



Create. Gather. Grow.

The Rest Spot: Reimagine the Possibilities

SALES FLYER | 1951 OLD CONCORD ROAD SOUTHEAST | SMYRNA, GA

Exclusively Listed by

Charlie Gonzalez - Associate | (404) 918-5050 | Charlieg@kw.com | 361032, Georgia

KW Commercial | First Atlanta

200 Glenridge Point Parkway

Atlanta, GA 30342

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

www.kwcommercial.com

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Charlie Gonzalez - Associate

 (404) 918-5050

 CharlieG@kw.com

 361032, Georgia

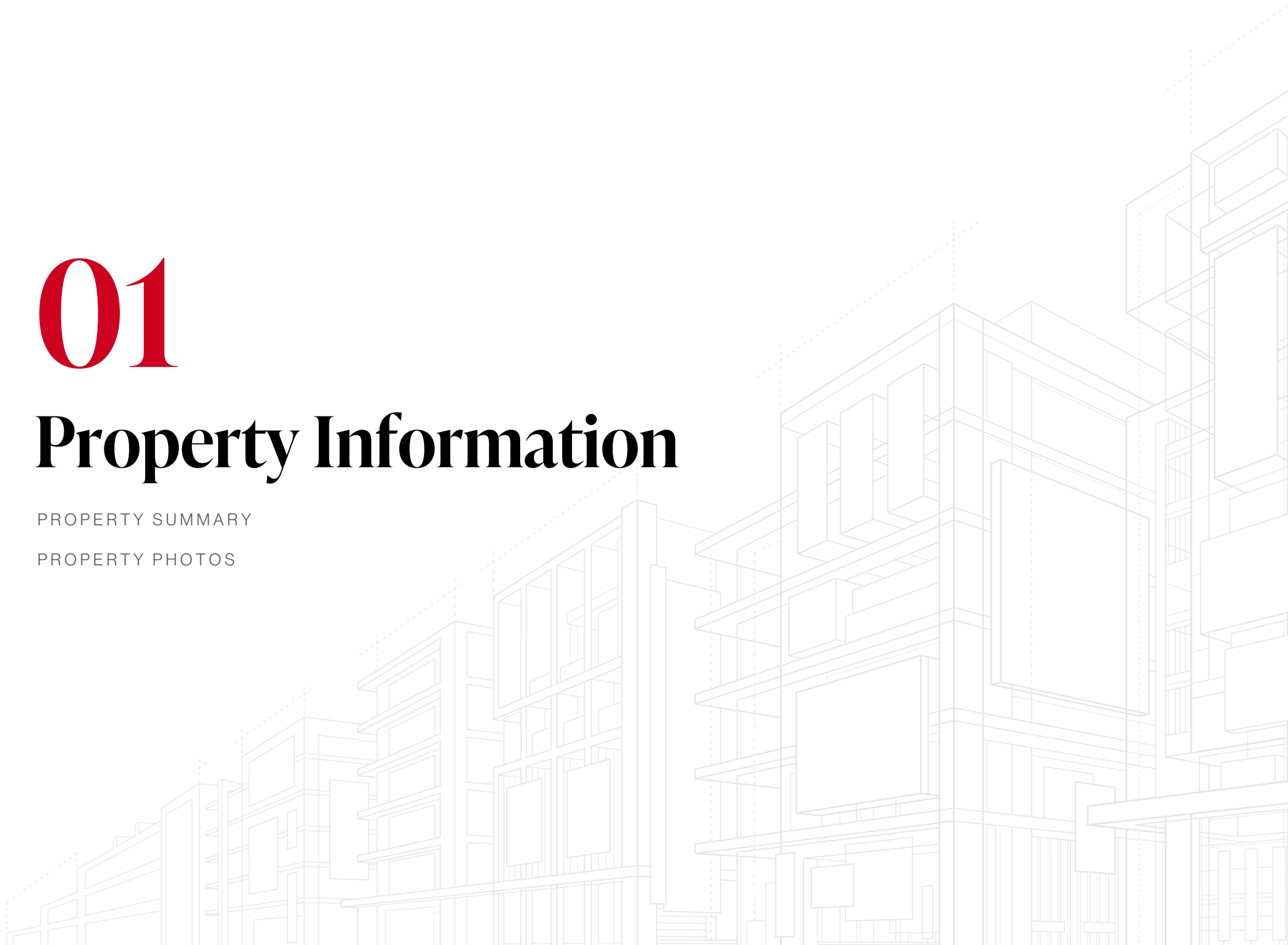
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

