

# AIRPORT OFFICE FOR LEASE



485 ATLANTA SOUTH PARKWAY, SUITE 335, ATLANTA, GA 30349  
LEASING PACKAGE

AVAILABLE  
SPACE

ATLANTA, GA  
RISEPROP.COM  
404.500.8961



**JARED SIEGEL**  
678.641.3770  
jared@riseprop.com



**DAVID EVANS**  
470.358.1783  
david@riseprop.com

# PROPERTY SUMMARY



## YEAR BUILT

1988



## SQUARE FOOTAGE

23,009



## STORIES

1



## ZONING

GB (General Business)



## PARKING

6.40 / 1,000 SF



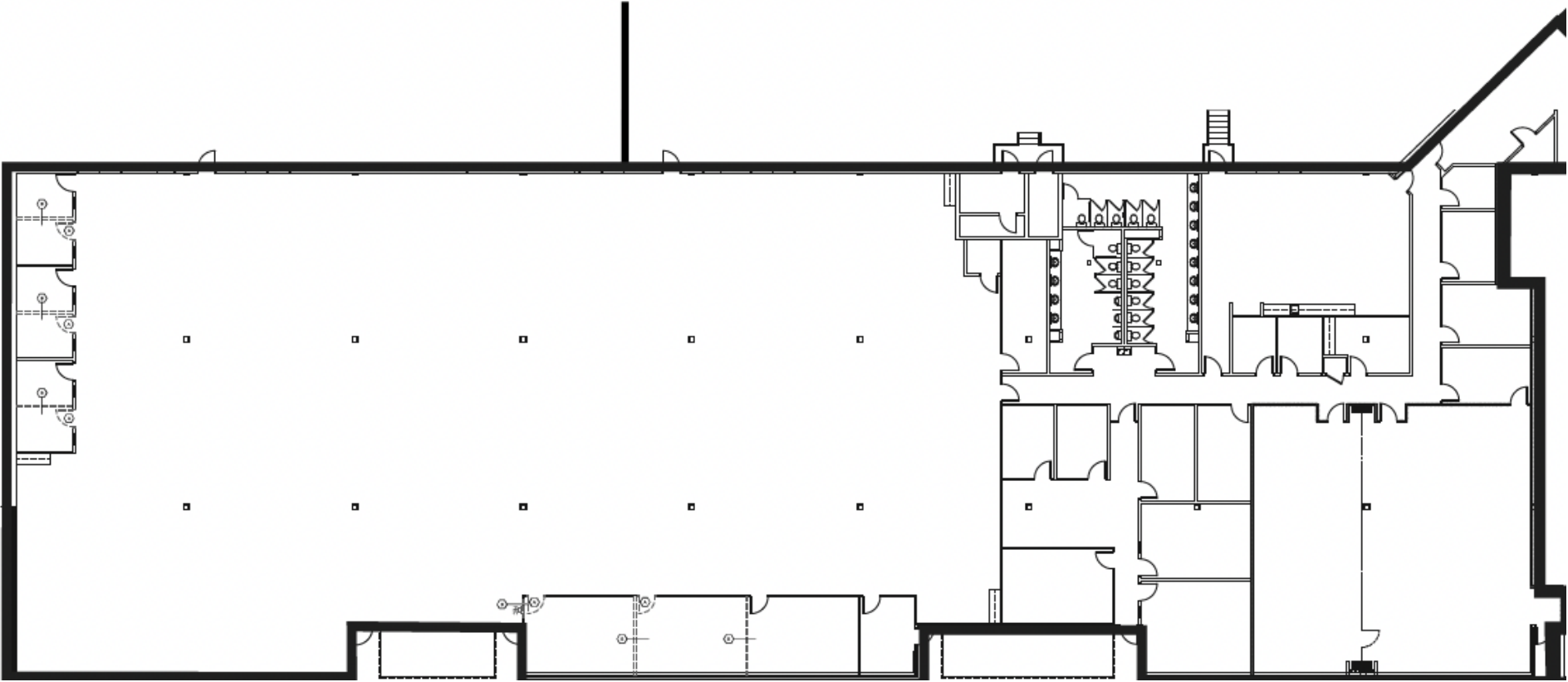
## HIGHLIGHTS

- Monument and Building Signage Available
- 10 Minutes from Hartsfield-Jackson International Airport
- Immediate Access to I-75
- Turnkey Former Division of Child and Family Services

