



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

JONESBORO RETAIL & MEDICAL SPACE AVAILABLE

B2: 1,100 SF Retail

B3: 3,078 SF Medical

B6: 1,100 SF Retail (Under the Sink Grease Trap)

Near US 41, Jonesboro Rd, Hwy 138

Pylon Signage

SPIVEY PLAZA

1423 STOCKBRIDGE ROAD, B2, B3, B6

JONESBORO, GA 30236

DONALD B. EDWARDS, JR.

Associate Broker/Commercial Director

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119563, GA





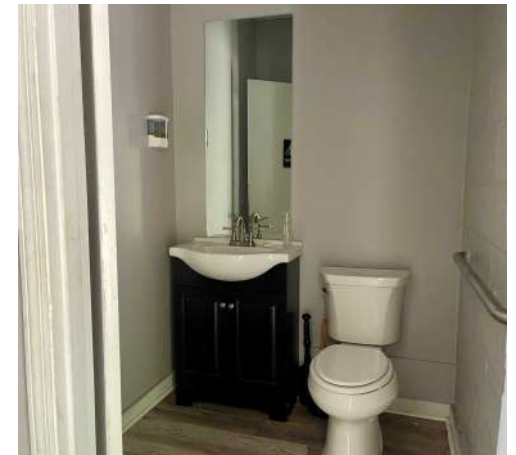
Property Overview

Highly visible retail center on the busy Stockbridge Rd. in Jonesboro, GA. Spivey Plaza has a dedicated turn lane, two access points, pylon signage and ample parking, making this space everything a thriving business needs. The spaces available: a former dance studio, a medical office and a former bakery with an under the sink grease trap. Spivey Plaza neighbors include: Lucky's Grocery Store, IV Hydration and Builders of Tomorrow. Suites can be combined for a total of 4,100 sq ft.

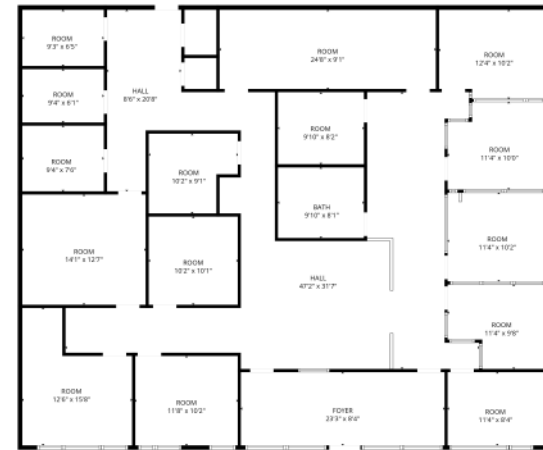
Property Highlights

- Updated exterior offering excellent curb appeal
- Pylon signage and building signage
- High visibility and traffic counts (10,500)
- General Business zoning for variety of uses
- Ample parking, two access points, dedicated turn lane
- Near City Green/Center
- Convenient to Hwy 54, Hwy 138 and US 41
- 10 Miles to Hartsfield-Jackson International Airport

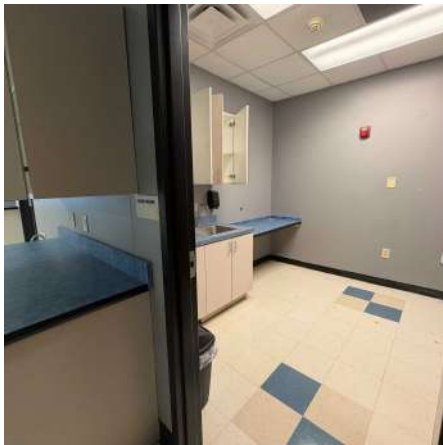
Address::	1423 Stockbridge Road
City, ST, Zip:	Jonesboro, GA 30236
County:	GA - Clayton
Available:	1,100-4,100 sq ft
Parking Ratio:	10:1000
Type:	Retail



Ample Parking for overflow cars or trucks
1,100 SF - \$16.36 + \$2.73 CAM = \$1,749.92