01

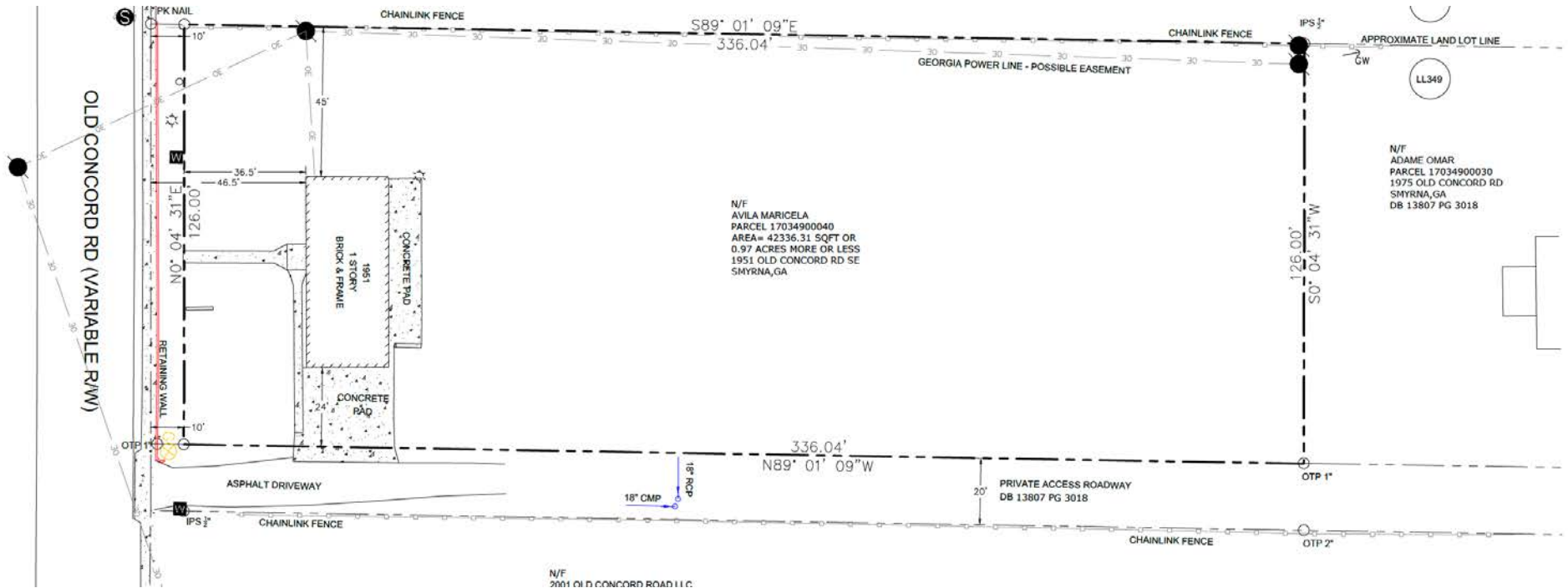
Property Information

PROPERTY SUMMARY

PROPERTY PHOTOS



Property Summary



Property Summary

APN:	17034900040
\$/SF (Land)	\$18.36
\$/SF Bldg	\$377
Building Size:	2,119
Lot Size:	42,336 SF
Parking:	Surface Parking
Property Type:	Mixed Use
Purchase Price:	\$800,000
Year Built:	1947
Zoning:	LRO

Property Overview

This 2,119-square-foot commercial property includes six buildings on a 0.97-acre lot in Smyrna, Georgia. Originally built in 1947 and renovated in 2024 and 2025, the property is currently home to The Rest Spot and is well suited for wellness, office, retail, or other commercial uses.