# FLOOR PLAN

## SUITE 335

23,009 SF



# LOCATION SUMMARY

## SOUTH ATLANTA / HAPEVILLE – COLLEGE PARK CORRIDOR

485 Atlanta South Parkway is strategically positioned within one of South Atlanta's most established commercial and industrial corridors, offering immediate access to the region's most critical transportation and employment drivers. The property benefits from close proximity to Hartsfield-Jackson Atlanta International Airport, major interstate infrastructure, and a deep, diverse labor pool—making it an ideal location for logistics, service, flex, office, and aviation-adjacent users.

### Market Overview

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South Atlanta serves as a core logistics and employment hub for the metro area, supported by airport operations, interstate connectivity, and continued public and private investment. The Atlanta South Parkway corridor is characterized by a stable mix of industrial, flex, office, and service-oriented users, providing strong fundamentals and sustained demand.

- **Population:** 120,000+ within a 5-mile radius (est. 2025)
- **Median Household Income:** \$65,000+
- **Workforce Base:** Strong concentrations in logistics, aviation, transportation, manufacturing, and business services
- **Growth Drivers:** Airport expansion, infrastructure investment, and continued industrial absorption

### Economic & Business Landscape

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The surrounding area is anchored by some of the region's largest employers and economic initiatives, reinforcing long-term stability and demand.

- **Hartsfield-Jackson Atlanta International Airport:** OWorld's busiest airport and major employment center
- **Delta Air Lines:** Global headquarters and significant operational presence
- **Porsche North America Headquarters:** Corporate anchor in nearby Hapeville
- **Aerotropolis Atlanta:** Economic development initiative focused on logistics, aviation, and advanced manufacturing
- **Industrial & Flex Clusters:** Numerous logistics, service, engineering, and distribution companies along Cobb Pkwy, Bells Ferry Rd, and Barrett Pkwy
- **Dense industrial and logistics clusters** along I-85, I-75, I-285, and Camp Creek Parkway

### Commercial Real Estate Fundamentals

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South Atlanta remains one of Metro Atlanta's most active submarkets for industrial and flex space, driven by proximity to the airport and interstate access.

- **Strategic Connectivity:** Immediate access to I-85, I-75, I-285, and airport cargo facilities
- **Diverse Inventory:** Warehouse, flex, office/service, and aviation-support uses
- **Sustained Demand:** Strong interest from logistics, last-mile distribution, service, and owner-user groups
- **Ongoing Investment:** Continued public and private capital tied to airport-related growth

### Regional Access & Amenities

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The property offers exceptional accessibility while benefiting from nearby retail, dining, and residential support.

- Direct access to Atlanta's primary interstate network
- Quick connectivity to Downtown Atlanta, Midtown, Buckhead, and South Fulton
- Proximity to Camp Creek Marketplace, national retailers, hotels, and services
- Established surrounding communities supporting a stable workforce base

