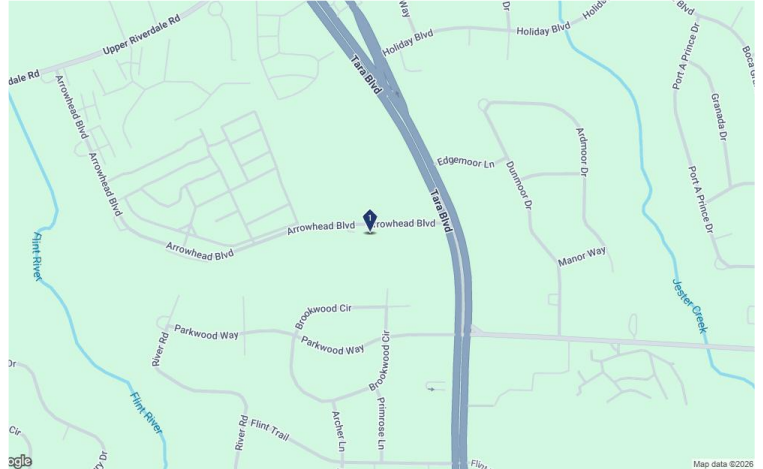




499 Arrowhead Blvd

3,434 SF • For Sale • Office Property • North Clayton/Airport Submarket • Jonesboro, GA 30236



Listing Details

Available Size	3,434 SF	Sale Type	Owner User
Asking Price	\$595,000	Time On Market	18 Days
Price/SF	\$173.27	Status	Active

Sale Notes

Professional Office Building For Sale – 499 Arrowhead Blvd, Jonesboro, GA 30236

Excellent opportunity to own a 3,434 SF professional office building situated on a 0.87-acre lot in Jonesboro's established medical and professional office district. The property features eight private offices, a large conference room, a welcoming reception area, three separate entrances (main, employee, and private manager's entrance), and approximately 40 parking spaces.

Conveniently located just off Tara Boulevard (U.S. Highway 19/41), the property is less than one mile from Historic Downtown Jonesboro, approximately 14 miles from Hartsfield-Jackson Atlanta International Airport, and offers quick access to Interstates 75 and 285. This prime location is ideal for medical, legal, financial, insurance, and other professional office users seeking excellent accessibility and location.

Building Details

Primary Property Type	Office	Building Size	3,434 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	3,434 SF
Building Class	B	Parking	18 Spaces
Year Built	1972	Tenancy	Multi
Renovated	1991	Slab to Slab	9'

Amenities

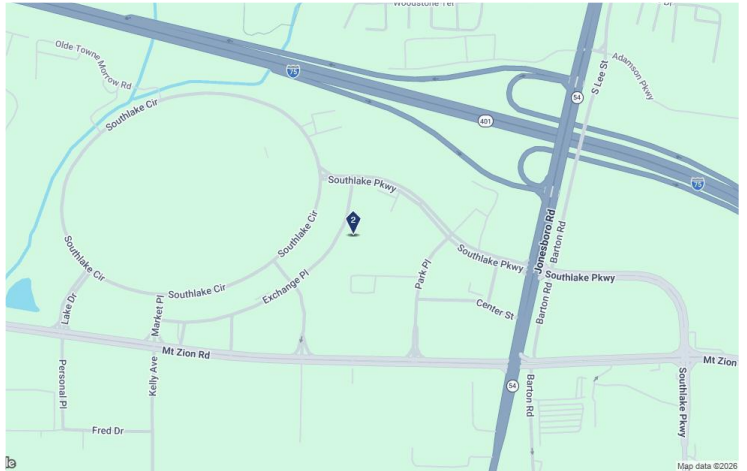
Air Conditioning, Controlled Access, Security System



6612 Exchange Pl



6,557 SF • For Sale • Office Property • North Clayton/Airport Submarket • Morrow, GA 30260



Listing Details

Available Size	6,557 SF	Investment Type	Core
Asking Price	\$985,000	Time On Market	21 Days
Price/SF	\$145.93	Sale Conditions	Sale Leaseback
Cap Rate	8.25%	Status	Active
NOI	\$81,300		

Sale Notes

Hailey Realty Company is pleased to offer the single-tenant medical office building leased to Southern Smiles Dental Associates, LLC ("Southern Smiles?") located at 6612 Exchange Place, Morrow, GA 30260 ("Property"). Southern Smiles and its providers have operated at the Property for over 30 years. The Property consists of a ±6,557 SF medical office building on 1.08 acres with very close access to I-75 at Exit 233 (Jonesboro Rd).

Building Details

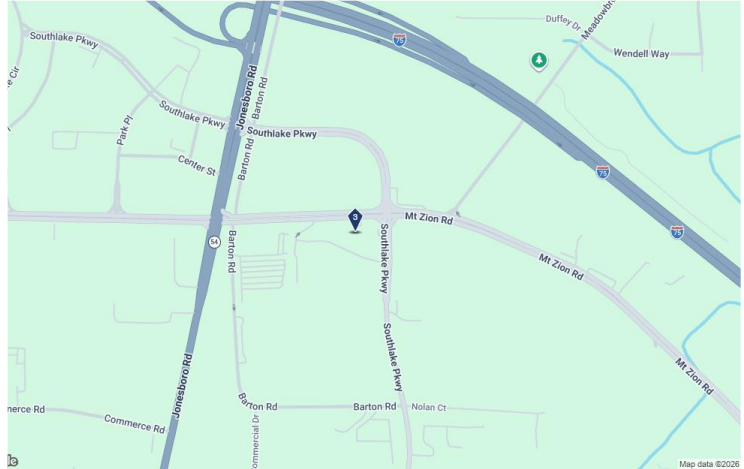
Primary Property Type	Office	Stories	1
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	6,557 SF
Building Class	C	Parking	50 Spaces
Year Built	1980	Tenancy	Single
Building Size	6,557 SF		



1577 Mount Zion Rd • Southside Medical Care



3,690 SF • For Sale • Office Property • North Clayton/Airport Submarket • Morrow, GA 30260



Listing Details

Available Size	3,690 SF	Investment Type	Core
Asking Price	\$735,000	Time On Market	1 Month 3 Days
Price/SF	\$199.19	Status	Active
Sale Type	Investment		

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	3,690 SF
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	None
Building Class	C	Parking	20 Spaces
Year Built	1980	Tenancy	Single
Building Size	3,690 SF		

Amenities

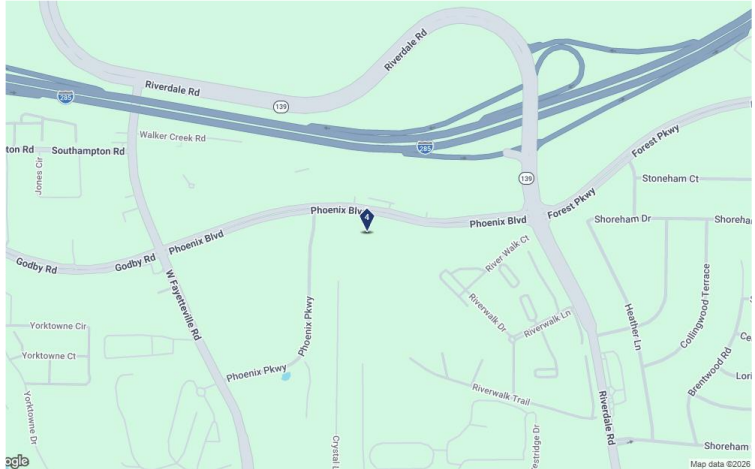
Air Conditioning, Bus Line, Central Heating, Kitchen, Monument Signage, Reception, Security System



1640 Phoenix Blvd



49,577 SF • For Sale • Office Property • North Clayton/Airport Submarket • Atlanta, GA 30349



Listing Details

Available Size	49,577 SF	Investment Type	Opportunistic
Asking Price	\$4,900,000	Time On Market	2 Months 1 Day
Price/SF	\$98.84	Sale Conditions	High Vacancy Property
Sale Type	Investment or Owner User	Status	Active

Sale Notes

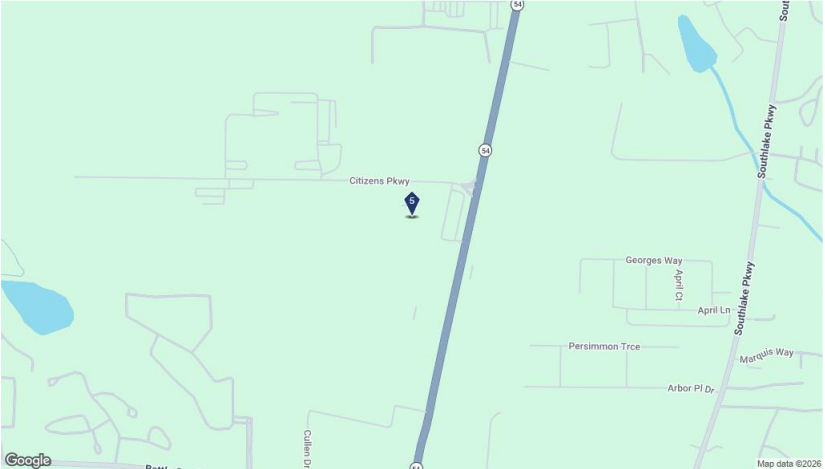
Full building available for immediate occupancy.

