

FOR LEASE



The Shops on Mount Zion

Mount Zion Road Southeast
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Section 1

Property Information



Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Discover the perfect leasing opportunity at our premier property located on Mount Zion Road Southeast in Atlanta, GA. This highly sought-after space offers an ideal blend of modern design, high visibility, and strategic positioning, making it the ideal location for your business. With ample parking, high traffic flow, and easy accessibility, this property is perfectly suited for retail, dining, or service-oriented businesses. The well-maintained interior features customizable layouts, high ceilings, and sleek finishes, providing an inviting and versatile space for your operations. Join the thriving business community at this prime location, and elevate your brand with the exceptional features and potential this property has to offer.

PROPERTY HIGHLIGHTS

- High-visibility location
- Ample parking space

OFFERING SUMMARY

Lease Rate:	\$0.12 - 1.49 SF/month (MG)
Number of Units:	8
Available SF:	1,250 - 2,500 SF
Lot Size:	3.96 Acres
Building Size:	10,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,303	3,236	10,002
Total Population	2,059	8,406	24,057

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Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

- Multi-tenant retail strip center on Mt. Zion Road's primary commercial corridor
- Ground-level suites with direct storefront access and parking
- Existing tenant mix with active food & beverage use in center
- Proven operational infrastructure – move-in ready suites
- High-visibility façade with frontage directly on Mt. Zion Rd
- Ample surface parking serving the full center
- Traffic: Mt. Zion Road sees over 27,000 vehicles per day, offering excellent exposure for retail tenants – one of Clayton County's highest-traffic surface corridors
- Interstate Access: Mt. Zion Road connects directly to I-75, with the intersection just south of the interchange – 149,000 additional vehicles pass the broader corridor along I-75 daily
- Anchor Proximity: Publix-anchored neighborhood center at Mt. Zion Road and Mt. Zion Boulevard sits at the primary signalized intersection, driving consistent consumer traffic to the corridor
- Southlake Mall: Within 2 miles – established regional retail draw with major national tenants
- Airport Access: Jonesboro residents have direct access to I-75, with Hartsfield-Jackson Atlanta International Airport just 15 miles north – strong logistics and workforce draw
- Trade Area Population: Within 3 miles: 68,000+ residents and \$56,000+ median household income
- Clayton County Economy: Between 2013 and 2022, the job market in Clayton County grew by 25.2% – transportation, health care, and retail trade are the three largest sectors

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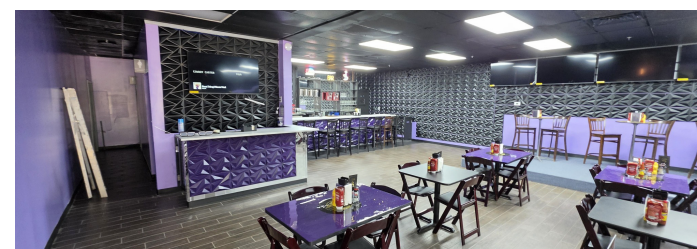
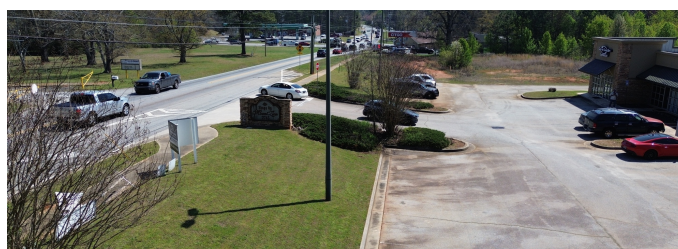
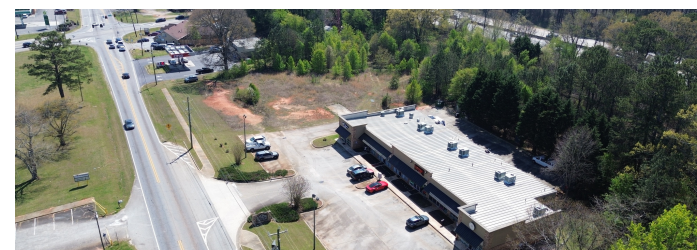
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Additional Photos