# AREA DEMOGRAPHICS

## POPULATION

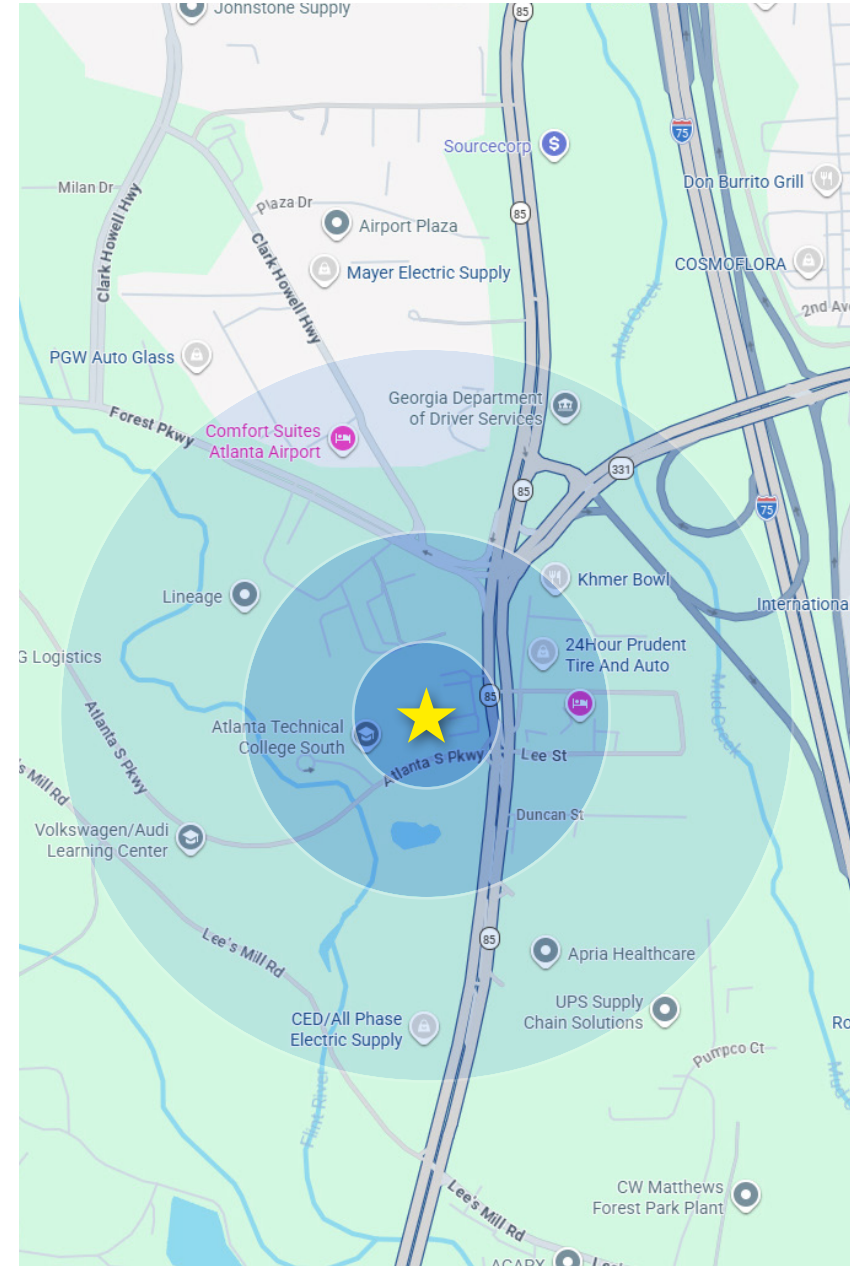
	1 MILES	3 MILES	5 MILES
2020 Population	1,892	61,411	174,231
2024 Population	1,740	60,621	178,916
2029 Population Projection	1,707	60,348	181,197
Annual Growth 2020-2024	-2.00%	-0.30%	0.70%
Annual Growth 2024-2029	-0.40%	-0.10%	0.30%
Median Age	34.9	33.4	34.7
Bachelor's Degree or Higher	7%	14%	18%

## HOUSEHOLDS

2020 Households	897	23,914	65,380
2024 Households	822	23,536	67,089
2029 Households Projection	805	23,422	68,005
Annual Growth 2020-2024	-1.60%	0.20%	0.70%
Annual Growth 2024-2029	-0.40%	-0.10%	0.30%
2020 Households	126	6,675	25,590
2024 Households	679	16,747	42,415
2029 Households Projection	2.1	2.5	2.6
Annual Growth 2020-2024	1	1	2
Annual Growth 2024-2029	\$15.4M	\$494.2M	\$1.5B

## INCOME

Avg Household Income	\$55,893	\$55,339	\$60,576
Median Household Income	\$43,708	\$41,186	\$44,474
< \$25,000	201	6,582	17,806
\$25,000 - 50,000	249	7,606	19,477
\$50,000 - 75,000	138	3,742	11,053
\$75,000 - 100,000	89	2,086	7,446
\$100,000 - 125,000	117	2,143	5,399
\$125,000 - 150,000	26	437	2,224
\$150,000 - 200,000	0	601	2,197
\$200,000+	0	337	1,485





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*Manager Director*

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*Associate*

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**BUILDING RELATIONSHIPS. EXECUTING DEALS.**

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.