Building Details

Primary Property Type	Office	Typical Floor	24,789 SF
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	1
Building Class	B	Parking	225 Spaces
Year Built	1989	Tenancy	Multi
Building Size	49,577 SF	Slab to Slab	10'
Stories	2		

Amenities

Bus Line, Property Manager on Site, Restaurant



Listing Details

Available Size	14,579 SF	NOI	\$537,518
Asking Price	\$6,350,000	Investment Type	Core
Price/SF	\$435.56	Time On Market	2 Months 28 Days
Cap Rate	8.46%	Status	Active

Sale Notes

Opportunity to acquire a renovated, long term state government leased facility in Morrow, a popular Atlanta submarket. The lease is fully guaranteed by the AAA credit of the State of Georgia.

The facility was renovated in 2024 for the Georgia Department of Community Supervision (DCS). Extensive remodeling plus capital improvements including HVAC, parking lot and a new roof were completed to suit the tenant.

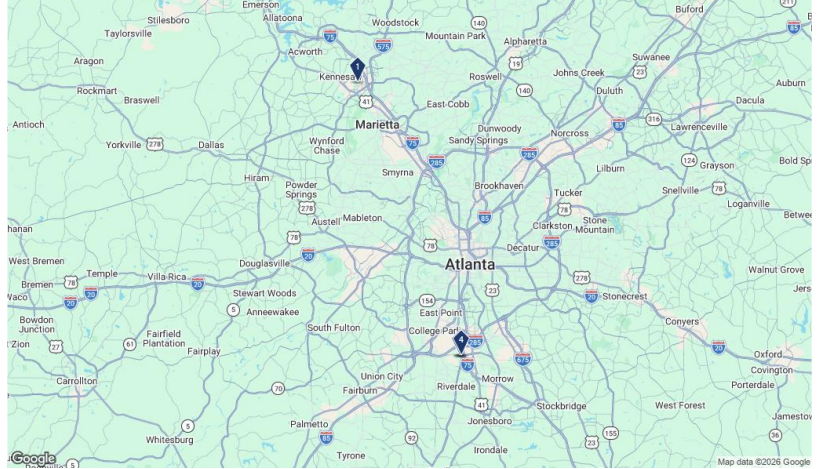
DCS is an essential service facility managing community supervision through a network of 55 field offices across the state. The property is well located in the main commercial and retail area of Morrow. Morrow is a popular bedroom community in the Atlanta area MSA.

Building Details

Primary Property Type	Office	Building Size	14,579 SF
CoStar Rating	★★★★☆	Stories	1
Building Class	C	Typical Floor	14,579 SF
Year Built	1984	Parking	70 Spaces
Renovated	Dec 2024	Tenancy	Single

Atlanta Airport Portfolio Portfolio • 4 Properties

161,909 SF • For Sale • Office Properties Portfolio • Atlanta, GA Market



Listing Details

Available Size	161,909 SF	NOI	\$2,231,839
Asking Price	\$31,900,000	Investment Type	Core, Opportunistic
Price/SF	\$197.02	Time On Market	8 Months 2 Days
Cap Rate	7.00%	Status	Active

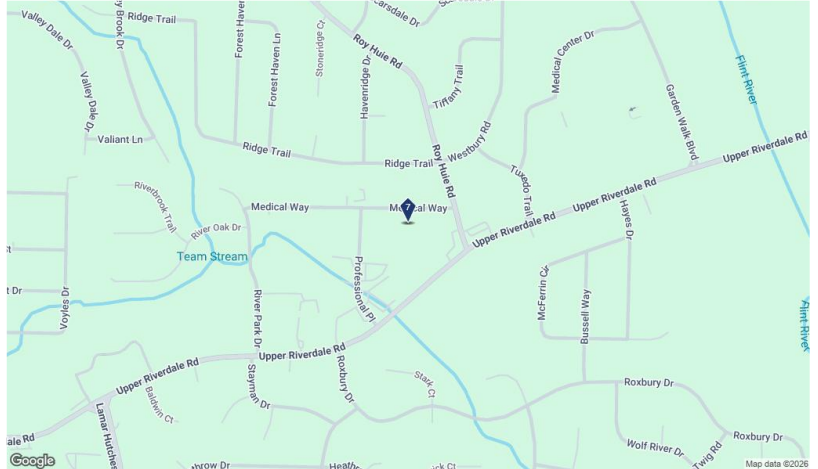
Portfolio Details

Portfolio Name	Atlanta Airport Portfolio	# of Properties	4
Total Land Area	23.33 AC	Total Size	161,909 SF



150 Medical Way • The Professional Center

14,010 SF • For Sale • Office Property • North Clayton/Airport Submarket • Riverdale, GA 30274



Listing Details

Available Size	14,010 SF	Investment Type	Core
Asking Price	\$2,375,000	Time On Market	10 Months 3 Days
Price/SF	\$169.52	Status	Active
Sale Type	Investment or Owner User		

Sale Notes

\$200 PSF

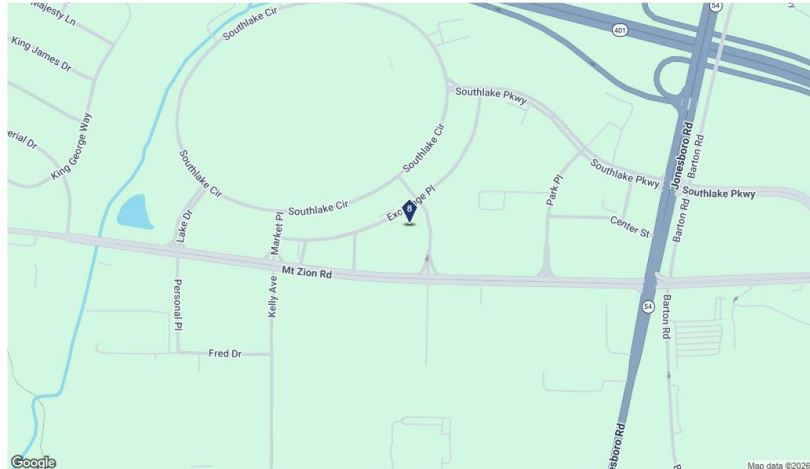
Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	14,010 SF
CoStar Rating	★★★★☆	Elevators	None
Building Class	C	Parking	185 Spaces
Year Built	1978	Tenancy	Multi
Building Size	14,010 SF		



6685 Merchants Way

8,914 SF • For Sale • Office Property • North Clayton/Airport Submarket • Morrow, GA 30260



Listing Details

Available Size	8,914 SF	Investment Type	Core
Asking Price	\$1,600,000	Time On Market	1 Year 1 Month
Price/SF	\$179.49	Status	Active
Sale Type	Investment		

Sale Notes

Welcome to 6685 Merchants Way, a highly functional and versatile commercial property located in the heart of Morrow, Georgia. This 8,914 square foot single-story building sits prominently on a well-trafficked commercial corridor, making it ideal for medical, office, or professional service tenants seeking visibility, accessibility, and convenience. Originally constructed in 1969, the building has been maintained and modernized to meet current commercial standards, offering a turnkey solution for investors.

The building boasts a freestanding layout with excellent curb appeal and a professional exterior. It is situated on a generous lot with ample surface parking (55 spaces), supporting both customer and staff traffic comfortably. Inside, the layout is highly adaptable—configured to allow for multiple suites, private offices, waiting areas, exam or treatment rooms, and open workspace. This makes the space ideal for a wide range of uses, including but not limited to medical practices, dental offices, law firms, accounting firms, and administrative operations.

The property is zoned C-3 Commercial, with some references to C-4, providing a wide array of allowable uses and business flexibility. A monument sign offers clear visibility from the road, drawing attention from passing vehicles and enhancing the building's branding potential. Additional features include handicap-accessible entryways, a security system, and upgraded mechanical, ensuring safety and operational efficiency.

Strategically positioned less than a mile from Southlake Mall and only minutes from I-75, this location offers direct access to the broader Atlanta metro area and Hartsfield-Jackson Atlanta International Airport (approximately 9.5 miles away). Building is fully leased and has a credible and established tenant. Call for more information or a tour.