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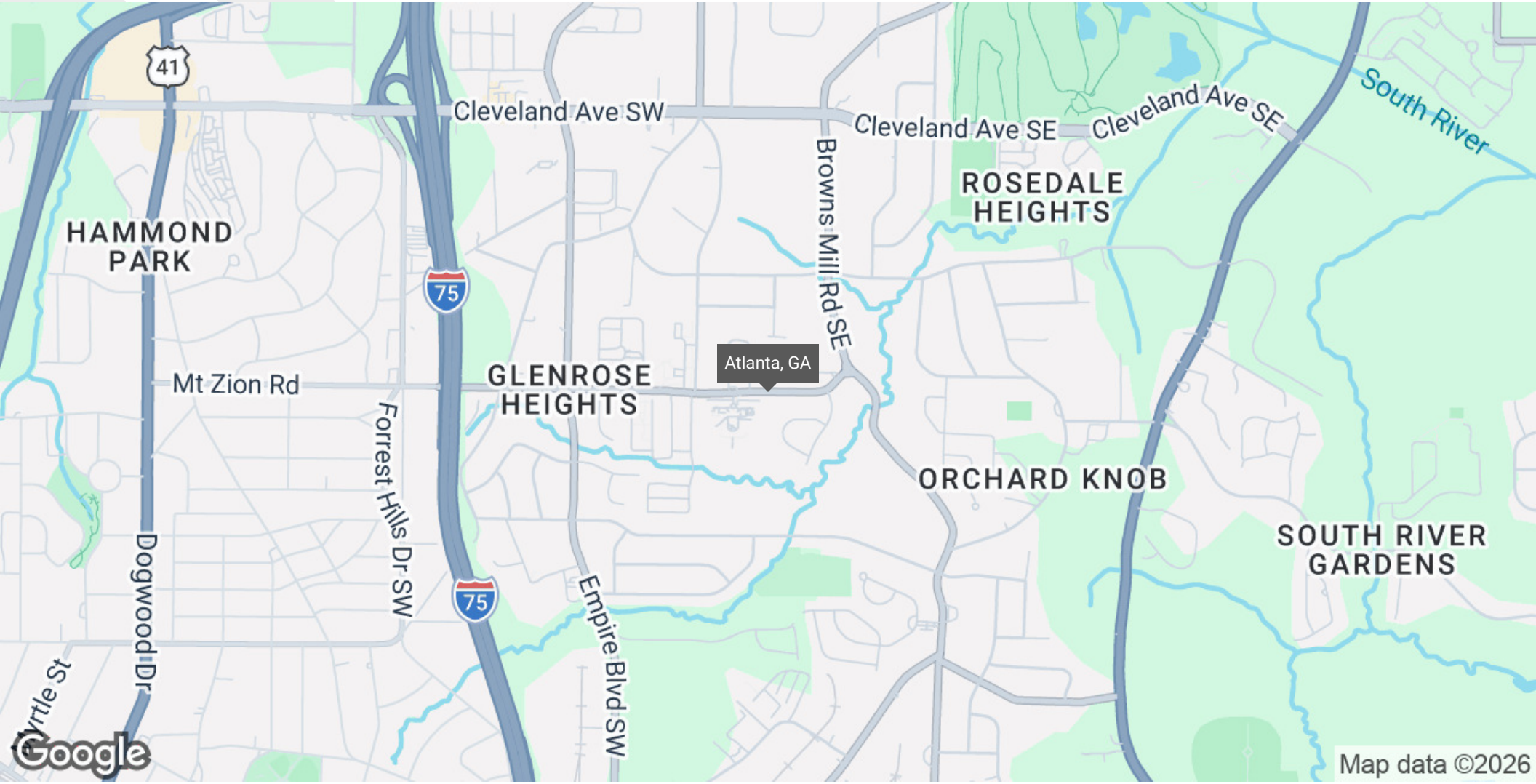
Section 2

