

**\$700,000 SALE PRICE**



**ONPACE**  
PARTNERS

# Southlake Pkwy ±2.3 Acres For Sale

**Southlake Parkway | Morrow, GA**

±2.3 Acre Development Opportunity  
Zoned GB: General Business

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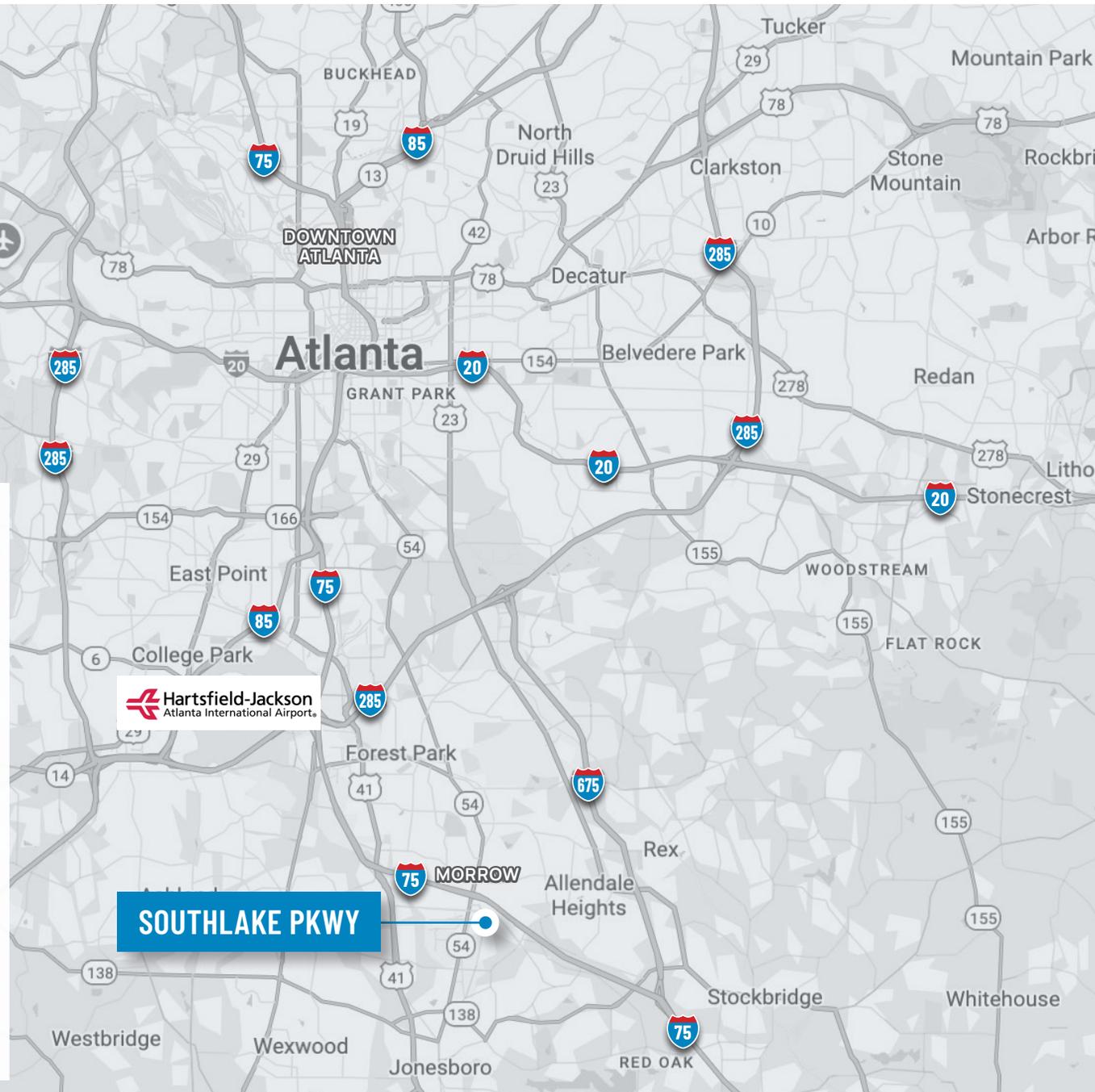
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# Location

Located within South Atlanta's primary freight corridor, an established warehouse and drayage market. The site offers efficient access to all major Atlanta trucking routes without requiring travel through the downtown core, making it well-suited for distribution and logistics users.

## KEY DISTANCES

- > ±2 MILES TO I-75 (EXIT 233 - MT. ZION RD)
- > ±3 MILES TO I-675 (EXIT 5 - MT. ZION RD)
- > ±6 MILES TO I-285 PERIMETER (VIA I-75 N)
- > ±9 MILES TO AIRPORT (VIA I-75 N → I-285 W)
- > ±12 MILES TO I-85 (VIA I-75 N → I-285 W)
- > ±15-17 MILES TO I-20 (VIA I-75 N → I-285 E/W)
- > ±18-22 MILES TO CSX INTERMODAL (VIA I-75 → I-285 W)



# Site Plan



# General Business District Permitted Uses and Conditional Uses

## District Intent

To accommodate a variety of retail, service, and entertainment uses. The development standards are designed to improve functionality of businesses and the corridors that serve them.

## Permitted Uses

- > Apparel Shops (new merchandise only)
- > Banks and similar financial establishments
- > Beverage shops
- > Bookstores
- > Camera shops
- > Catering establishments
- > Cannabidiol (C80 oil sales)
- > Childcare and adult daycare
- > Coin-operated laundry
- > Commercial indoor and outdoor recreational uses
- > Copy and printing services
- > Decorator shops
- > Delivery services
- > Drugstores
- > Dry cleaner
- > Exterminators
- > Fitness centers and gymnasiums

- > Instructional dance studio
- > Florists and gift shops
- > Gift shops
- > Grocery, full service
- > Hardware stores
- > Health club and spas
- > Hotels and motels, located on aerials, only
- > Locksmith shop
- > Lumber, paint, glass and wallpaper stores
- > Office supply stores
- > Personal service establishments including barber shops, beauty salons, dry cleaners, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shop, tailors and similar establishments
- > Pet grooming and supply shops
- > Professional offices
- > Restaurants (non- Drive-thru or Drive-in configuration)
- > Retail stores
- > Sporting goods and hobby shops
- > Taxicab and limousine stands and dispatching offices

## Accessory Uses

Uses customarily accessory to any Use permitted in the GB District including but not limited to parking garages, parking decks, and surface parking lots parking lots.

## Conditional Uses

- > Ambulance services
- > Amusement centers & arcades
- > Automobile, truck, Trailer, and boat sales, and leasing
- > Car washes, detail shops, and service stations
- > Colleges
- > Convenience stores
- > Small box variety discount stores
- > Funeral homes
- > Hotels and motels, hotels and motels located on collectors and local roads
- > Mini-warehouses & self-storage facilities
- > Movie theaters
- > Outdoor amusements
- > Outdoor theaters
- > Pawnbroker
- > Place of worship
- > Plumbing and heating equipment dealers
- > Recreation-Indoor
- > Restaurants with a Drive-thru or Drive-in configuration
- > Service labor organizations meeting hall/ offices
- > Theaters
- > Tire shops
- > Vehicle rental
- > Vehicle repair

# Neighboring Tenants



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For More Information, Contact:

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