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	8,914 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	C	Parking	55 Spaces
Year Built	1969	Tenancy	Multi
Building Size	8,914 SF		



6685 Merchants Way

8,914 SF • For Sale • Office Property • North Clayton/Airport Submarket • Morrow, GA 30260



Amenities

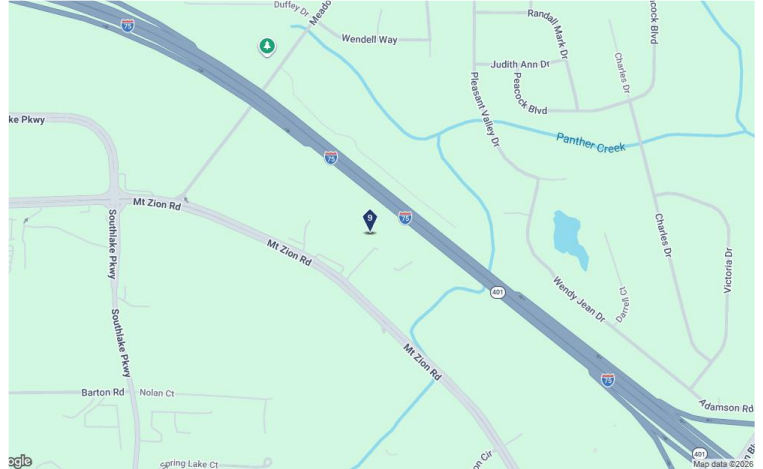
Security System, Signage



4000 Corporate Center Dr • Corporate Ctr @ Southlake



20,384 SF • For Sale • Office Property • North Clayton/Airport Submarket • Morrow, GA 30260



Listing Details

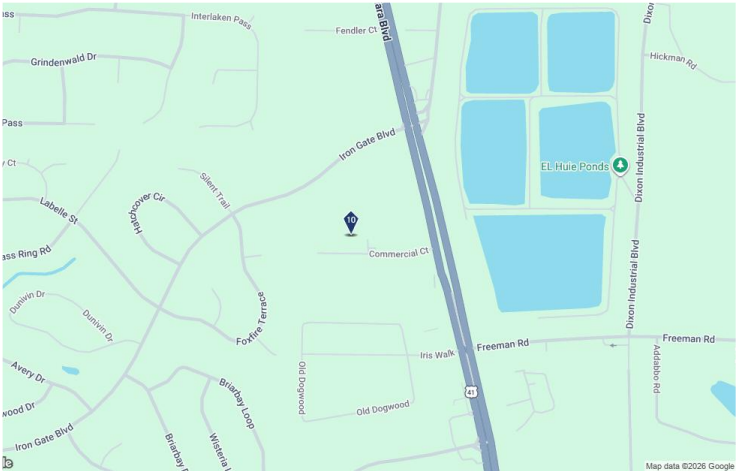
Available Size	20,384 SF	Investment Type	Core
Asking Price	\$2,600,000	Time On Market	1 Year 3 Months
Price/SF	\$127.55	Sale Conditions	Deferred Maintenance, High Vacancy Property
Sale Type	Investment or Owner User	Status	Active

Sale Notes

Available for sale or lease. Building will be sold in shell condition, owner is able to occupy the entire building.

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	20,384 SF
CoStar Rating	★ ★ ★ ☆ ☆	Elevators	None
Building Class	B	Parking	80 Spaces
Year Built	1997	Tenancy	Single
Building Size	20,384 SF		



Listing Details

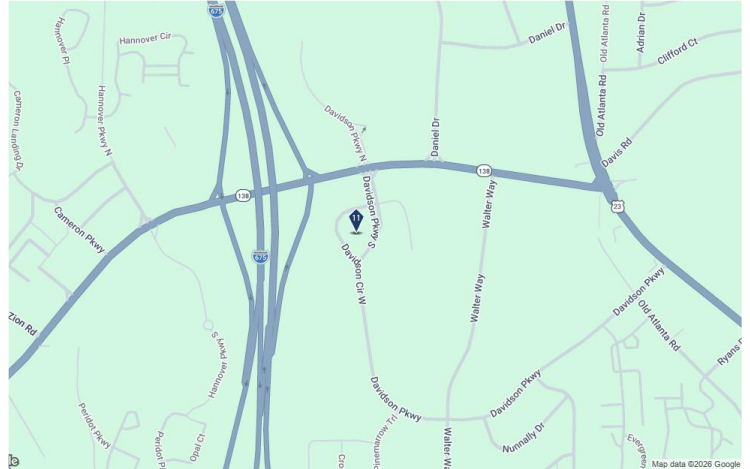
Available Size	16,842 SF	Investment Type	Core
Asking Price	\$1,600,000	Time On Market	1 Year 3 Months
Price/SF	\$95.00	Status	Active
Sale Type	Investment or Owner User		

Sale Notes

Over 18,000 square feet of versatile commercial office space located in an established business park with immediate access to Tara Boulevard. This expansive property is zoned GB (General Business), making it suitable for a wide range of commercial uses including office, medical, professional services, and more. The building features a brick front facade with metal siding on three sides, giving it both a professional appearance and durable functionality. It is equipped with nine HVAC units, supporting flexible tenant configurations and climate control throughout. The site includes ample exterior surface parking, along with a fenced-in parking area currently utilized by one of the tenants-an ambulance transportation company. One section of the building has a dedicated separate entrance, making it ideal for owner-occupancy or single-tenant use. Current tenants include a counseling service, ambulance service, small martial arts studio, and various small offices. Approximately 7,000+ square feet are vacant and available, offering excellent lease-up or repositioning potential. Please do not disturb existing tenants. Showings by appointment only.

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	8,421 SF
Building Class	C	Elevators	None
Year Built	1990	Parking	33 Spaces
Building Size	16,842 SF	Tenancy	Multi



Listing Details

Available Size	9,794 SF	Investment Type	Opportunistic
Asking Price	\$1,590,000	Time On Market	1 Year 5 Months
Price/SF	\$162.34	Sale Conditions	Lease Option, Redevelopment Project
Sale Type	Investment or Owner User	Status	Active

Sale Notes

MOB PROPERTY HIGHLIGHTS -Maybe Sold or Leased

9,794 SF medical office space

Offered for lease at \$25/SF NNN

Purchase \$ 1,590,000

Optional developed lot adjacent to building for a Separate Building or Expansion

This property is located between Southern Regional Hospital and Piedmont Henry Hospital, within 1 mile of I 75, I 675 and US Hwy 23 in Stockbridge, GA.

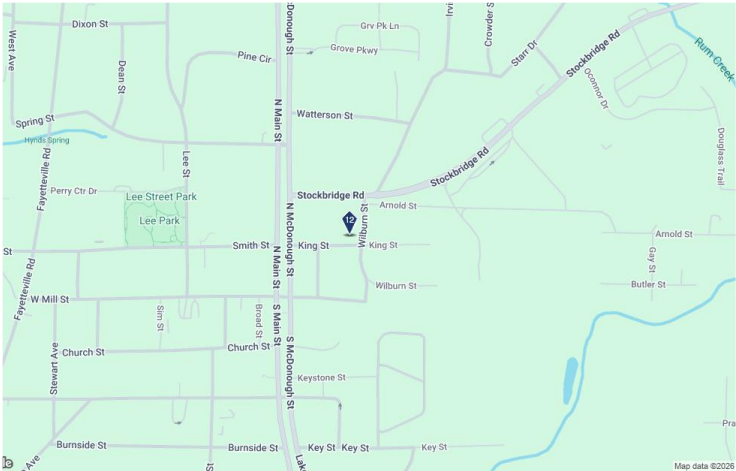
Call Rick at 678-209-3100 to visit

Building Details

Primary Property Type	Office	Lab Space	Present, but size unknown
Secondary Type	Medical	Stories	1
CoStar Rating	★★★★☆	Typical Floor	9,794 SF
Building Class	B	Elevators	None
Year Built	2003	Parking	60 Spaces
Building Size	9,794 SF	Tenancy	Single

Amenities

24 Hour Access, Air Conditioning, Controlled Access, Reception, Security System, Signage



Listing Details

Available Size	6,000 SF
Asking Price	\$1,100,000
Price/SF	\$183.33
Sale Type	Investment or Owner User

Investment Type	Opportunistic
Time On Market	1 Year 9 Months
Status	Active

Sale Notes

Former Davita facility. Excellent condition. Good for many commercial, office and medical uses.