Location Information



Regional Map

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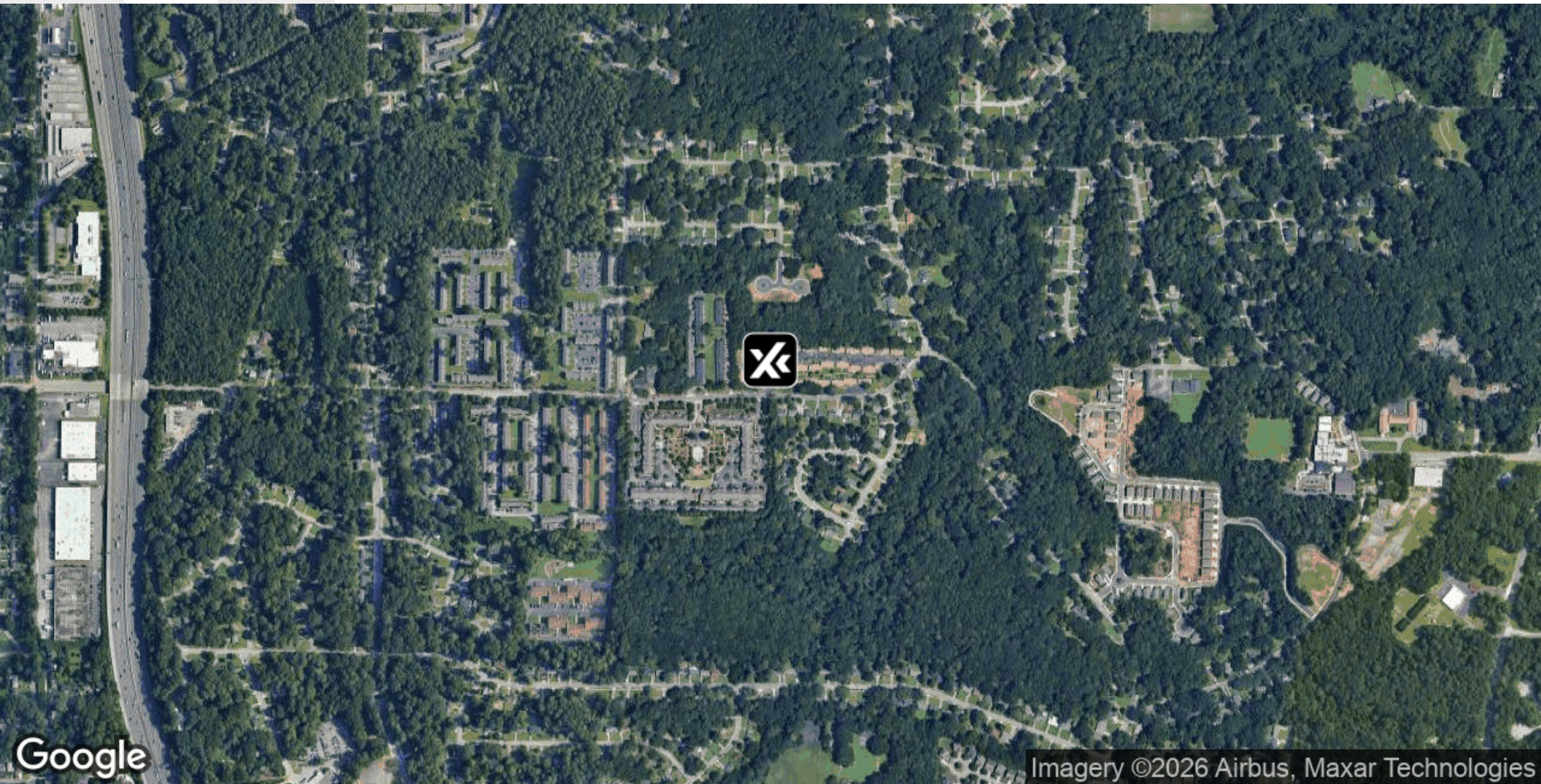
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Aerial Map

