

2130 Newnan Street

2130 Newnan St. East Point, GA 30344



FOR SALE

Julius Braxton
443.414.1082
j.braxton@bellstreet.com


BellStreet

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For Sale

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Property Description

Offering four contiguous parcels along Newnan Street and Hawthorne Way in East Point, this special purpose opportunity provides expansive flexibility for redevelopment or owner-occupant initiatives. The assemblage delivers significant frontage and depth for custom planning, with site configurations tailored for specialized programs, institutional uses, or adaptive reuse. Strategically aligned parcels create efficiency in access, circulation, and site design, while allowing for phased development or consolidation. This offering presents a rare blank canvas in a well-established trade area, inviting a thoughtful investor to craft a bespoke project that meets the unique demands of today's marketplace.

Offering Summary

Sale Price:	Subject to Offer
Lot Size:	1.65 Acres
Building Size:	46,608 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	252	857	3,431
Total Population	550	1,800	6,925
Average HH Income	\$82,448	\$67,693	\$70,368

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Building Information

Year Built 1950

Property Highlights

- Four contiguous parcels providing a cohesive special purpose land assemblage
- Exceptional frontage along Newnan Street with Hawthorne Way exposure
- Ideal for redevelopment or owner-occupied special purpose programming
- Opportunity for phased development or full-site consolidation
- Strategic parcel configuration supports flexible site planning
- Well-suited for institutional, automotive, or niche commercial uses
- Potential for adaptive reuse aligned with investor vision
- Rare offering in East Point allowing custom project execution
- Assembly offers efficient access and circulation potential
- Captures demand for specialized commercial real estate inventory