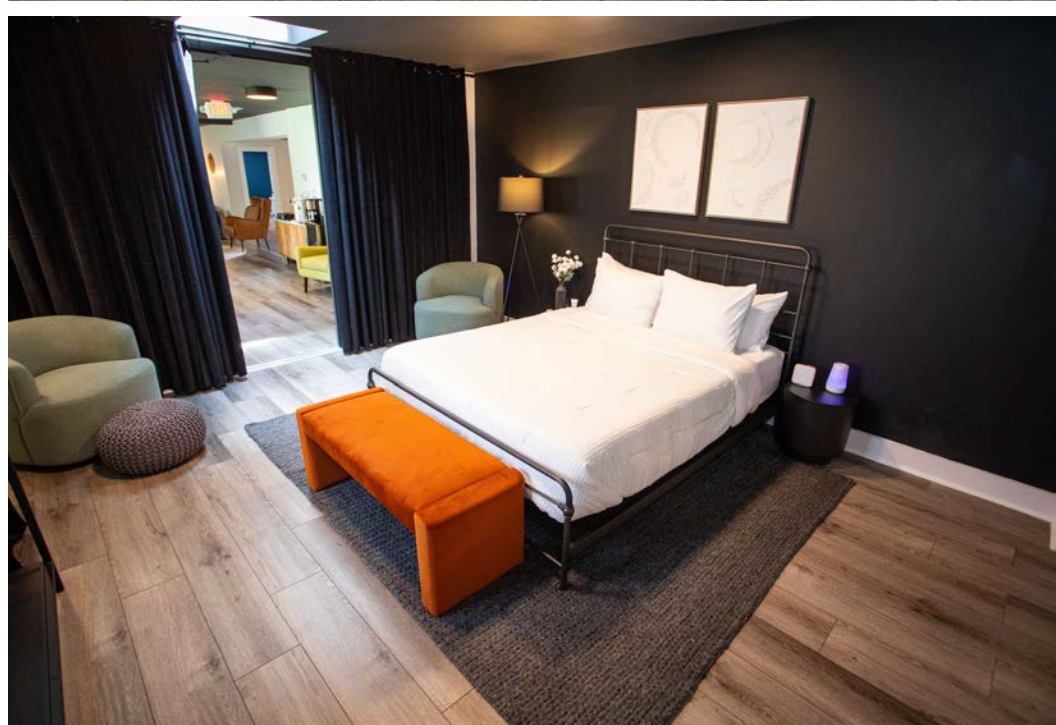
Located at 1951 Old Concord Road, the property offers frontage on Old Concord Road just minutes from Downtown Smyrna and The Battery, with convenient access to I-285, I-75, Atlanta Road, and South Cobb Drive. Zoned LRO (Low Rise Office District), it provides a flexible campus layout, updated interiors and systems, and a move-in-ready opportunity in an established mixed-use area.

Highlights

- * Turnkey Campus – Six renovated buildings (2024–2025) on 0.97 acres.
- * Flexible LRO Zoning – Ideal for office, wellness, medical, retail, and service uses.
- * Prime Smyrna Location – Minutes from Downtown Smyrna, The Battery, I-285, and I-75.
- * High-Visibility Site – Frontage on Old Concord Road in a growing commercial corridor.