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Section 3

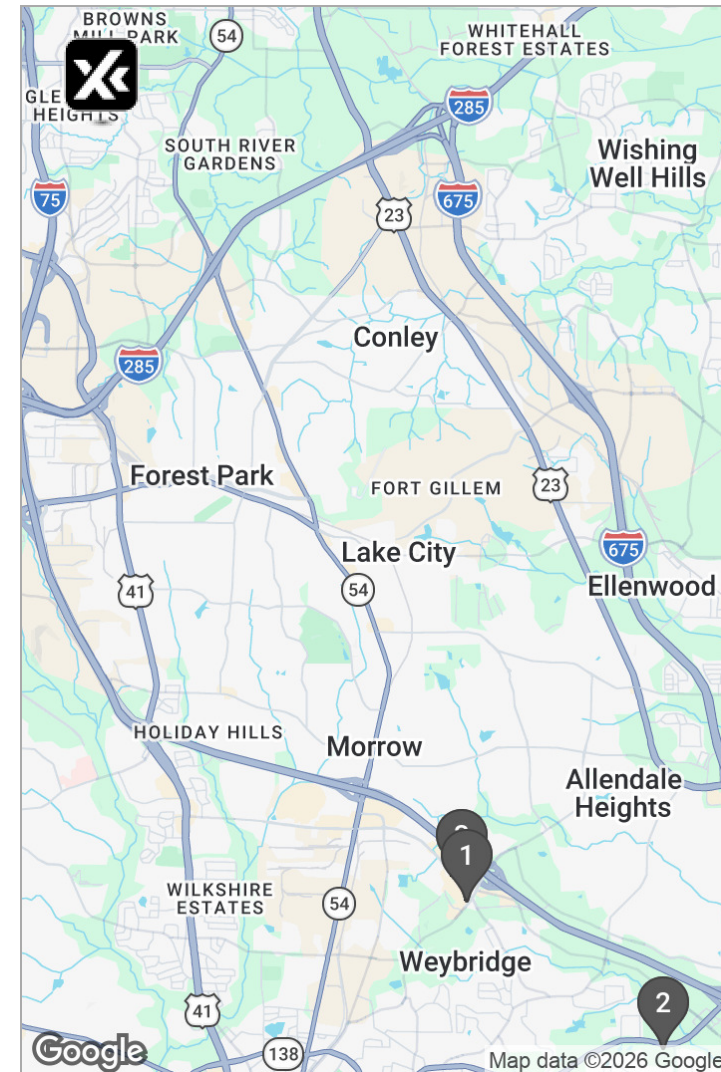
Lease Comparables



Lease Comps Map & Summary

FOR LEASE

	NAME/ADDRESS	SPACE SIZE	LEASE TERM	LEASE RATE
★	The Shops on Mount Zion Mount Zion Road Southeast Atlanta, GA 30354	3,750 SF	Negotiable	-
1	Mt Zion Blvd CSTORE 7113-7123 Mt Zion Blvd Jonesboro, GA 30236	-	-	\$1.17 /SF/m
2	Spivey Commons 1175 Highway 138 E Stockbridge, GA 30281	-	-	\$1.67 /SF/m
3	Morrow Mt Zion Strip 2008-2010 Mount Zion Rd Morrow, GA 30260	-	-	\$2.08 /SF/m
AVERAGES		NAN SF	NAN MONTHS	\$1.64 /SF/M



