

500 THORNTON RD SUITE 12

LITHIA SPRINGS GA, 30122

FOR LEASE

4,500 SF AUTOMOTIVE SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a leasing opportunity located at 500 Thornton Rd, Suite 12. This 4,500 SF automotive space offers a functional layout ideal for auto service, repair, or specialty vehicle users seeking a well-positioned and accessible location.

The property features eight roll-up doors, providing excellent access and workflow efficiency for high-volume operations. The space includes dedicated office area to support administrative and customer-facing needs, along with ample on-site parking for employees, customers, and vehicle storage.

Strategically located along Thornton Rd, the property offers strong visibility and convenient access to major transportation routes, making it well suited for automotive, service-based, and light industrial users.

Lease Rate: \$12.00 PSF (NNN)

For further details or inquiries, please reach out to Jonah Siegel.

HIGHLIGHTS

- 4,500 SF
- 8 Roll Up Doors
- Dedicated Office Space
- \$12.00 PSF NNN
- Ample Parking
- Automotive Space

// SUITE 12



// LOCATION OVERVIEW



ABOUT THE AREA: LITHIA SPRINGS

Lithia Springs, Georgia, is an expanding suburban area with great access to major highways such as I-20 and I-285, making it a prime location for businesses looking to connect with Atlanta and nearby regions.

Lithia Springs community is recognized for its close proximity to important retail, automotive, and industrial centers, drawing in a wide range of workers and customers. With its strategic location near Six Flags Over Georgia and various distribution hubs, it's an appealing area for automotive, retail, and service-based businesses.

The area offers a dynamic business climate with competitive rental rates and a welcoming local community in this rapidly growing region.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	17,400	79,500	177,600
Tot. Households	7,314	28,879	65,031
Avg. Household Income	\$51,000	\$66,000	\$70,800

// BROKER PROFILES



Jonah Siegel

Commercial Associate

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From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance. With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.connection therewith.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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