Property Photos



Property Photos



02

Location Information

REGIONAL MAP

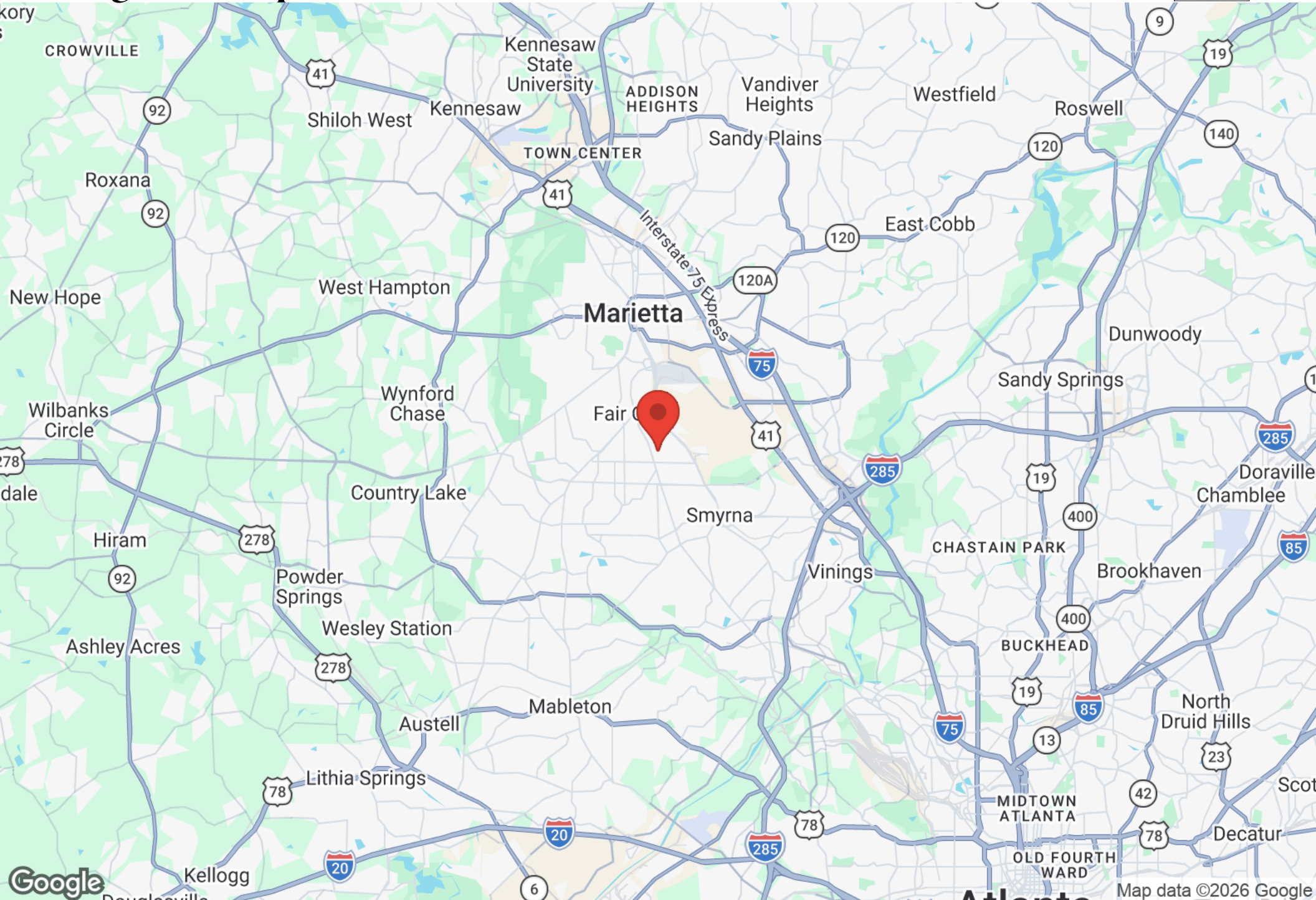