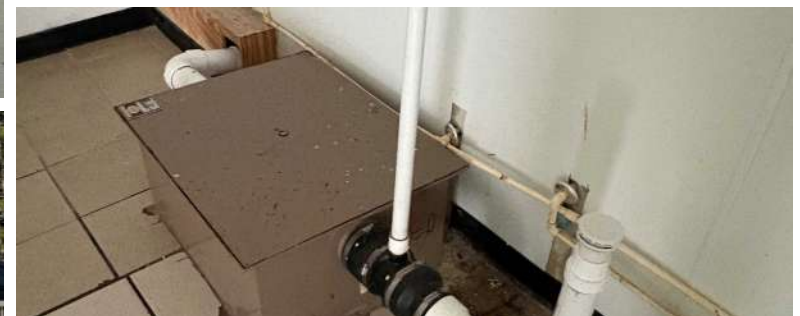
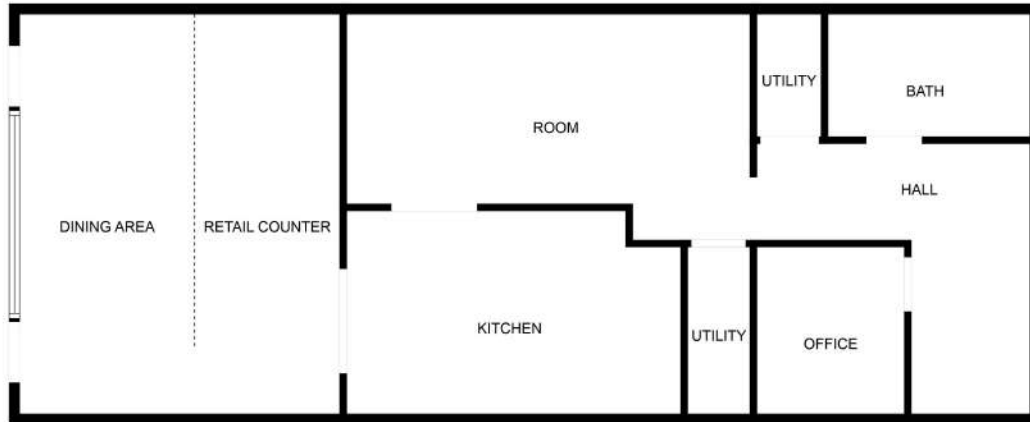


FLOOR PLAN CREATED BY CURICUSA APP. MEASUREMENTS OBTAINED VISUALLY BUT NOT GUARANTEED.

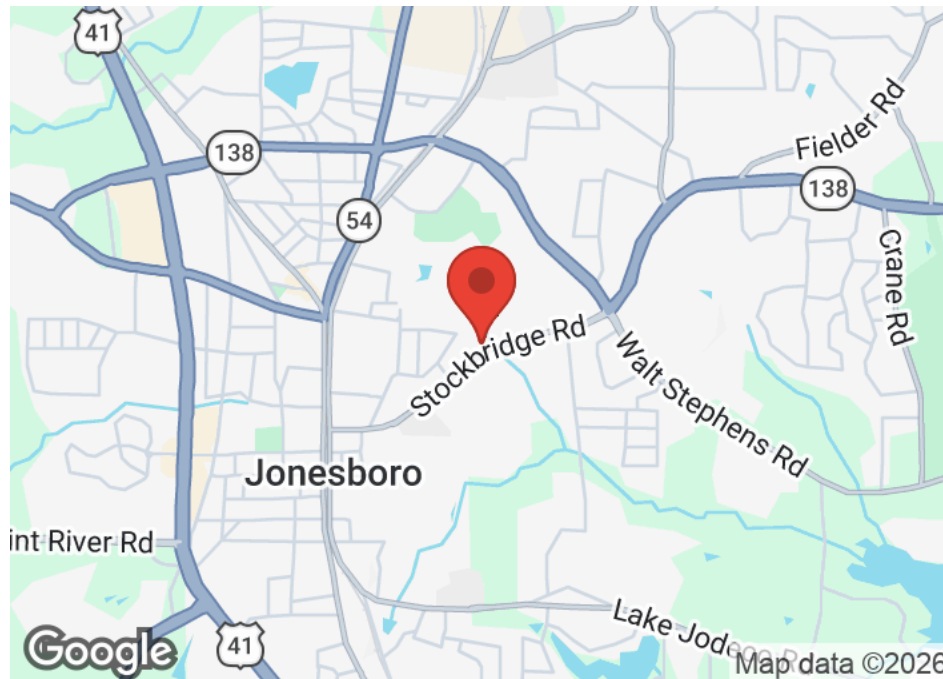


**Medical Office Build Out
Ready for Occupancy
Nurses Station, Sinks in rooms
3,078 SF
Asking \$32.00 psf/yr + CAM \$2.73 psf/yr
\$8,908.25 monthly**