Building Details

Primary Property Type	Office
Secondary Type	Medical
CoStar Rating	★ ★ ☆ ☆ ☆
Building Class	B
Year Built	1972
Renovated	2003

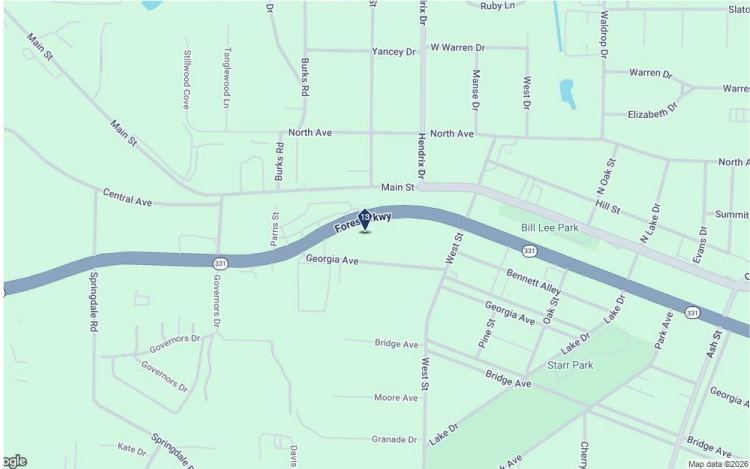
Building Size	6,000 SF
Stories	1
Typical Floor	6,000 SF
Elevators	None
Parking	25 Spaces
Tenancy	Single



525 Forest Pky • Shady Oaks



5,000 SF • For Sale • Office Property • North Clayton/Airport Submarket • Forest Park, GA 30297



Listing Details

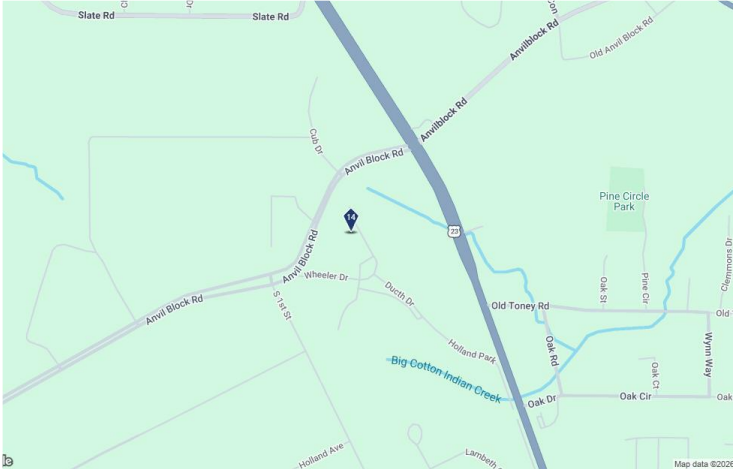
Available Size	5,000 SF	Investment Type	Core
Asking Price	\$750,000	Time On Market	1 Year 10 Months
Price/SF	\$150.00	Status	Active
Sale Type	Investment		

Building Details

Primary Property Type	Office	Stories	2
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	2,500 SF
Building Class	C	Elevators	Yes
Year Built	1993	Parking	8 Spaces
Building Size	5,000 SF	Tenancy	Multi

Amenities

Signage, Wheelchair Accessible



Listing Details

Available Size	108,000 SF	Investment Type	Opportunistic
Asking Price	\$5,500,000	Time On Market	1 Year 11 Months
Price/SF	\$50.93	Sale Conditions	Redevelopment Project
Sale Type	Investment or Owner User	Status	Active

Sale Notes

Discover a unique opportunity to own a piece of history at the former Fort Gillem Army Base in Forest Park, GA. The historic Administration Building is a distinguished 108,000-square-foot landmark that is now part of the Gillem Logistics Center. Part of a 53-acre property, owned by thriving film and television production hub BlueStar Studios, it is situated within a master-planned industrial park, offering excellent potential for redevelopment or adaptive reuse.

Zoned “industrial” with office use for the building, it was once the administrative heart of the former Fort Gillem Army Base. This building offers a unique opportunity for redevelopment or repurposing. Its solid construction and spacious layout provide a versatile canvas for various uses, including data center, modern office spaces, a creative arts hub, an innovative facility, or educational purposes. The building’s five-acre site offers ample room for expansion or outdoor amenities, enhancing its potential further.

BlueStar Studios features state-of-the-art film and television production facilities making the surrounding campus a growing creative and logistics ecosystem. The surrounding campus includes over 100,000 square feet of production, office, and mill space, with two purpose-built 20,000 square foot stages. The site also boasts five historic buildings, thoughtfully repurposed to preserve the architectural heritage of the former U.S. Army Depot. It is all surrounded by scenic woods, meadows, and iconic structures like the old water tower. Opportunities for collaboration and business synergies with the studio and nearby logistics center amplify its investment potential.

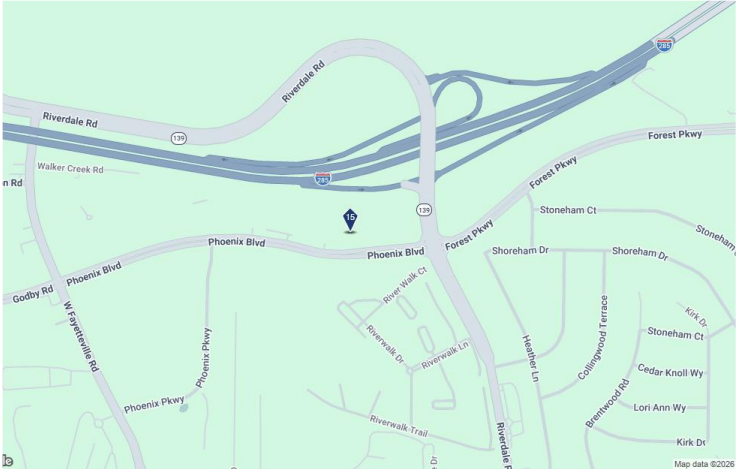
Whether you're looking to preserve its historic integrity or infuse modern flair, this remarkable building is a rare find waiting for your vision.

Building Details

Primary Property Type	Office	Stories	3
CoStar Rating	★ ★ ★ ★ ★	Typical Floor	36,000 SF
Building Class	B	Elevators	1
Year Built	1941	Parking	178 Spaces
Building Size	108,000 SF	Tenancy	Multi

Amenities

24 Hour Access, Air Conditioning, Atrium, High Ceilings, Reception



Listing Details

Available Size	101,512 SF	Investment Type	Core
Asking Price	\$6,000,000	Time On Market	2 Years 8 Months
Price/SF	\$59.11	Sale Conditions	High Vacancy Property
Sale Type	Investment	Status	Active

Sale Notes

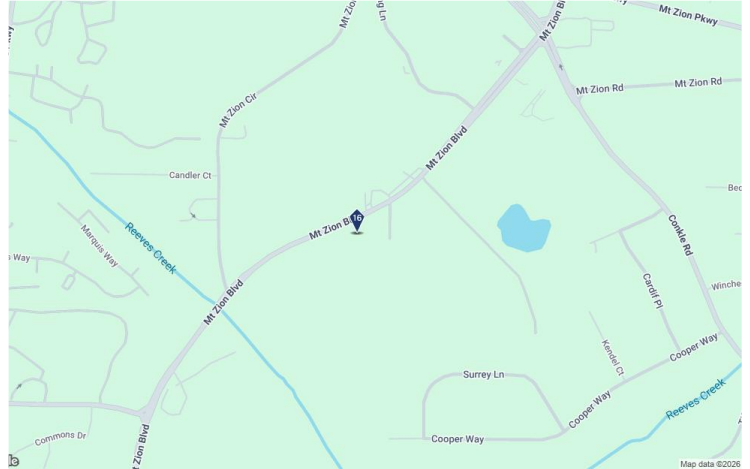
This is an excellent opportunity to acquire over 10 acres of contiguous land, with 12 single story office buildings, nearly adjacent to the world's busiest airport. This offering can be considered a covered land pay, where an investor can focus on getting the existing office properties leased up to more than the current 32%, or a developer can purchase this property with the intent to redevelop into another use such as a distribution center or an industrial building(s). The property benefits from having direct frontage on I-285 with 178,000 cars passing per day. The location also provides easy access to both I-85 and I-75, and it is nearly adjacent to Hartfield Jackson International Airport. To keep the property as-is, there will be some capital improvements needed to several of the buildings to get them leasable. Several buildings have roof leaks above vacant spaces and then building 1591 sustained a fire so in need of repair.

