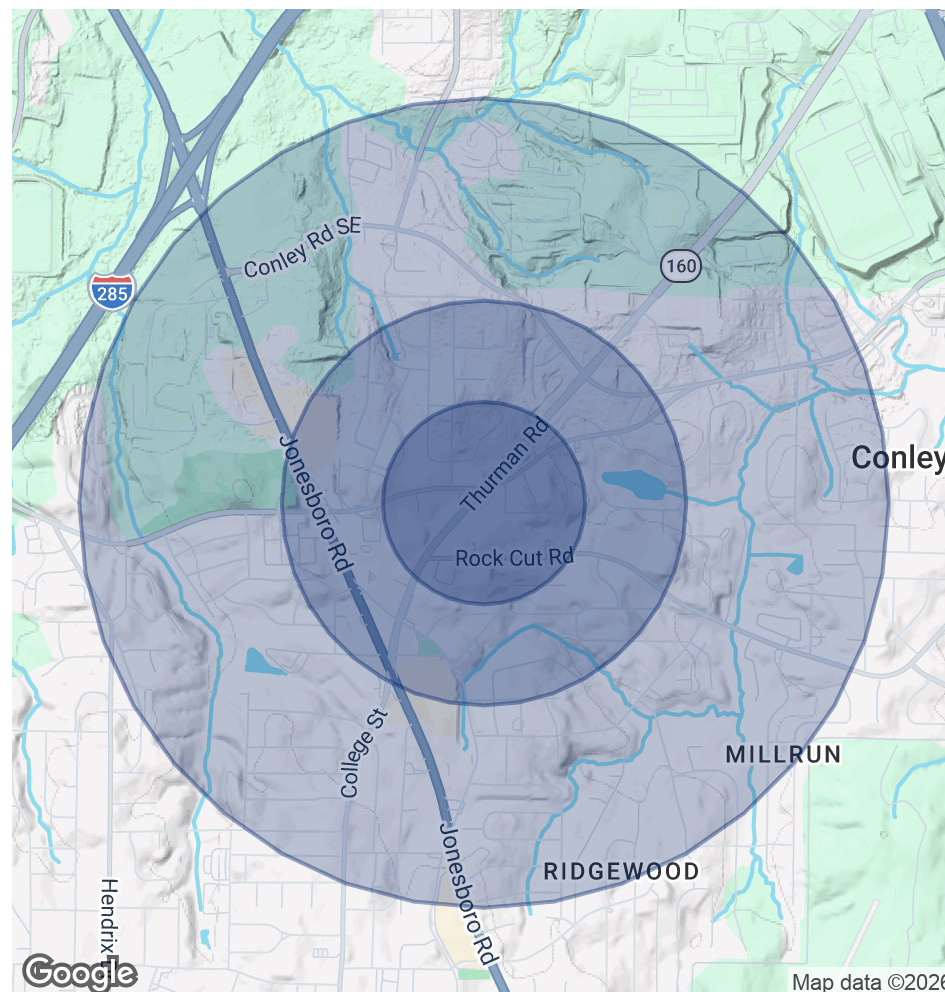
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	540	2,292	7,097
Average Age	38.4	37	37.7
Average Age (Male)	38.7	38.2	39.3
Average Age (Female)	39.2	38.4	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	839	2,667
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$60,439	\$58,994	\$61,897
Average House Value	\$64,261	\$95,237	\$178,393

2023 American Community Survey (ACS)



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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