

2871 MAIN ST

EAST POINT, GA 30344

FOR LEASE
2,125 SF OF FREESTANDING RETAIL SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to offer a freestanding commercial building for lease in the heart of Downtown East Point. Positioned along Main Street, one of the city's primary corridors, the property benefits from strong visibility, consistent traffic flow, and a walkable urban setting surrounded by local businesses and amenities.

The 2,125 SF building features a flexible interior layout, making it well suited for a variety of retail, office, or service-oriented uses. Formerly operated as a shoe store, the space includes two full bathrooms and two exterior entrances, allowing for efficient customer flow and operational flexibility. The interior layout is ideal for boutique retail, professional office, salon, wellness studio, café, creative workspace, showroom, or neighborhood-serving concepts. Large front-facing windows provide abundant natural light and enhance street presence, creating an inviting storefront ideal for customer-facing businesses.

The property is stubbed for a restaurant use and includes a grease trap, making it especially attractive for F&B operators seeking a streamlined buildout opportunity.

Strategically located directly across from the East Point MARTA Station, the property offers exceptional accessibility for both customers and employees, with convenient connections to Downtown Atlanta, Hartsfield-Jackson Atlanta International Airport, and major interstate highways.

Zoned CR, the site supports a wide range of commercial uses within a growing and revitalized downtown district.

For more information or to schedule a tour, please contact Shelly Michael.

HIGHLIGHTS

- 2,125 SF
- Zoned CR
- Prime Main Street Frontage
- \$23.00 PSF/YR or \$4,000/MO
- Two Restrooms & Two Entrances
- Access to MARTA, Downtown Atlanta & Hartsfield-Jackson Atlanta International Airport

// LOCATION OVERVIEW



ABOUT THE AREA: EAST POINT

East Point, Georgia is a dynamic urban submarket located just minutes southwest of Downtown Atlanta. With direct MARTA access, proximity to Hartsfield-Jackson Atlanta International Airport, and strong connectivity to major interstates, East Point offers excellent fundamentals for commercial real estate investment. The area features ongoing revitalization, growing local businesses, and increasing demand for retail, office, and mixed-use space—making it attractive for investors seeking long-term growth and stable returns within the Atlanta metro.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	16.100	92.900	274.800
# of Employees	13.700	73.000	215.800
Avg. Household Income	\$64.600	\$51.400	\$50.400

// BROKER PROFILES



Shelly Michael

Commercial Associate

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Shelly Michael is a dedicated commercial real estate professional with a passion for economic development, business growth, and community impact. Born and raised in Atlanta, she has a deep understanding of the city's evolving market and unique commercial landscape.

Shelly specializes in helping clients navigate Atlanta's dynamic real estate market, identifying opportunities that align with their goals. She is committed to building strong relationships and delivering tailored solutions that drive long-term success. Passionate about inclusion and cultural awareness, Shelly is also involved in volunteer initiatives that support local businesses, seniors, and diverse communities.

// 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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