Building Details

Primary Property Type	Office	Stories	1
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	6,250 SF
Building Class	C	Elevators	None
Year Built	1974	Tenancy	Multi
Building Size	101,512 SF		

Amenities

Signage



Listing Details

Available Size	3,250 SF	Investment Type	Opportunistic
Asking Price	\$580,000	Time On Market	21 Days
Price/SF	\$178.46	Status	Active
Sale Type	Investment or Owner User		

Sale Notes

Freestanding Office on Mt Zion Blvd – ±1.01 Acres Near I-75 & Southlake Mall

This freestanding office property gives a small business the kind of visibility and access that normally comes with much larger projects. The site totals approximately 1.01 acres (±43,996 SF) with a ±1,518 SF with unfinished basement freestanding office building fronting Mount Zion Blvd, one of Clayton County's primary commercial arterials. The property sits just east of I-75 Exit 231 (Mt Zion Blvd), roughly 0.6–0.8 miles from the interstate, so clients and employees have a direct, simple route in and out from I-75.

Regional connectivity is a major plus. Hartsfield-Jackson Atlanta International Airport is approximately 14–15 driving miles away, typically 20–25 minutes in normal traffic via I-75, which is ideal for companies that host traveling clients or need quick access to the airport and central Atlanta. The property is also convenient to Tara Blvd (US-19/41) and SR-138, giving multiple north-south and east-west options for service providers covering Clayton, Henry, and the broader south metro. The building's current configuration supports professional and institutional users such as financial services, insurance, counseling, small medical/dental, or other office uses looking for an independent building rather than a multi-tenant suite. Parking is available on site, with space to re-stripe or modestly expand within the ±1-acre lot, and there is excellent frontage for building and monument signage directly on Mt Zion Blvd. Existing improvements can be used "as is" or updated over time to match a more modern professional image.

From an amenity standpoint, the location is hard to beat. Southlake Mall and its surrounding big-box and outparcel tenants are about 1–1.5 miles away at Mt Zion Rd and Southlake Pkwy, providing quick access to national retail, restaurants, banking, hotels, and services for staff and visitors. The broader Mt Zion/Southlake trade area is one of south metro Atlanta's highest-traffic commercial nodes, supporting millions of annual visits and strong day-time population. Current online county and city mapping show the property in the C3 O-I (Office-Institutional) district, which is intended to accommodate professional and institutional uses while maintaining a transition between commercial and residential areas. Buyers should, of course, confirm specific uses and any overlay requirements directly with Clayton County.

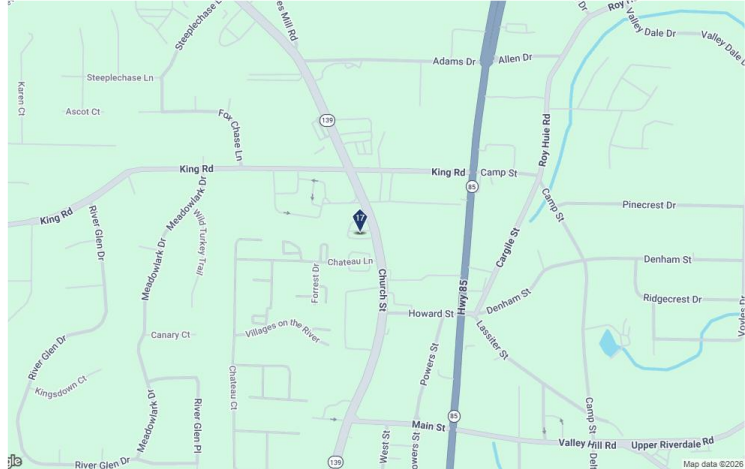
Building Details

Primary Property Type	Office	Typical Floor	1,900 SF
CoStar Rating	★★★★★	Elevators	None
Building Class	C	Parking	2 Spaces
Year Built	1961	Tenancy	Single
Building Size	3,250 SF	Owner Occupier	Yes
Stories	2	Slab to Slab	11'



6511 Church St

1,546 SF • For Sale • Office Property • North Clayton/Airport Submarket • Riverdale, GA 30274



Listing Details

Available Size	1,546 SF
Asking Price	\$275,000
Price/SF	\$177.88
Sale Type	Investment or Owner User

Investment Type	Core
Time On Market	1 Month 13 Days
Status	Active

Building Details

Primary Property Type	Office
CoStar Rating	★ ★ ☆ ☆ ☆
Building Class	C
Year Built	1955
Building Size	1,546 SF

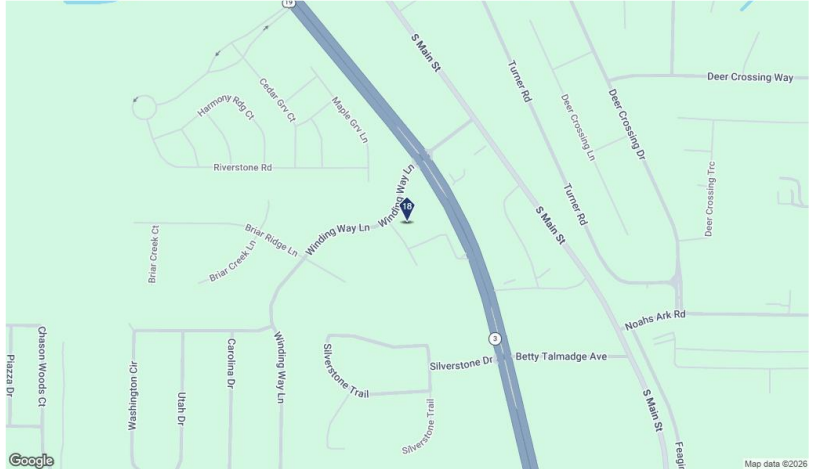
Stories	1
Typical Floor	1,546 SF
Parking	12 Spaces
Tenancy	Single



9478 Winding Way Ln



7,740 SF • For Sale • Office Property • South Clayton/Henry Cnty Submarket • Jonesboro, GA 30238



Listing Details

Available Size	7,740 SF	Investment Type	Core
Asking Price	\$1,150,000	Time On Market	2 Months 9 Days
Price/SF	\$148.58	Status	Active
Sale Type	Investment or Owner User		

Sale Notes

PRICE REDUCED FOR QUICK SALE- WALK INTO \$350,000 INSTANT EQUITY

Versatile commercial property located just off Tara Boulevard in Jonesboro, offering strong accessibility and flexible use potential. Situated on a corner lot at 9478 Winding Way Lane, this property benefits from proximity to major corridors including I-75 and is approximately 15-20 minutes from Hartsfield-Jackson Atlanta International Airport, providing convenient access for staff, clients, and operations. The building is designed for functionality and efficiency, featuring a covered drop-off area, gated parking for added security, and interior layouts that support a variety of operational needs. Existing improvements include a reception/lobby area, multiple office or classroom spaces, and a full kitchen, making it well-suited for continued use as an educational facility or conversion to other commercial applications. Potential uses include church, daycare or childcare facility, senior services, co-working or shared office environment, training or practice space, or other community-oriented or professional uses, subject to zoning and local approval. The surrounding area continues to see steady commercial and residential growth, with nearby retail, dining, and service providers along the Tara Boulevard corridor, as well as convenient access to shopping centers and daily amenities. This property offers a practical opportunity for owner-users or investors seeking a well-located asset with adaptable space in a growing South Atlanta submarket.

Building Details

Primary Property Type	Office	Stories	1
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	7,740 SF
Building Class	B	Parking	22 Spaces
Year Built	2008	Tenancy	Single
Building Size	7,740 SF		

Amenities

Air Conditioning, Central Heating, Controlled Access, Fenced Lot, Kitchen, Outdoor Seating, Reception, Storage Space

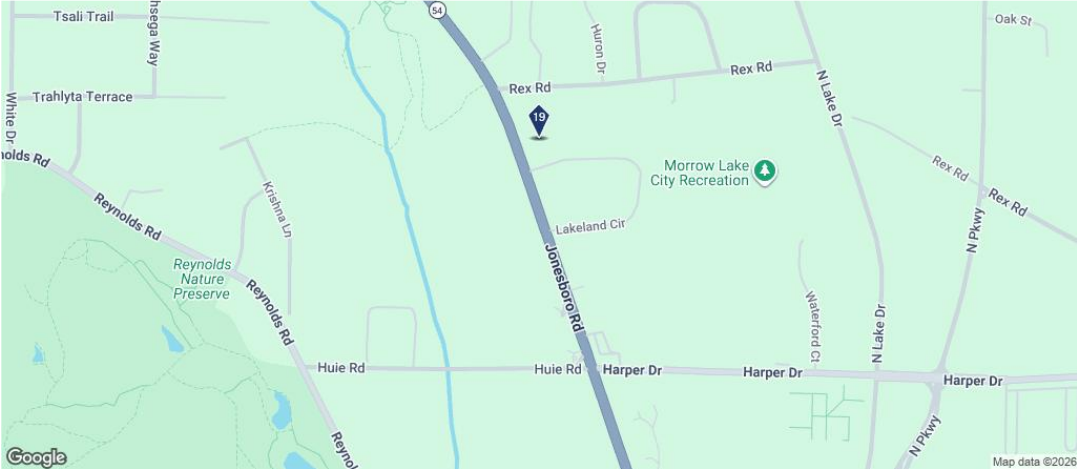




5560 Jonesboro Rd



1,598 SF • For Sale • Office Property • North Clayton/Airport Submarket • Lake City, GA 30260



