

AVAILABLE FOR LEASE



2975 Headland Drive SW

Atlanta, GA 30311

• QUALIFIED OPPORTUNITY ZONE

RETAIL / STOREFRONT · TWO SPACES AVAILABLE



RETAIL STOREFRONT · 1-STORY MASONRY · BUILT 1974

25,050

TOTAL SF

7.45

ACRES

C1

ZONING

2

SPACES

SUITE 2975-B

Former Dollar General

9,900

SQUARE FEET

- Former national anchor tenant
- High-visibility end-cap position
- Large open floor plan
- Existing fixture infrastructure
- Rear parking access

SUITE 2975-A

Former Essence Beauty

15,150

SQUARE FEET

- Largest available space in center
- Proven beauty & personal services
- Flexible layout for subdivision
- Air conditioned throughout
- Municipal water & sewer

LOCATION HIGHLIGHTS

- Headland Drive SW retail corridor, SW Atlanta
- Dense residential — high daytime & weekend traffic
- Minutes from I-285 & I-20 interchange
- Adjacent to community anchors & services
- Federal Qualified Opportunity Zone

IDEAL FOR

- Grocery / food retail expansion
- Health & wellness, beauty, personal services
- Dollar / discount / value-format retail
- Community-serving businesses
- Government or nonprofit tenant



Kourtney Myers
kourtney@interrut.co



Shana Davis-Little
shana@interrut.co

www.interrut.co



2975-B · Open Floor Plan



2975-A · Storefront Entry



2975-A · Open Floor Plan

AVAILABLE SPACES

SUITE 2975-B **9,900** SQ FT
Former Dollar General

Use Type	Retail / Storefront
Position	End Cap
HVAC	Air Conditioned
Condition	Former National Tenant
Asking Rate	Contact Broker

SUITE 2975-A **15,150** SQ FT
Former Essence Beauty

Use Type	Retail / Storefront
Position	In-Line
HVAC	Air Conditioned
Condition	Former Specialty Retail
Asking Rate	Contact Broker

PROPERTY HIGHLIGHTS

SITE & INFRASTRUCTURE

Situated on a generous 7.45-acre parcel totaling 324,522 SF, this 1-story masonry building offers a level-grade site with a proven retail footprint. Both suites are fully air-conditioned and connected to municipal water and sewer, providing the mechanical infrastructure tenants need from day one. The solid construction and large lot size give operators room to grow and the confidence of a well-maintained physical asset.

ZONING & INCENTIVES

The property is zoned C1 — Commercial (APN: 14 0230 LL0988, Tract No. 13121008000), permitting a broad range of retail stores and personal service uses with minimal barriers to occupancy. Most notably, 2975 Headland Drive SW falls within a federally designated Qualified Opportunity Zone, making it eligible for significant capital gains tax incentives — a compelling advantage for investors and tenants structuring long-term commitments in the Southwest Atlanta market.

ACCESS & VISIBILITY

The property commands prominent frontage along Headland Drive SW, one of Southwest Atlanta's primary retail corridors, ensuring strong visibility and consistent drive-by exposure. Abundant on-site surface parking supports high customer volume, while multiple points of ingress and egress make the site easily accessible for both shoppers and delivery traffic. The location sits minutes from the I-285 and I-20 interchange, connecting tenants to the broader metro Atlanta trade area.