LOCATION MAPS

BUSINESS MAP

AERIAL MAP



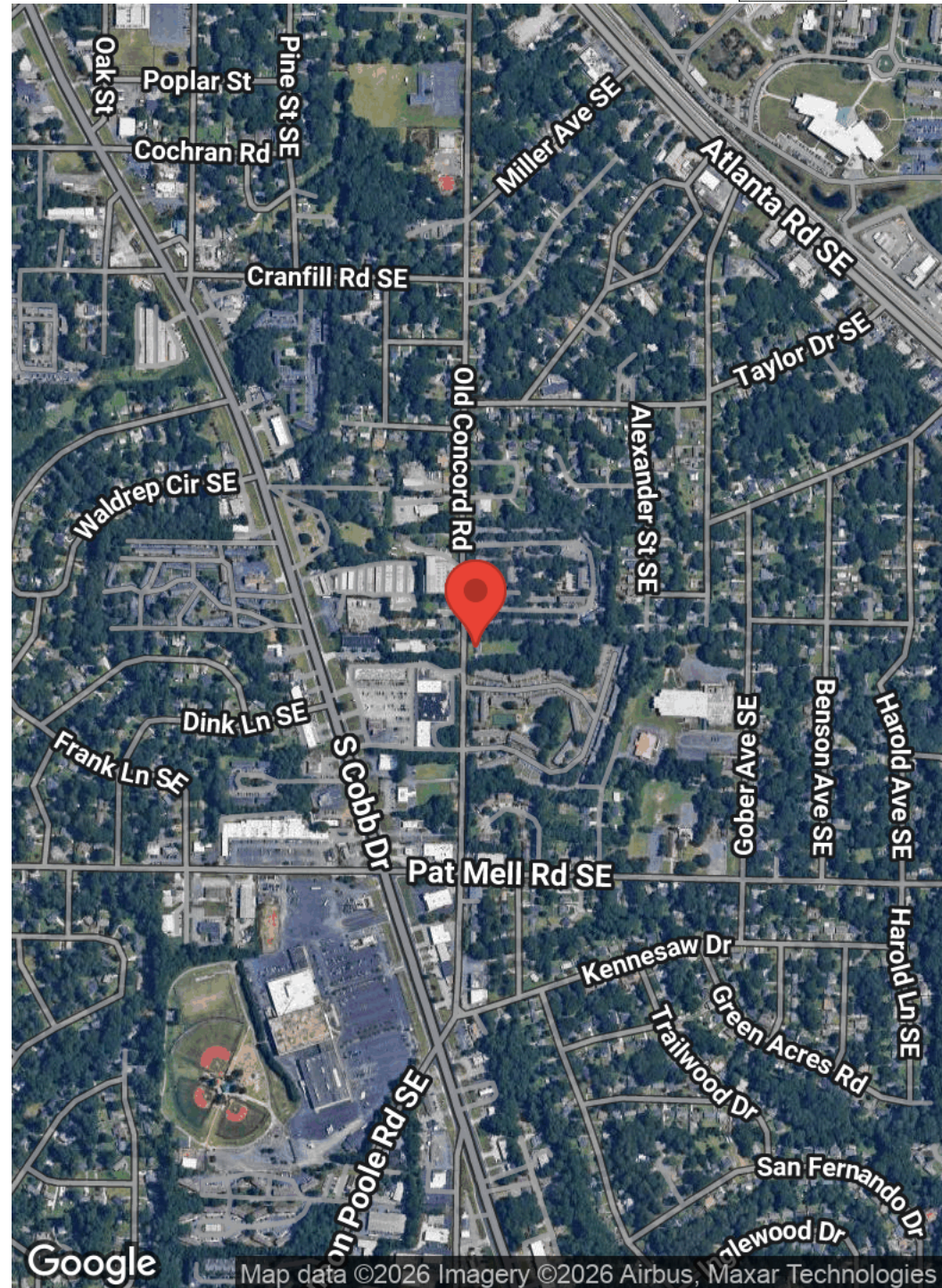