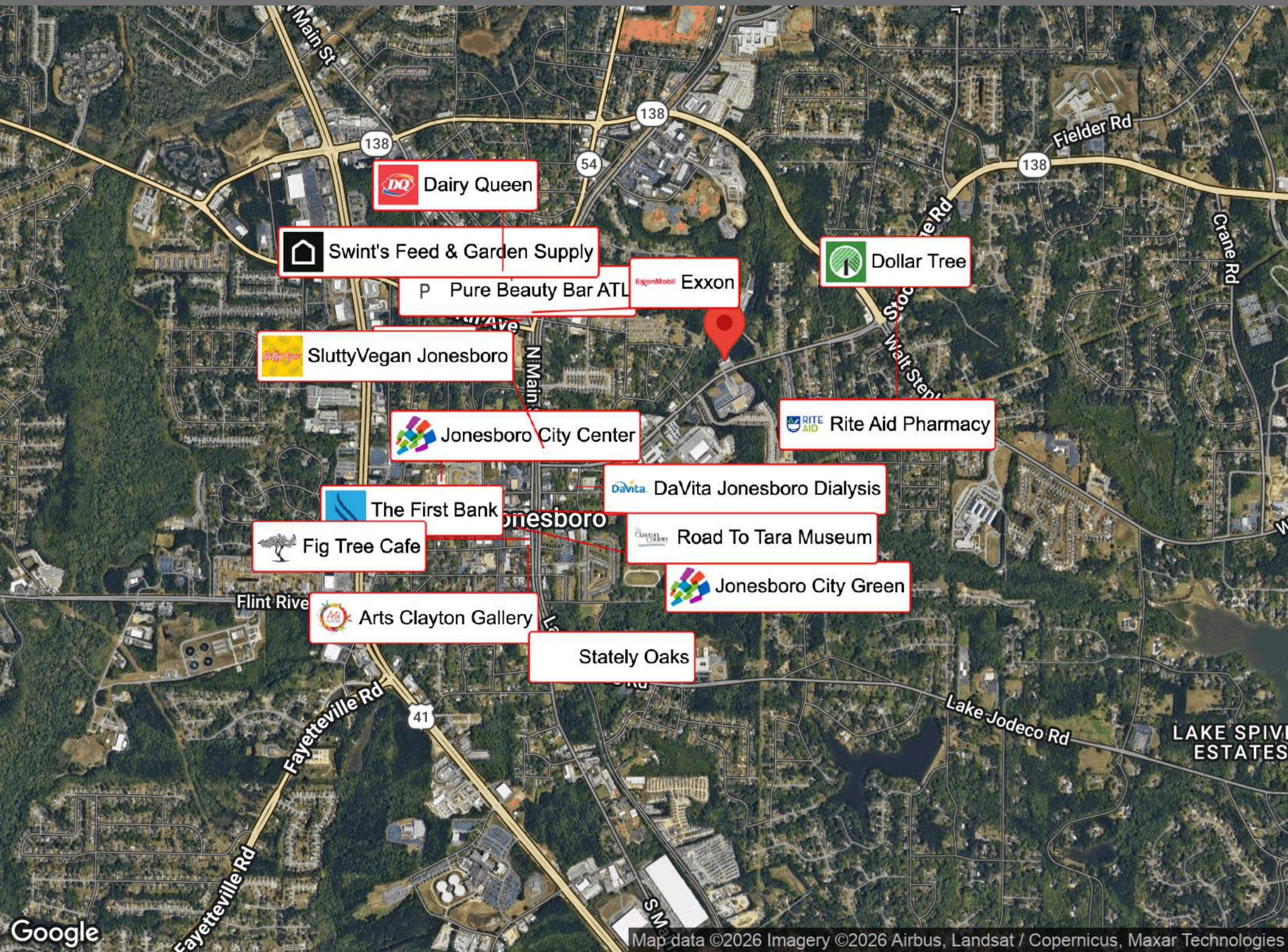




Former bakery with an under the sink grease trap. Ample Parking for overflow cars or trucks. 1,100 SF - \$16.36 + \$2.73 CAM = \$ 1,749.92 / month.



Spivey Plaza is convenient to Hwy 138 (Walt Stephens Rd), Jonesboro Rd (Hwy 54) and US 41. Just a quick 3 minutes to the desirable Lee Park and City Center and surrounded by new development. It's just 10 miles to the Hartsfield-Jackson International Airport or 15 miles from the vibrant and bustling Downtown, Grant Park and Beltline.