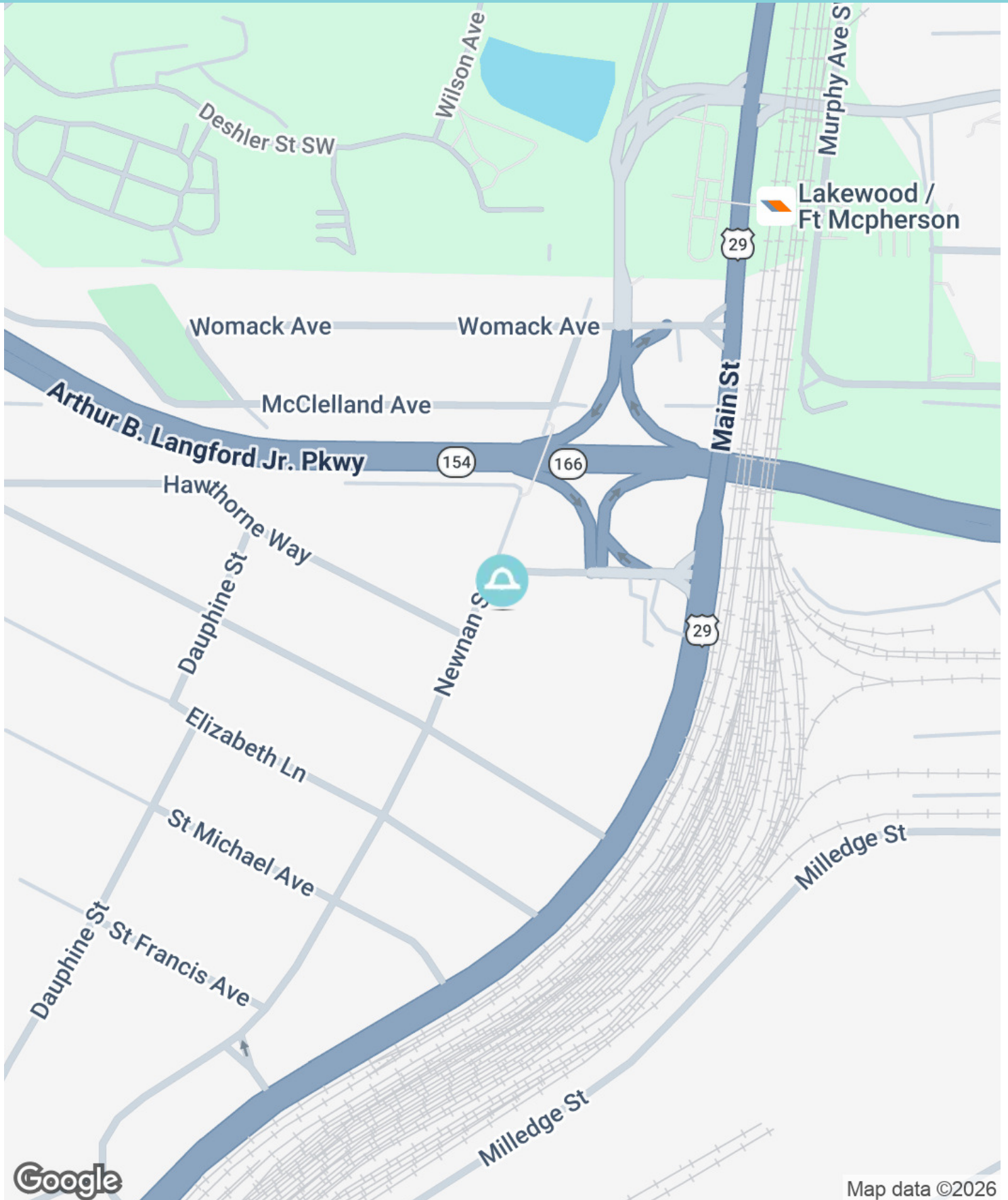
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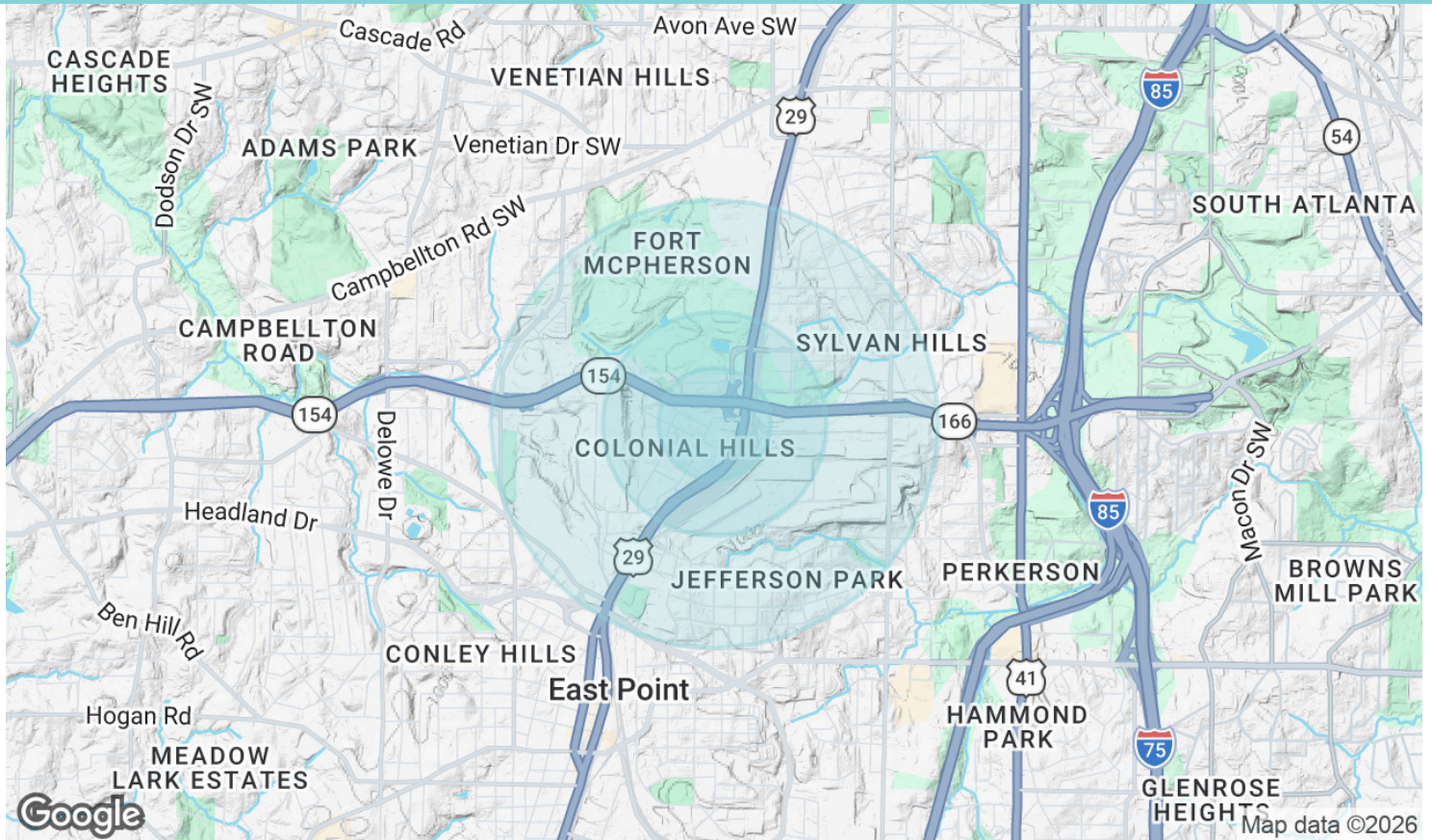
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	550	1,800	6,925
Average Age	34.5	36.0	38.4
Average Age (Male)	36.5	38.2	39.2
Average Age (Female)	32.5	34.8	39.6

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	252	857	3,431
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$82,448	\$67,693	\$70,368
Average House Value	\$274,359	\$280,275	\$276,292

2023 American Community Survey (ACS)