Regional Map



Location Maps



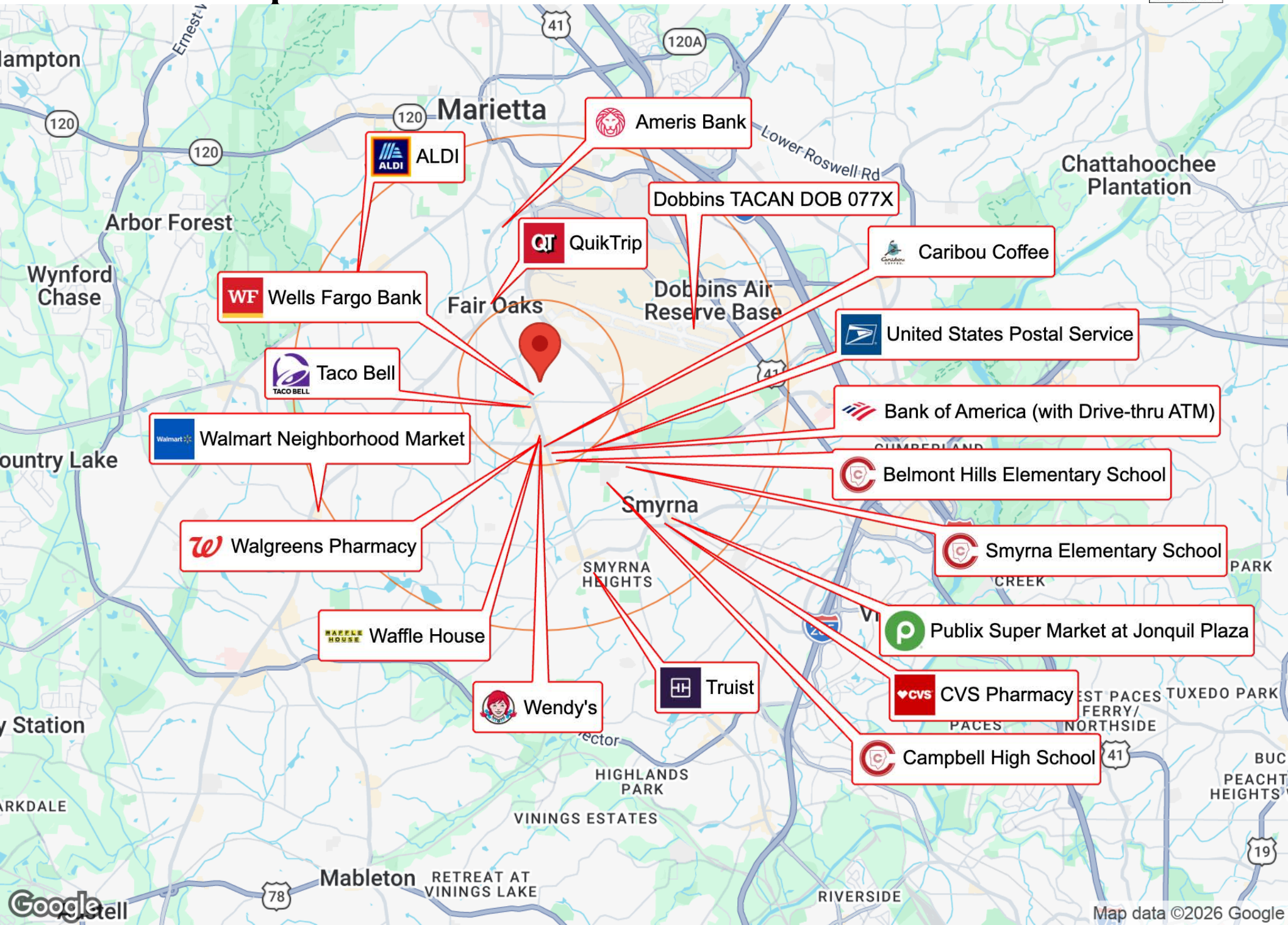
1951 OLD CONCORD ROAD | SMYRNA, GA