 Dairy Queen

 Swint's Feed & Garden Supply

P Pure Beauty Bar ATL  Exxon

 Dollar Tree

 SluttyVegan Jonesboro

 Jonesboro City Center

 Rite Aid Pharmacy

 The First Bank

 DaVita Jonesboro Dialysis

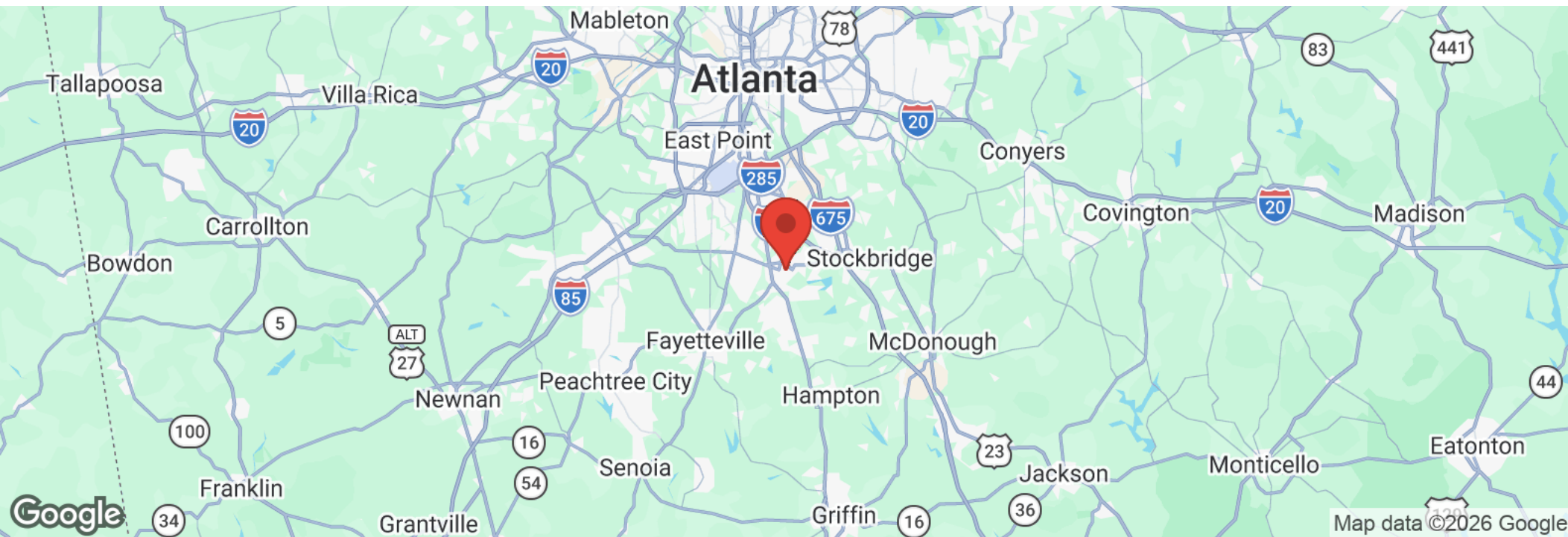
 Fig Tree Cafe

 Road To Tara Museum

 Jonesboro City Green

Flint River  Arts Clayton Gallery

Stately Oaks

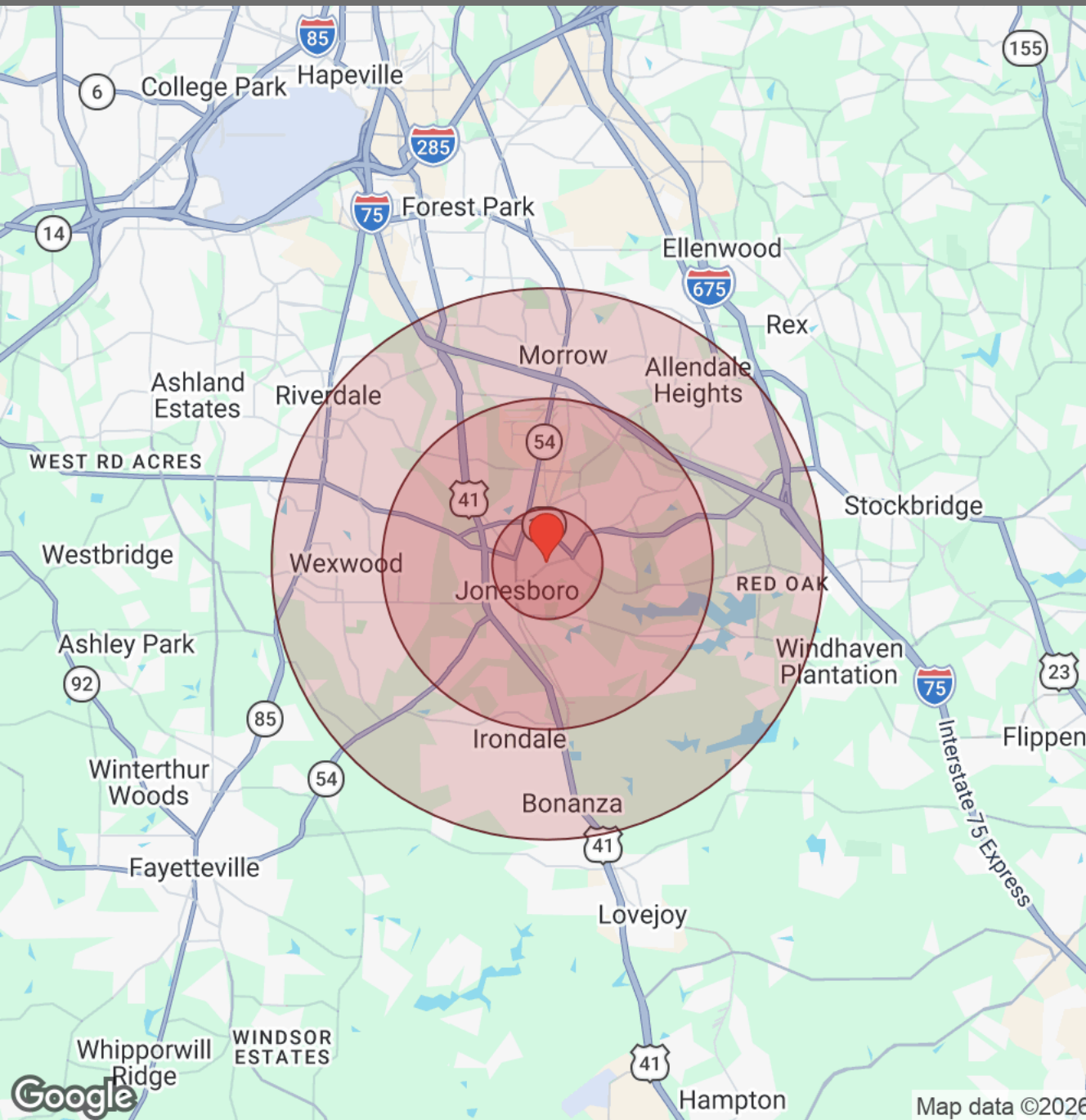


Jonesboro, GA

Uncover Jonesboro, Georgia, a historical gem with growth and development in Clayton County, located just 10 miles from the Atlanta Airport and a short 15-miles to downtown Atlanta. This tight-knit community provides a small-town allure while offering easy access to modern amenities. Immerse yourself in local festivals, green spaces, and a rich history.



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,148	28,148	84,826
Female	2,560	31,073	94,761
Total Population	4,708	59,221	179,587

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	567	5,821	15,427
Black	3,178	41,520	124,400
Am In/AK Nat	7	77	216
Hawaiian	2	12	54
Hispanic	574	7,539	24,532
Asian	268	2,943	11,027
Multiracial	92	1,090	3,340
Other	20	213	593

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,925	23,581	70,254
Occupied	1,768	21,765	64,757
Owner Occupied	846	10,706	31,737
Renter Occupied	922	11,059	33,020
Vacant	157	1,816	5,497

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	990	11,833	36,981
Ages 15 - 24	655	8,386	27,102
Ages 25 - 54	1,757	23,537	72,282
Ages 55 - 64	560	7,007	21,023
Ages 65+	746	8,459	22,198

Income	1 Mile	3 Miles	5 Miles
Median	\$50,842	\$67,504	\$65,082
Under \$15k	376	2,379	6,539
\$15k - \$25k	117	919	3,740
\$25k - \$35k	208	2,119	5,686
\$35k - \$50k	177	2,162	8,121
\$50k - \$75k	195	4,248	12,355
\$75k - \$100k	345	2,928	9,527
\$100k - \$150k	195	3,737	10,879
\$150k - \$200k	31	1,551	4,257
Over \$200k	125	1,721	3,652

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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