

2514 W POINT AVE UNIT 1

COLLEGE PARK, GA, 30337

FOR LEASE

4,300 SF OF FLEX/OFFICE SPACE



ESTY HOFFMAN

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity at 2514 West Point Ave, Unit 1, in College Park, Georgia.

This versatile 4,300-square-foot flex/office space offers exceptional visibility, strong functionality, and a strategic location ideal for professional, service - based, or customer - facing businesses. The suite features a spacious conference room, a kitchen, restrooms, and a welcoming waiting area. Its flexible office layout provides efficient workspace options for administrative operations, private offices, or specialized business needs.

Located less than ten minutes from Hartsfield-Jackson Atlanta International Airport, this property offers unmatched accessibility for traveling clients and staff while benefiting from high traffic counts and connectivity within the thriving College Park business corridor.

For additional information or to schedule a private tour, please contact: Connie Bridges or Esty Hoffman.

HIGHLIGHTS

- 4,300 SF
- Flex/Office Space
- College Park
- \$3,500/MO
- High Traffic Count
- Close Proximity to Hartsfield-Jackson Atlanta International Airport

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: COLLEGE PARK, GA

Located in the College Park area near Hartsfield-Jackson Atlanta International Airport, West Point Avenue offers direct access to major interstates like I-285 and I-85, making it a key corridor for logistics, industrial, and service-based businesses. The area sits within the fast-growing Aerotropolis district, which is attracting increased public and private investment.

For investors, West Point Avenue presents a rare opportunity to acquire well-positioned assets in a high-demand, high-accessibility zone. With strong rental potential, workforce availability, and ongoing infrastructure improvements, this corridor offers both reliable income and long-term appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	16,100	89,500	234,100
Number of Employees	12,100	68,900	182,400
Avg. Household Income	\$46,900	\$56,800	\$57,400

// BROKER PROFILES



Esty Hoffman
Listing Agent
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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



Connie Bridges
Commercial Associate
678.758.1011

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Connie Bridges is a dedicated commercial real estate professional with Swartz Co Commercial, serving the Atlanta, GA area. Specializing in land acquisition for senior housing developments and expert tenant and landlord representation, Connie offers strategic guidance and market insight to investors, developers, and property owners seeking to maximize their commercial real estate opportunities.

With a focus on land for senior housing, Connie leverages her deep understanding of site selection, zoning, and market trends to help clients identify and secure optimal locations for new senior living communities. Her expertise ensures that developers and investors can navigate complex transactions with confidence.

Known for her tenacity, responsiveness, and commitment to client success, Connie Bridges is a trusted partner for commercial real estate solutions in Atlanta, delivering exceptional results tailored to each client's unique goals.

// 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.

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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