

FOR LEASE

3076 Campbellton Rd SW, Atlanta, GA 30311



PROPERTY OVERVIEW

This ±3,000 SF single-story commercial building on busy Campbellton Road in Atlanta is available for immediate lease. The property features a reception area, fifteen private suites/rooms, four restrooms, and a kitchenette, offering a flexible layout suitable for a wide range of business operations.

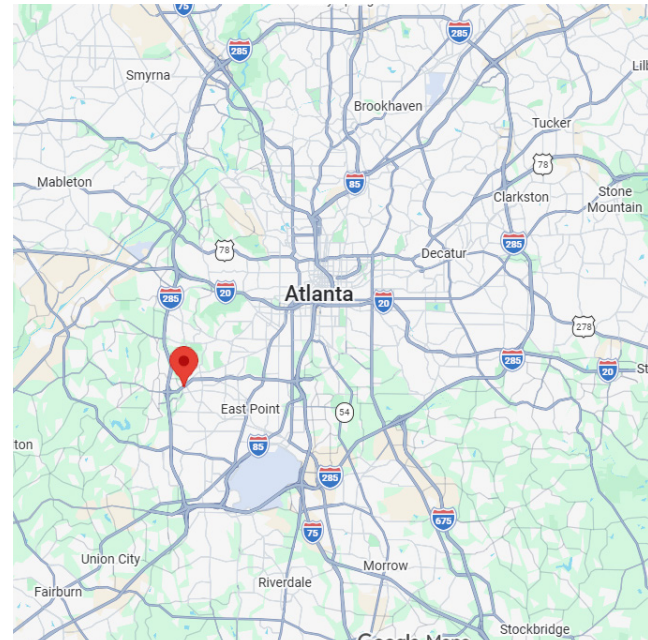
Located within the Greenbriar SPI District (SPI-30 SA3 – Subarea 3: Campbellton Road Mixed-Use Corridor), the property is ideally suited for office, retail, or medical. Potential uses include general office space, medical offices, or professional suites.

A standout feature of the property is the presence of plumbing hook-ups in nearly every office, making it especially attractive for medical or specialty service providers seeking turnkey functionality. With excellent visibility and access along busy Campbellton Road, this property presents a strong opportunity for businesses looking to establish or expand their presence in Southwest Atlanta.

The ±.5-acre site has two ingress/egress points and approximately 36 parking spaces. Nearby traffic counts just south on Campbellton Rd are ±19,300 VPD.

The property is located less than a mile from both Greenbriar Mall and I-285. Downtown Atlanta is just over 8 miles away and Atlanta's Hartsfield Jackson International Airport is ±5.5 miles away.

Available for lease at \$16.00/SF/YR. Tenant pays utilities, insurance and all maintenance with the exception of roof, structure and parking lot.



SPACE SIZE	LEASE RATE	AVAILABLE
±3,000 SF	\$16.00/SF/YR	Immediately

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CONTACT



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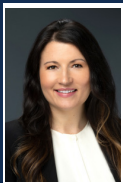
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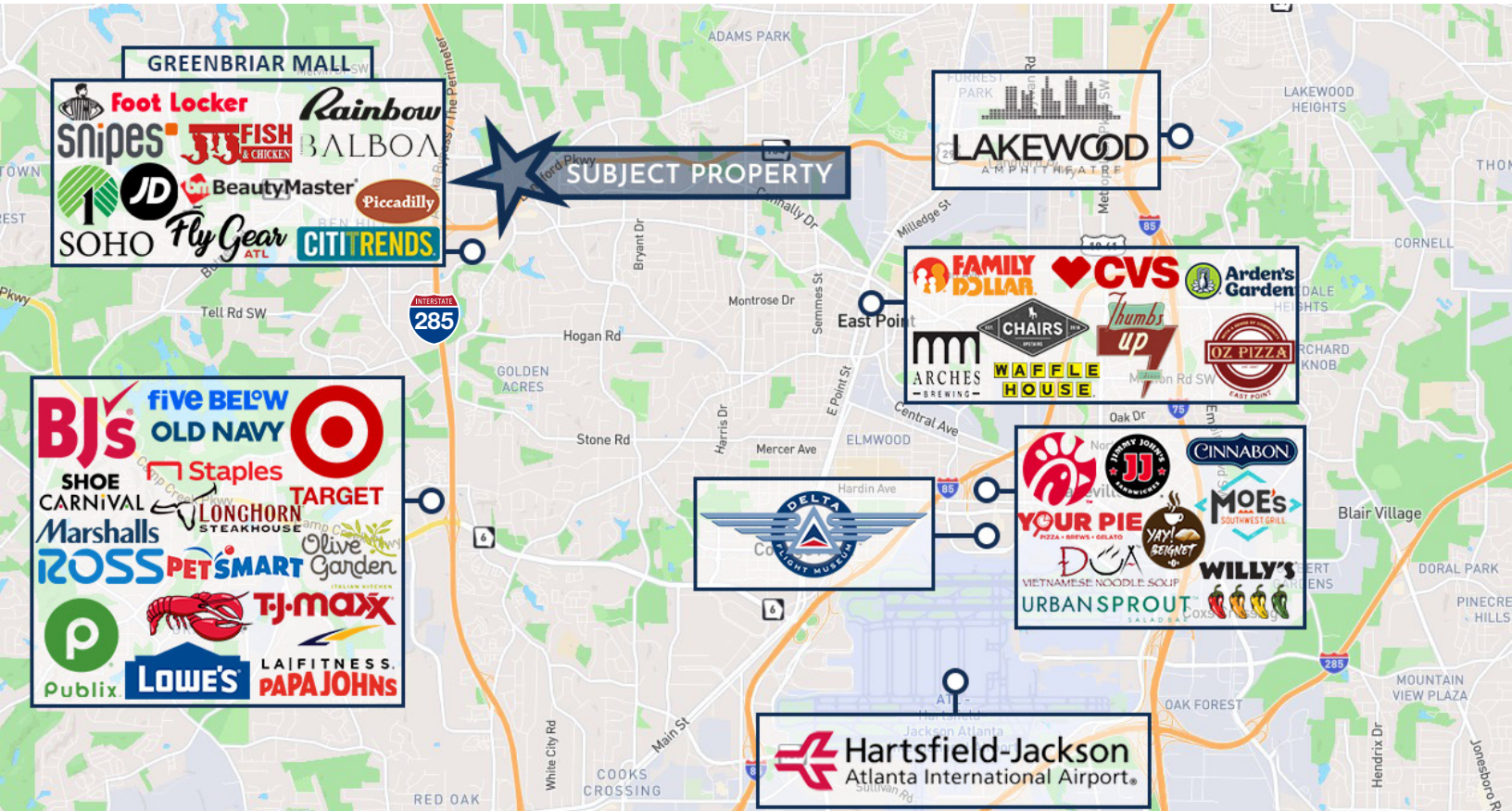


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DEMOGRAPHICS

	5 Min.	10 Min.	15 Min.
Population	15,011	98,441	305,236
Households	6,521	43,030	128,713
Avg. Household Income	\$77,461	\$78,008	\$84,300

Source: 2025 ESRI

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