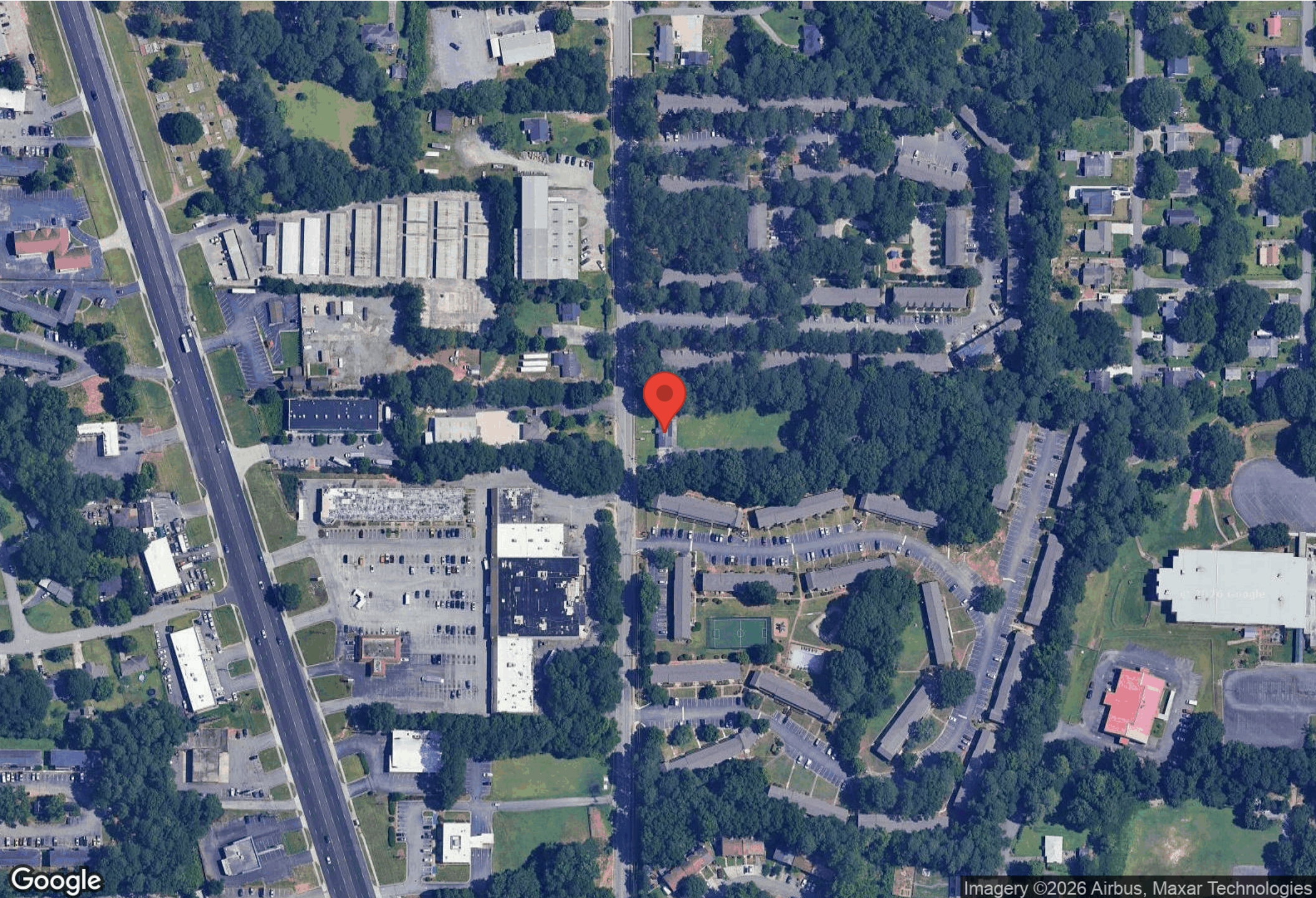
CHARLIE GONZALEZ • ASSOCIATE • (404) 918-5050 • CHARLIEG@KW.COM