Listing Details

Available Size	1,598 SF	Sale Type	Owner User
Asking Price	\$875,000	Time On Market	2 Months 15 Days
Price/SF	\$547.56	Status	Active

Sale Notes

1.45 acre

Building Details

Primary Property Type	Office	Building Size	1,598 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Stories	2
Building Class	C	Typical Floor	799 SF
Year Built	1975	Tenancy	Multi

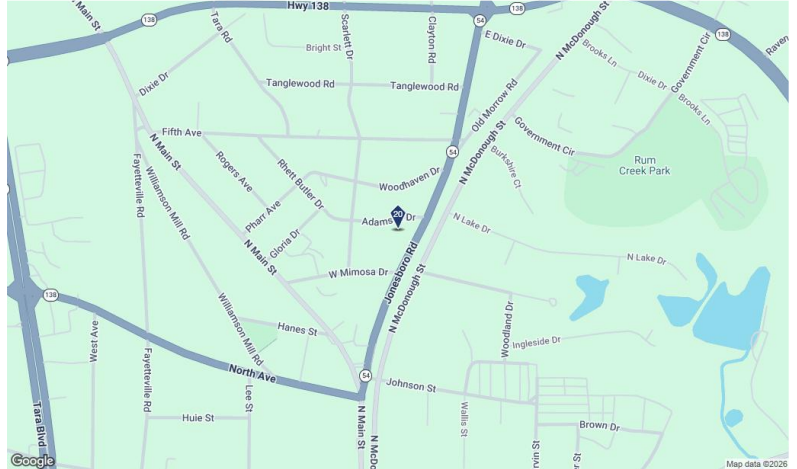
Amenities

Air Conditioning, Hardwood Floors, Kitchen, Natural Light, Security System



102 W Mimosa St • Warren House

8,000 SF • For Sale • Office Property • North Clayton/Airport Submarket • Jonesboro, GA 30236



Listing Details

Available Size	8,000 SF	Time On Market	3 Months 13 Days
Asking Price	\$1,200,000	Sale Conditions	1031 Exchange, Build to Suit, High Vacancy Property, Redevelopment Project
Price/SF	\$150.00	Status	Active
Sale Type	Owner User		

Sale Notes

The Warren House | Historic Commercial Opportunity in Jonesboro

Welcome to the Warren House, a distinguished and historically significant estate located at 102 W Mimosa Drive in the heart of Jonesboro. Built in 1840 by Guy L. Warren, an agent of the Macon & Western Railroad and one of the city's first town commissioners, this remarkable property offers a rare opportunity to own a true piece of Georgia history—enhanced with modern commercial potential.

Situated on approximately 2 acres and zoned for commercial office-industrial use, the Warren House is ideally suited for a variety of ventures including professional offices, boutique hospitality, event space, or a signature headquarters.

Spanning approximately 8000 square feet, the estate features:

- 8 spacious bedrooms
- 3.5 bathrooms
- 9 original fireplaces
- Expansive interior spaces rich with period detail

The grounds include a charming courtyard and historic coach houses, providing additional flexibility for office suites, creative workspaces, or event accommodations.

A Landmark of Civil War History

The Warren House played a pivotal role during the American Civil War, serving as both a field hospital and headquarters for Confederate and Union forces. Its walls still bear physical reminders of that era, including embedded bullet marks and artifacts scattered across the grounds.

In 1936, restoration efforts uncovered the names of Union soldiers once housed within the property—preserved as a powerful testament to its role in one of America's most defining conflicts. The surrounding land was once marked by visible breastworks, and relics such as minie balls were commonly found on the grounds.

Literary & Cultural Significance





102 W Mimosa St • Warren House

8,000 SF • For Sale • Office Property • North Clayton/Airport Submarket • Jonesboro, GA 30236



Sale Notes (Continued)

The Warren House also holds ties to literary history. Margaret Mitchell visited the home multiple times in the 1930s. Its rich antebellum character and Civil War legacy are believed to have influenced her Pulitzer Prize-winning novel, *Gone With the Wind*.

Recognized Historic Treasure

Designated by the Georgia Historical Commission in 1955, the Warren House stands today as a symbol of resilience, heritage, and Southern elegance.

Prime Location

Conveniently located near local landmarks such as Patrick R. Cleburne Confederate Cemetery, the property sits in a thriving and accessible area, blending historic charm with modern-day convenience.

Own the Legacy

The Warren House is more than real estate—it's an opportunity to steward a living piece of history while unlocking its commercial potential. Whether you envision a flagship business location, an event destination, or a unique redevelopment project, this property offers unmatched character and versatility.

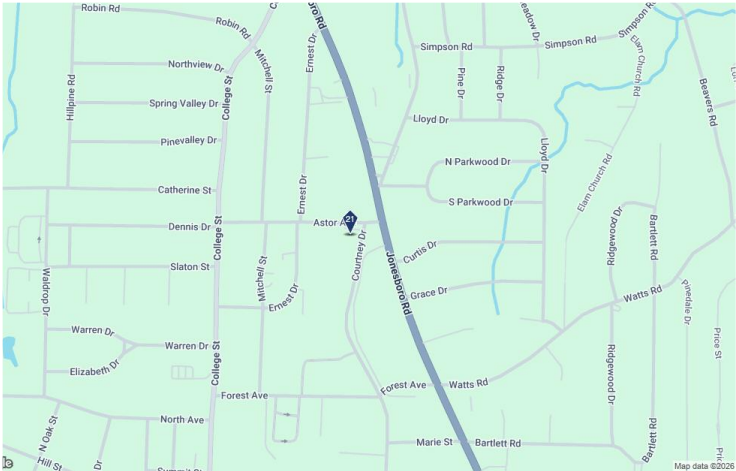
Schedule your private tour today and step into a legacy nearly two centuries in the making.

Building Details

Primary Property Type	Office	Building Size	8,000 SF
Secondary Type	Office/Residential	Stories	2
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	4,000 SF
Building Class	B	Parking	10 Spaces
Year Built	1860	Tenancy	Single

Amenities

24 Hour Access, Air Conditioning, Storage Space, Yard



Listing Details

Available Size	5,974 SF	Investment Type	Core
Asking Price	\$725,000	Time On Market	3 Months 19 Days
Price/SF	\$121.36	Sale Conditions	Lease Option
Sale Type	Investment or Owner User	Status	Active

Sale Notes

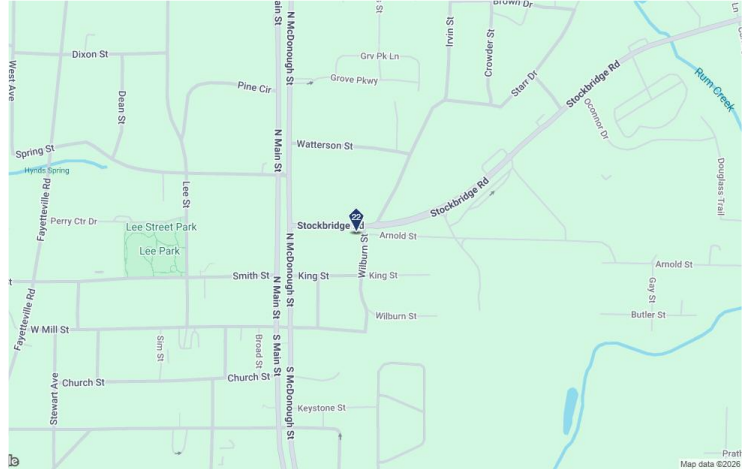
This ±6,000 SF single-story office/medical building presents a strong investment opportunity in a well-connected location. The property features 29 private offices or treatment rooms, a spacious reception area, and a large break/lounge space, offering flexibility for various professional or healthcare uses. With a covered entrance and 30 surface parking spaces, the building is designed for convenience and accessibility. Strategically positioned just 1.8 miles from I-285 and 3.3 miles from I-75, the site provides quick access to Hartsfield-Jackson International Airport and major transportation corridors. Surrounding amenities include retail, dining, and public transit options, enhancing tenant appeal and long-term value. This asset is ideal for owner-users or investors seeking a property with strong location fundamentals and adaptable space in the growing Forest Park market.

