

AVAILABLE

# FREESTANDING BUILDING

2231 Henderson Mill Rd, Atlanta, GA 30345



**34,550 SF on 3.86 Acres**  
**(24,350 SF first level - 10,200 SF mezzanine)**

## PROPERTY HIGHLIGHTS

- Former automotive service center
- Ample surface parking
- Column spacing is 24' x 18' on first level
- Elevator access to mezzanine level
- Completed Phase 1 & 2 environmental studies
- Mezzanine can be removed

## AREA DEMOGRAPHICS (2025)

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	7,558	94,757	304,485
<b>HOUSEHOLDS</b>	3,492	37,972	123,929
<b>AVG HH INCOME</b>	\$147,194	\$134,594	\$122,094

KELLY WILSON

P: 770.655-7123

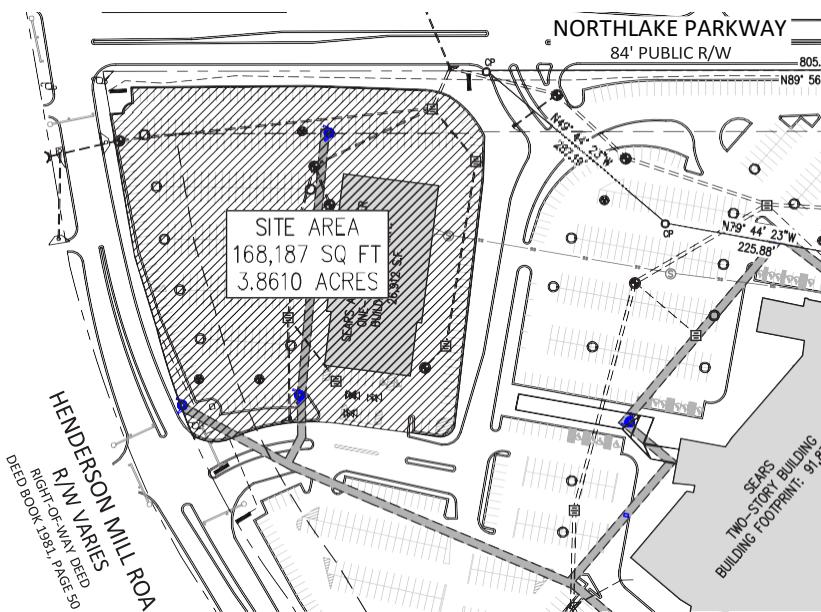
E: kelly@ssgrealtypartners.com



**SSG REALTY PARTNERS**  
LAND INVESTMENT ADVISORS

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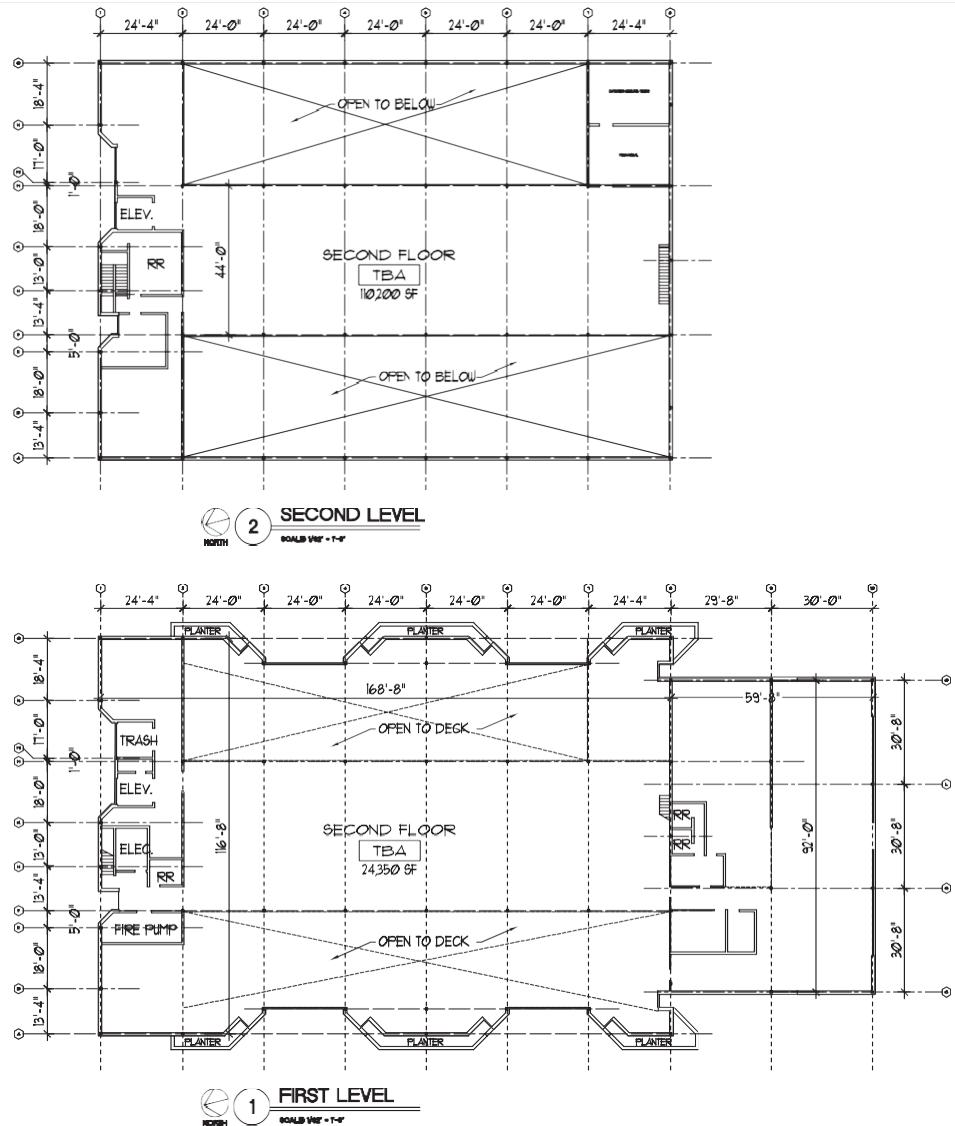