PAGE 10

Business Map



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

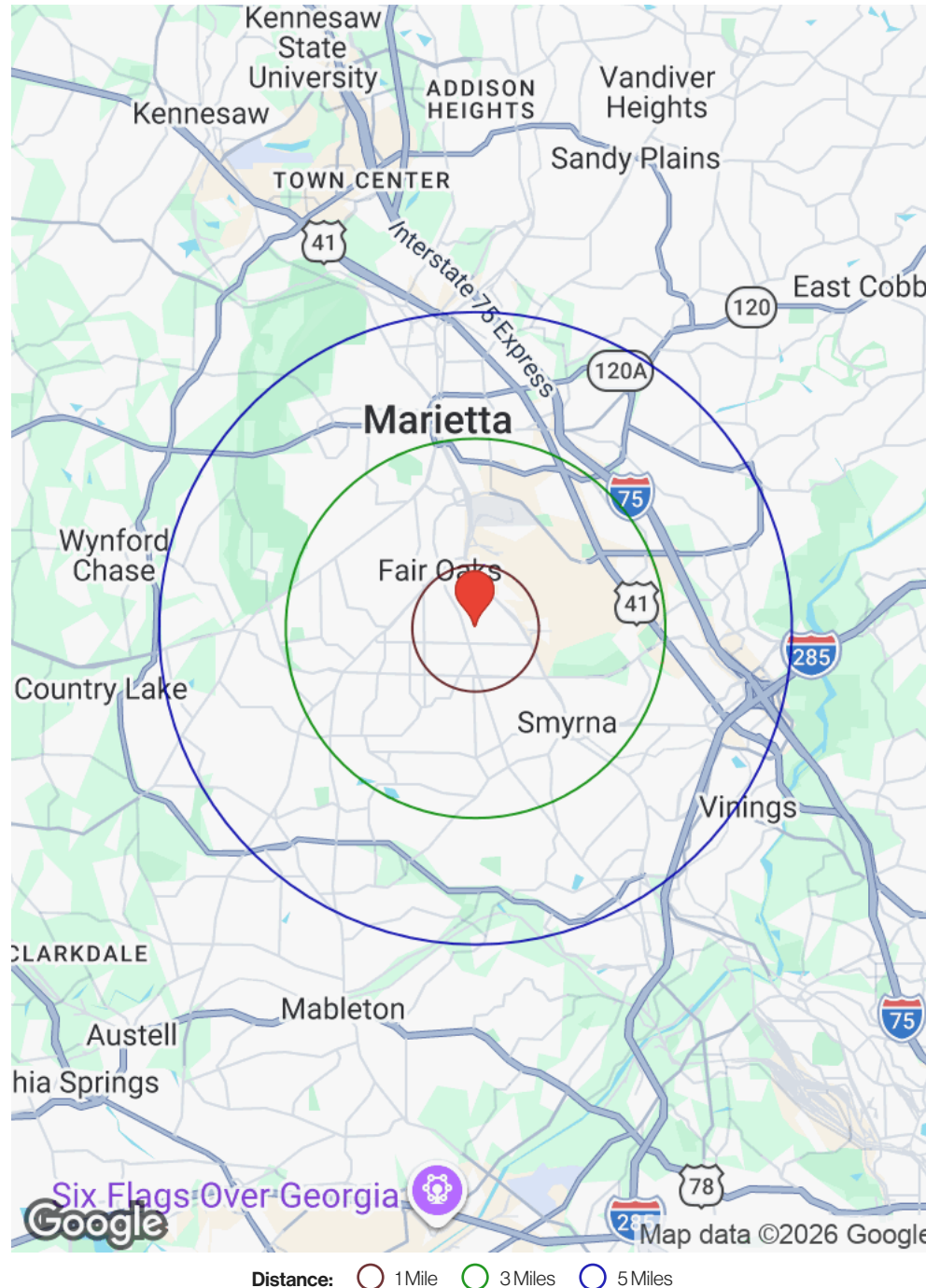
03

Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,710	47,565	124,752
	Female	6,341	45,402	127,371
	Total Population	13,051	92,967	252,123
Race / Ethnicity	White	3,196	29,498	98,605
	Black	2,934	29,805	80,175
	Am In/AK Nat	10	84	227
	Hawaiian	5	37	76
	Hispanic	6,429	28,243	51,963
	Asian	262	3,198	14,573
	Multiracial	208	1,776	5,597
	Other	7	344	908
Housing	Total Units	4,959	38,156	113,528
	Occupied	4,757	36,615	108,995
	Owner Occupied	1,712	15,713	51,419
	Renter Occupied	3,045	20,902	57,576
	Vacant	202	1,541	4,532
Age	Ages 0 - 14	2,812	17,130	43,800
	Ages 15 - 24	1,926	14,488	32,131
	Ages 25 - 54	6,202	44,163	120,018
	Ages 55 - 64	1,130	8,699	25,858
	Ages 65+	982	8,489	30,316
Income	Median	\$79,453	\$78,266	\$93,589
	Under \$15k	348	2,915	6,737
	\$15k - \$25k	225	1,898	3,988
	\$25k - \$35k	301	2,253	5,555
	\$35k - \$50k	495	3,825	8,892
	\$50k - \$75k	891	6,781	18,302
	\$75k - \$100k	667	4,852	14,825
	\$100k - \$150k	705	6,236	20,746
	\$150k - \$200k	306	3,389	11,600
	Over \$200k	820	4,465	18,349

04

Additional Information

PROFESSIONAL BIO



Professional Bio



Charlie Gonzalez

Associate

(404) 918-5050
Charlieg@kw.com
361032, Georgia

Charlie Gonzalez has been in commercial real estate since 2006. Through the real estate cycles, he has advised private and institutional commercial real estate investors, stakeholders, and lenders. Charlie graduated from Georgia State University with a B.B.A. in Finance, and previously worked for CBRE; BDO USA, LLP; Mountain Seed Advisors; and co-founded Crestview Property Analytics before starting Redwood Property Advisors and Hedge Commercial Real Estate. In the last 20 years, Charlie's been part of transactions involving various commercial real estate property types including retail shopping centers, free standing retail buildings, office buildings, vacant land, ground leases, senior living facilities, hotels, apartment complexes, subdivision developments, golf courses, industrial buildings, church buildings, gas stations, car wash facilities, and school buildings.

Charlie is a State of Georgia licensed General Certified appraiser, as well as a member of the Atlanta Commercial Board of Realtors.

Create. Gather. Grow.

The Rest Spot

SALES FLYER | 1951 OLD CONCORD ROAD SOUTHEAST | SMYRNA, GA

Exclusively Listed by

Charlie Gonzalez - Associate

(404) 918-5050
Charlieg@kw.com
361032, Georgia

KW Commercial | First Atlanta

200 Glenridge Point Parkway
Atlanta, GA 30342
Each Office is Independently Owned and Operated



www.kwcommercial.com