

FOR LEASE

Automotive Retail Space

975 Camp Fulton Way SW
South Fulton, GA 30336



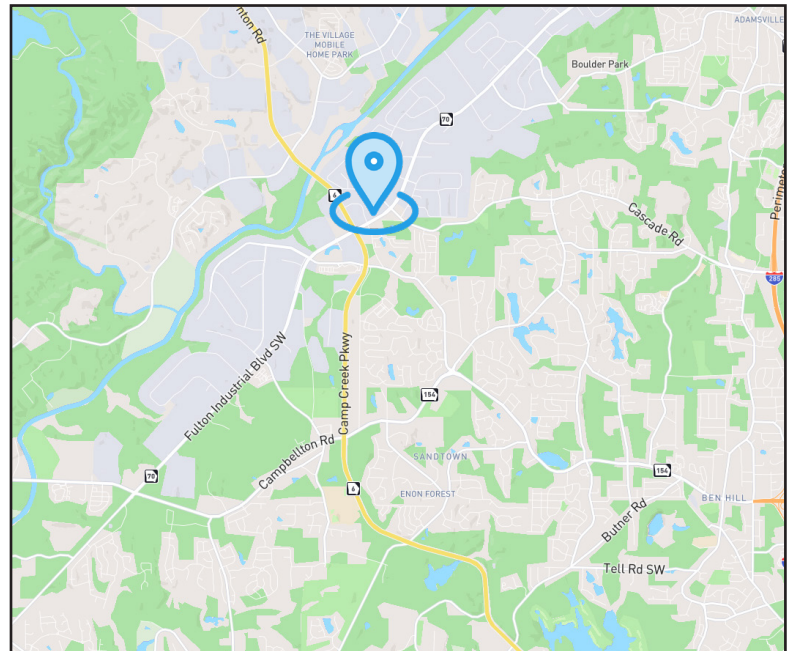
OVERVIEW

This ±10,803 SF automotive property on ±1.79 acres in southwest Atlanta has one suite available for immediate lease. Lease rates are starting rates for a preferred 3 to 5 year term.

Suite B is a ±1,400 SF shop space with two bays and four rollup doors for \$1,900 per month rent and \$600 per month in CAM/NNN. This promotional rate runs through the end of January 2025.

The property is located near the busy intersection of Camp Creek Pkwy and Fulton Industrial Blvd with nearby traffic counts exceeding 39,000 VPD and 41,000 VPD respectively. It is in a retail pocket serving the Fulton Industrial Corridor. Taco Bell, Jersey Mikes Subs, Zaxby's, Waffle House and McDonald's all share access to Camp Fulton Way. Other noted businesses in the immediate area include USPS, QuickTrip, Bank of America, Wendy's, Ryder Truck, Averitt Express. Interstate 20 is 4 miles north of the subject property and downtown Atlanta lies just under 13 miles east of it.

SUITE	SPACE SIZE	LEASE RATE
B	±1,400 SF	\$1,900/MO +\$600/MO CAM



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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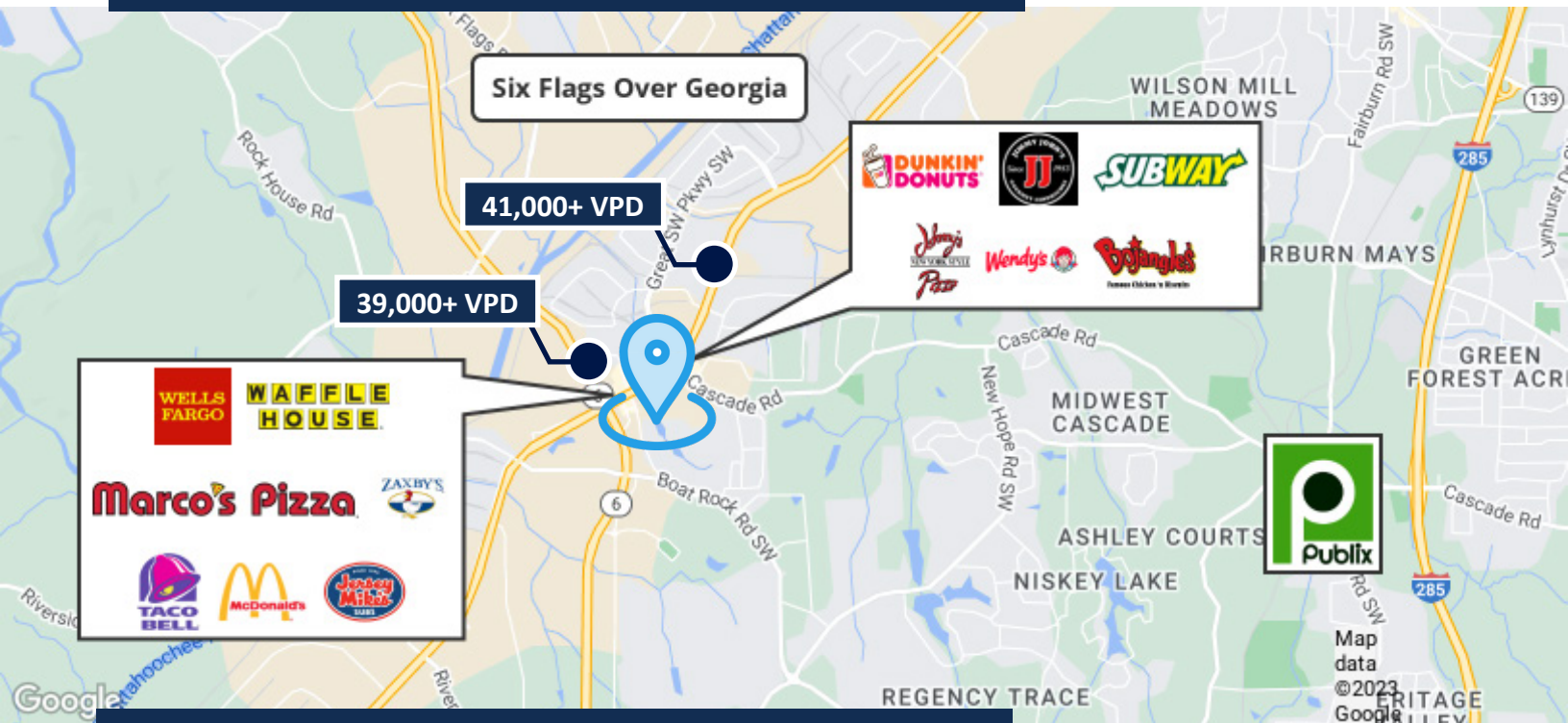
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	3,202	21,669	99,566
Households	1,397	8,431	38,772
Avg. Household Income	\$124,814	\$110,606	\$93,298

Source: 2023 ESRI

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