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	5,974 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	C	Parking	30 Spaces
Year Built	1964	Tenancy	Single
Building Size	5,974 SF		

Amenities

Air Conditioning, Signage, Wheelchair Accessible



Listing Details

Available Size	7,190 SF	NOI	\$114,075
Asking Price	\$799,000	Investment Type	Opportunistic
Price/SF	\$111.13	Time On Market	4 Months 16 Days
Cap Rate	14.28%	Status	Active

Sale Notes

Adaptive Reuse Medical & Professional Campus Opportunity | Downtown Jonesboro

Positioned just steps from the Clayton County Courthouse and the civic core of Historic Downtown Jonesboro, 118 & 112 Stockbridge Road present a rare adaptive reuse opportunity for medical office, professional services, counseling, nonprofit organizations, educational programs, wellness providers, and community-serving institutions seeking a meaningful presence within one of South Metro Atlanta's most authentic historic districts.

The offering includes an approximately 6,161-square-foot professional office building together with an adjacent approximately 1,190-square-foot residential structure situated on approximately 1.36 combined acres, creating a flexible campus-style environment capable of supporting a broad range of institutional, healthcare, medical office, administrative, and community-oriented uses.

With approximately 20 private offices or exam rooms, reception areas, meeting space, kitchen/break areas, shared common areas, and on-site parking, the property offers immediate functionality for organizations seeking a more institutional and campus-oriented setting than conventional strip-center or retail office space.

Located within the Historic District (H-1 & H-2 zoning) and Arts & Entertainment Overlay, the property benefits from the character, walkability, visibility, and civic identity that continue to drive reinvestment throughout Downtown Jonesboro. For investors and organizations who value the stability and long-term identity of historic districts, this framework helps preserve the architectural integrity and community character that make Downtown Jonesboro unique.

Property Highlights

- Approximately 7,351± SF combined campus opportunity
- Approximately 6,161 SF professional office building
- Adjacent approximately 1,190 SF residential structure
- Approximately 1.36 combined acres
- Approximately 20 private offices or exam rooms
- Reception areas, kitchen/break areas, and shared common space
- Approximately 30± on-site parking spaces
- Corner lot with visibility along Stockbridge Road
- Flexible layout for single-user, institutional, or multi-suite occupancy

Sale Notes (Continued)

- Campus-style environment ideal for medical, wellness, nonprofit, educational, or professional office users
- Existing office configuration may reduce tenant improvement costs for healthcare and professional occupancy
- Convenient access to Tara Boulevard, I-75, I-285, and Hartsfield-Jackson Atlanta International Airport
- Located within Historic Downtown Jonesboro near government offices, schools, restaurants, and community services

Potential Uses Include

- Physical therapy and rehabilitation services
- Speech or occupational therapy
- Counseling and behavioral support services
- Nutrition and wellness practices
- Chiropractic or healthcare-related services
- Home health administration offices
- Professional office occupancy
- Nonprofit or educational organizations
- Workforce development or training programs
- Administrative or institutional uses

The adjacent residential structure adds an additional layer of flexibility and may support administrative offices, live/work concepts, support operations, or organizational expansion.

Offering

The properties located at 118 & 112 Stockbridge Road are offered together for sale at \$799,000.

Ownership will also consider leasing opportunities for qualified medical, professional, nonprofit, wellness, counseling, educational, and institutional users. Flexible lease structures, phased occupancy opportunities, and tenant improvement discussions may be considered. Please see Leasing Terms and Offering Memorandum for additional leasing information.

For additional information or to schedule a confidential tour, please contact:

Altimese Dees
Gallery Commercial Real Estate
678-644-1712

Building Details

Primary Property Type	Office	Stories	1
Secondary Type	Medical	Typical Floor	7,190 SF
CoStar Rating	★★★★☆	Elevators	None
Building Class	C	Parking	29 Spaces
Year Built	1978	Tenancy	Multi
Renovated	Mar 2018	Slab to Slab	8'
Building Size	7,190 SF		

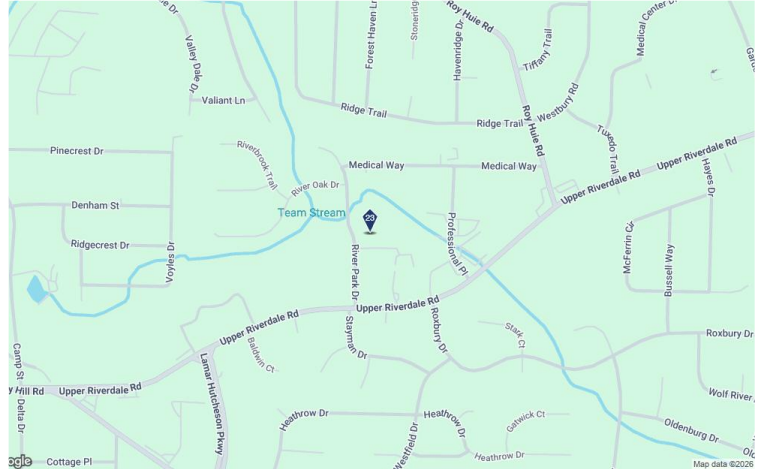
Amenities

24 Hour Access, Air Conditioning, Signage, Yard



275 Professional Ct

6,583 SF • For Sale • Office Property • North Clayton/Airport Submarket • Riverdale, GA 30274



Listing Details

Available Size	6,583 SF	Sale Type	Owner User
Asking Price	\$1,025,000	Time On Market	6 Months 5 Days
Price/SF	\$150.38	Status	Active

Sale Notes

Property Description:

Professional office building featuring 6,583 SF on 0.935 acres in Riverdale, GA. The brick building features excellent parking ratios, multiple suite entrances, and professional landscaping. Located in Riverdale's established medical corridor with strong visibility and convenient I-75 access.

The building offers a mix of private offices, open work areas, conference space, and support functions. The brick exterior provides multiple suite entrances for tenant convenience and flexible floor plans that can accommodate various professional uses. Interior spaces include private offices, administrative areas with cubicle stations, a conference room, kitchen/break areas, and storage throughout.

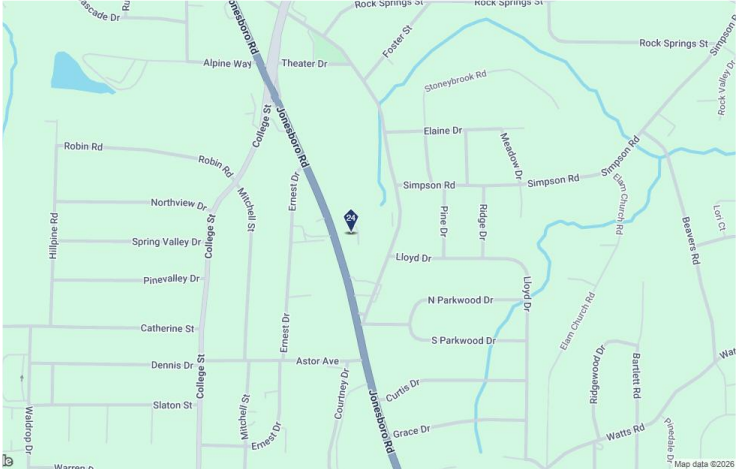
The 0.935-acre site provides generous parking and accessible entries. The property is suitable for continued medical office use, multi-specialty group occupancy, or conversion to alternative professional uses.

Location Description:

Located on Professional Court in Riverdale's medical corridor, this property offers strong visibility and easy access in Clayton County. The 0.935-acre site provides ample parking and mature landscaping. Riverdale's position along I-75 south of Atlanta serves the growing southern metro market, with proximity to retail, dining, and residential areas throughout Clayton County.

Building Details

Primary Property Type	Office	Building Size	6,583 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★ ★ ☆ ☆ ☆	Typical Floor	6,583 SF
Building Class	B	Parking	25 Spaces
Year Built	1983	Tenancy	Single



Listing Details

Available Size	5,800 SF	Sale Type	Owner User
Asking Price	\$1,200,000	Time On Market	2 Years 2 Months
Price/SF	\$206.90	Status	Active

Sale Notes

Best for owner user who needs to be near major highways, the airport and amenities of Jonesboro Road in Clayton County, GA. The building is new, built in 2023, and will be delivered vacant.Turnkey Funeral Home operation.