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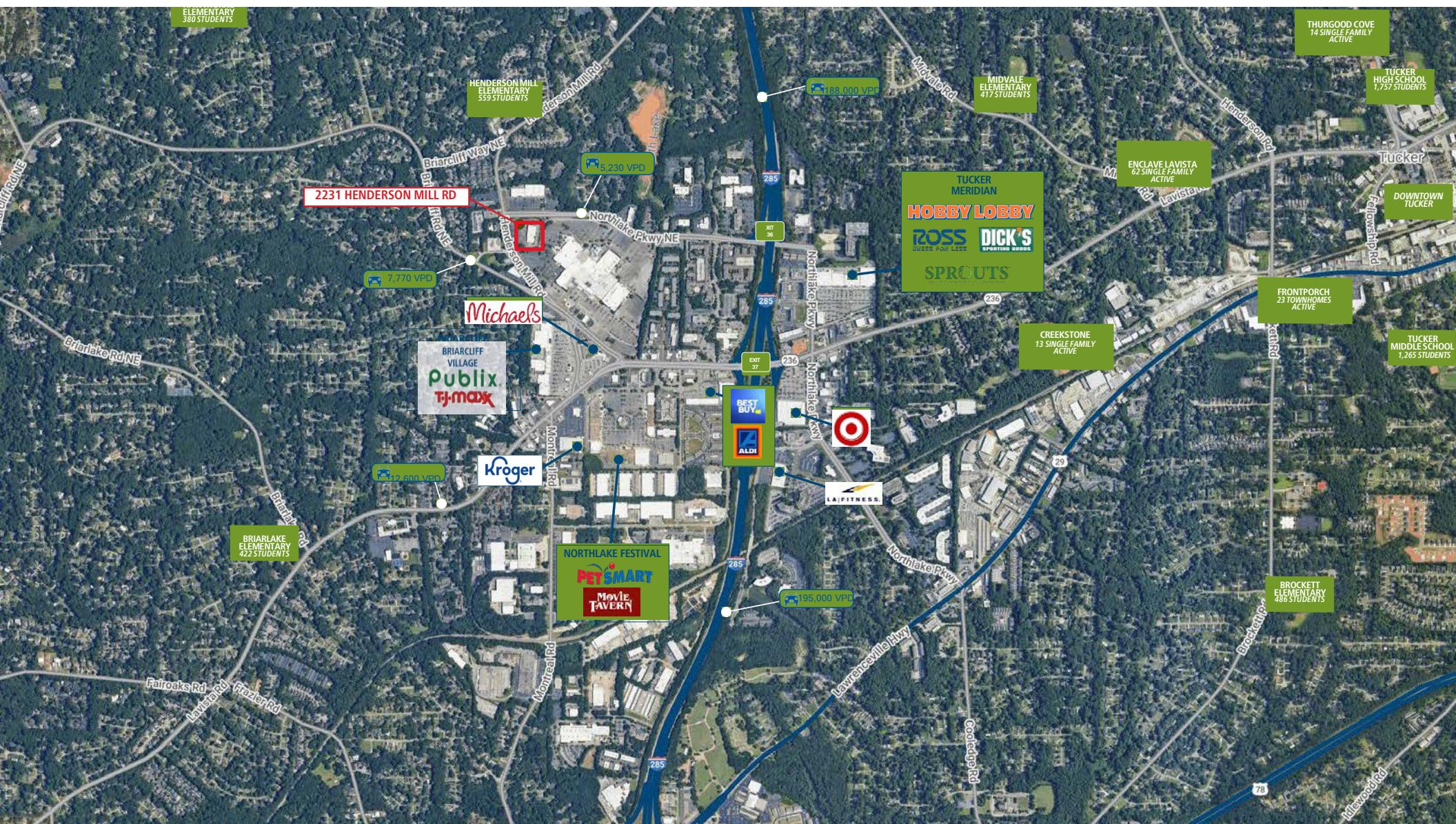
The logo for SSG Realty Partners, featuring the company name in a serif font above the words "LAND INVESTMENT ADVISORS" in a smaller sans-serif font. A small diamond-shaped icon is positioned above the text.



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