

1190 FAIRBURN RD SW SUITE B

ATLANTA, GA 30331

FOR LEASE

645 SF OF RETAIL SPACE FOR LEASE



Connie Bridges

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an excellent leasing opportunity at 1190 Fairburn Road SW, Atlanta, Georgia 30331 – Suite B. This 645 square foot storefront retail suite is located within a well-positioned strip retail building offering strong frontage and visibility along Fairburn Road. The space is ideal for neighborhood-serving, professional, retail, medical, or service-oriented users seeking an efficient and functional footprint.

Suite B is available on a NNN lease basis with an asking rent of \$3,500/MO. Tenants are responsible for utilities, interior maintenance, and usage-specific expenses, while the landlord maintains the roof, structure, and major building systems. The minimum lease term is two years, with longer-term lease options available for qualified tenants.

The property benefits from convenient access, strong surrounding demographics, and exposure along a major Atlanta corridor, making it an attractive opportunity for small businesses seeking visibility and long-term potential. The owner is open to providing tenant improvement allowances for qualified long-term tenants, subject to lease execution and agreed-upon improvement terms.

This offering represents a flexible and highly visible leasing opportunity in a growing Southwest Atlanta submarket.

For more information, please contact Connie Bridges.

HIGHLIGHTS

- \$3,500/MO
- 645 SF
- Suitable For Retail, Medical, Office, or Service Users
- Single or Multi - Tenant Leasing Options
- Fairburn Rd Frontage
- Owner Open to TI for Qualified Long - Term Tenant

// LOCATION OVERVIEW



ABOUT THE AREA: FAIRBURN, GA

Fairburn, Georgia offers an attractive environment for commercial real estate investors due to its strategic location, growing population, and pro-business climate. Situated in southern Fulton County, Fairburn provides convenient access to Interstate 85, Hartsfield–Jackson Atlanta International Airport, and the broader Atlanta metropolitan area, making it well positioned for retail, service, and light industrial investment.

The city has experienced steady residential growth, supported by ongoing infrastructure improvements and active economic development initiatives. Competitive land pricing, relatively flexible zoning, and a cooperative municipal planning approach further enhance its appeal, allowing investors and developers to pursue both stabilized income properties and value-add or redevelopment opportunities within an expanding South Metro market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	17,000	94,800	223,000
Number of Employees	14,200	73,800	174,900
Avg. Household Income	\$52,900	\$60,800	\$58,200

// BROKER PROFILES



Connie Bridges

Commercial Associate

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Connie Bridges is a commercial real estate professional with Swartz Co Commercial, based in Atlanta. She specializes in industrial, retail, and office sales and leasing, as well as land transactions, working alongside investors and property owners to identify opportunities and move deals forward efficiently.

Connie provides hands-on guidance through acquisitions, dispositions, and leasing, including pricing strategy, marketing execution, negotiations, and contract management. Known for her tenacity, responsiveness, and commitment to client success, Connie is a trusted partner for commercial real estate solutions in Atlanta, delivering results tailored to each client's goals.

// DISCLAIMER & LIMITING CONDITIONS

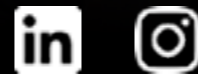
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified 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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