Building Details

Primary Property Type	Office	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	5,800 SF
Building Class	C	Elevators	None
Year Built	2022	Parking	39 Spaces
Building Size	5,800 SF	Tenancy	Single

Amenities

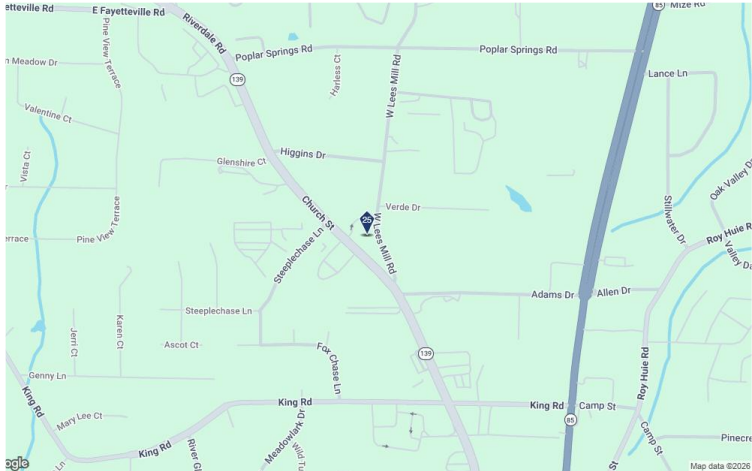
24 Hour Access, Air Conditioning, Bus Line, Reception, Signage, Storage Space



6338 Riverdale Rd



6,500 SF • For Sale • Office Property • North Clayton/Airport Submarket • Riverdale, GA 30274



Listing Details

Available Size	6,500 SF	Investment Type	Core
Asking Price	\$2,200,000	Time On Market	10 Months 11 Days
Price/SF	\$338.46	Status	Active
Sale Type	Investment or Owner User		

Sale Notes

This commercial asset on Riverdale Road offers an exceptional opportunity for owner-users or investors seeking a well-located property in the heart of Clayton County. The property benefits from prominent frontage along one of Riverdale's major corridors, delivering high traffic visibility and strong vehicular access to surrounding residential and business districts. Positioned just minutes from Interstate 75 and less than a 15-minute drive to Hartsfield-Jackson Atlanta International Airport, the property offers excellent connectivity for businesses requiring regional and national reach. Riverdale Road serves as a key thoroughfare linking major population centers in metro Atlanta, ensuring steady customer and commuter traffic throughout the day. The surrounding area is home to national retailers, dining establishments, and service businesses, creating a dynamic trade area that supports a range of uses, including retail, office, and professional services. Clayton County's continued population growth and investment initiatives add long-term value for buyers aiming to capitalize on a strong and expanding market. Whether considered for redevelopment or continued use, this property combines visibility, access, and a location aligned with both logistical and consumer-driven advantages.

Building Details

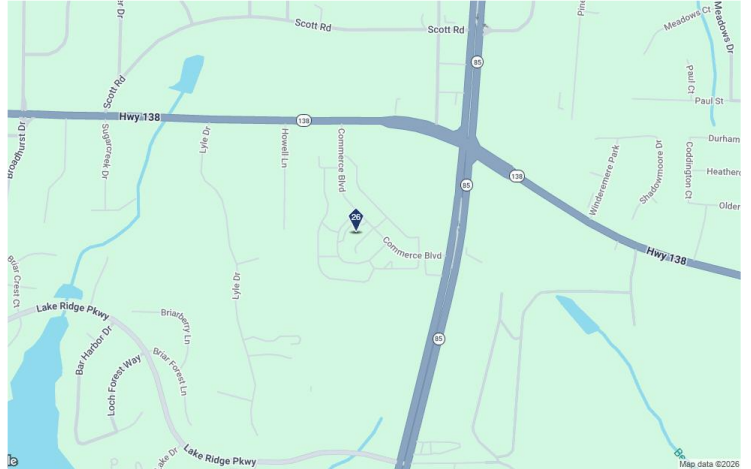
Primary Property Type	Office	Typical Floor	2,000 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	C	Parking	48 Spaces
Year Built	1982	Tenancy	Single
Building Size	6,500 SF	Owner Occupier	Yes
Stories	3	Slab to Slab	11'



808 Commerce Blvd • Commerce Professional Pk



4,300 SF • For Sale • Office/Medical Condo • South Clayton/Henry Cnty Submarket • Riverdale, GA 30296



Listing Details

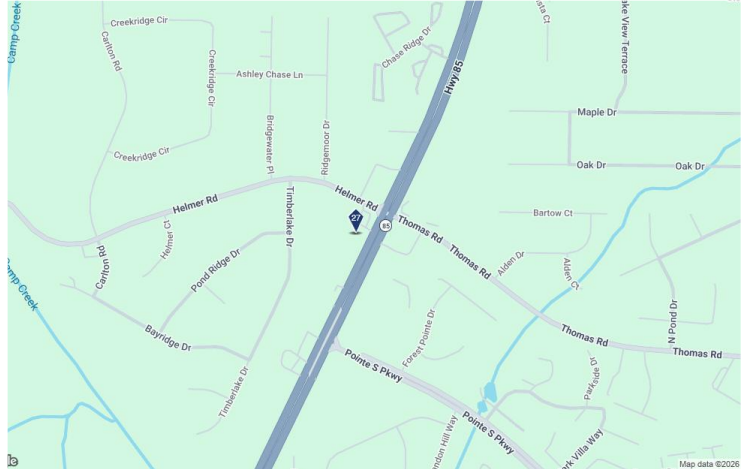
Available Size	4,300 SF	NOI	\$35,400
Asking Price	\$400,000	Time On Market	2 Years 1 Month
Price/SF	\$93.02	Status	Active
Cap Rate	8.85%		

Building Details

Primary Property Type	Office	Stories	3
Secondary Type	Medical	Typical Floor	5,793 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	B	Parking	68 Spaces
Year Built	1989	Tenancy	Multi
Renovated	2002	Slab to Slab	12'
Building Size	17,379 SF		

Amenities

24 Hour Access, Air Conditioning, Central Heating, Drop Ceiling, Partitioned Offices, Secure Storage, Shower Facilities, Signage



Listing Details

Available Size	8,600 SF	Investment Type	Core
Asking Price	\$850,000	Time On Market	6 Years 11 Months
Price/SF	\$98.84	Sale Conditions	Lease Option
Sale Type	Investment or Owner User	Status	Active

Sale Notes

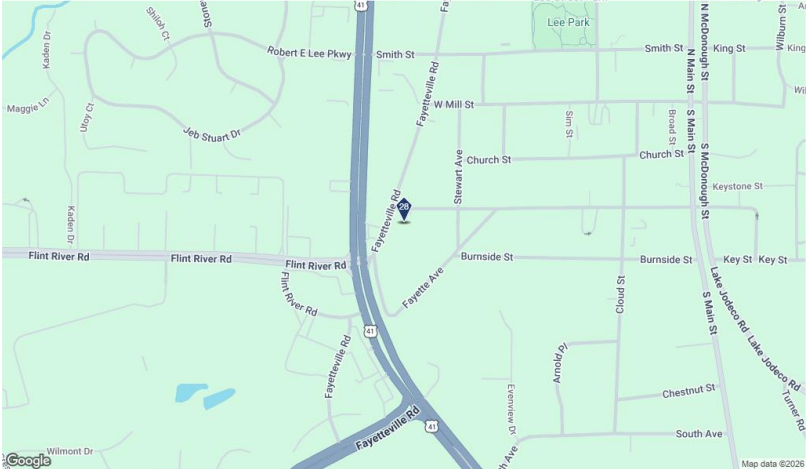
FOR SALE OR LEASE - BUILDING IS 8,600 SF, (6,600 AVAILABLE) PRIME LOCATION ON HWY 85 WITH GREAT VISIBILITY AND EASY ACCESS.
 LEASING - Asking Rent is \$12.00/sf NNN (\$1.50/SF)
 SALE - Great purchase investment opportunity, 4 sided brick, ground level suite and 3 floors above ground, 2,200 sf each floor. Ground level suite is leased by solid Tenant with rent at \$1,650/month rental income on 5 year lease. Possibility of owner financing with 3 year balloon mortgage for qualified buyer. Difficult to duplicate this Purchase opportunity. Seller is motive...

Building Details

Primary Property Type	Office	Stories	4
Secondary Type	Medical	Typical Floor	2,150 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Elevators	None
Building Class	B	Parking	24 Spaces
Year Built	1985	Tenancy	Multi
Building Size	8,600 SF	Owner Occupier	Yes

Amenities

Air Conditioning



Listing Details

Available Size	3,310 SF	Investment Type	Core
Asking Price	Not Disclosed	Time On Market	1 Year 9 Months
Sale Type	Investment or Owner User	Status	Active

Building Details

Primary Property Type	Office	Stories	2
Secondary Type	Medical	Typical Floor	1,655 SF
CoStar Rating	★ ★ ☆ ☆ ☆	Parking	15 Spaces
Building Class	C	Tenancy	Single
Year Built	1923	Owner Occupier	Yes
Building Size	3,310 SF		

Amenities

Air Conditioning, Day Care, Fenced Lot, Signage, Wheelchair Accessible