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Section 4

Demographics

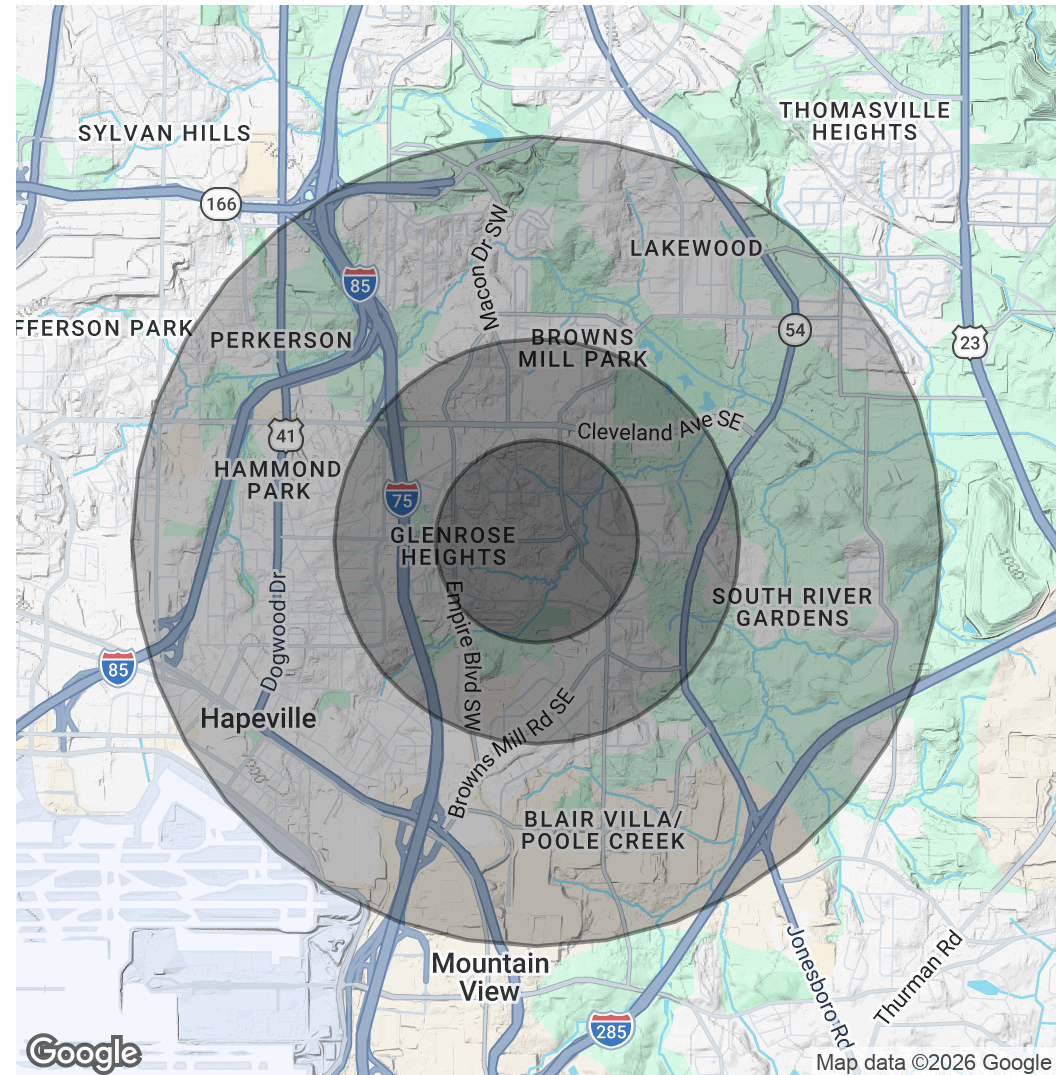


Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,058	8,496	24,957
Average Age	28.9	30.8	36.4
Average Age (Male)	13.0	19.7	31.1
Average Age (Female)	29.1	32.0	38.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,303	3,236	10,002
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$54,038	\$62,553	\$66,147
Average House Value	\$159,492	\$213,723	\$229,293

2023 American Community Survey (ACS)



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Advisor Bio 1

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