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# FOR SALE

211 MILLARD FARMER INDUSTRIAL BLVD.  
NEWNAN, GA. 30625  
\$1,300,000



## CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Atlas Real Estate Advisors it should not be made available to any other person or entity without the written consent of Atlas Real Estate Advisors. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return to Atlas Real Estate Advisors.

This offering memorandum has been prepared to provide a summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlas Real Estate Advisors has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business or Intentions to continue its occupancy of the subject property or tenants' plans.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Atlas Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has Atlas Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for the costs and expenses of investigating the subject property.

# FAST FAQS



\$1,300,000



7,950 SF



1.5 ACRES



1.8 MI TO I85  
2 MI TO RT. 27



ADTV 24,000



65,000  
DAYTIME POPULATION

# EXECUTIVE SUMMARY

**211 Millard Farmer Industrial Boulevard is a 7,950 SF medical office situated on a 1.5 acre parcel along Rt. 34 in Newnan, GA.**

Originally designed as a diagnostic facility, and recently used as a corporate training center, 211 Millard Farmer Industrial Blvd. is . The space includes private offices, treatment rooms, a nurses station, a kitchen/breakroom, a patient check-in area, two radiography rooms (built to code) and additional storage and utility spaces.

The property is 1.5 acres and includes 300' of frontage, with parking for up to 28 cars, including 2 handicap-accessible spaces and large covered entrance with automatic doors. 211 Millard Farmer Industrial Blvd. is zoned CG and is well suited to diverse range of uses:

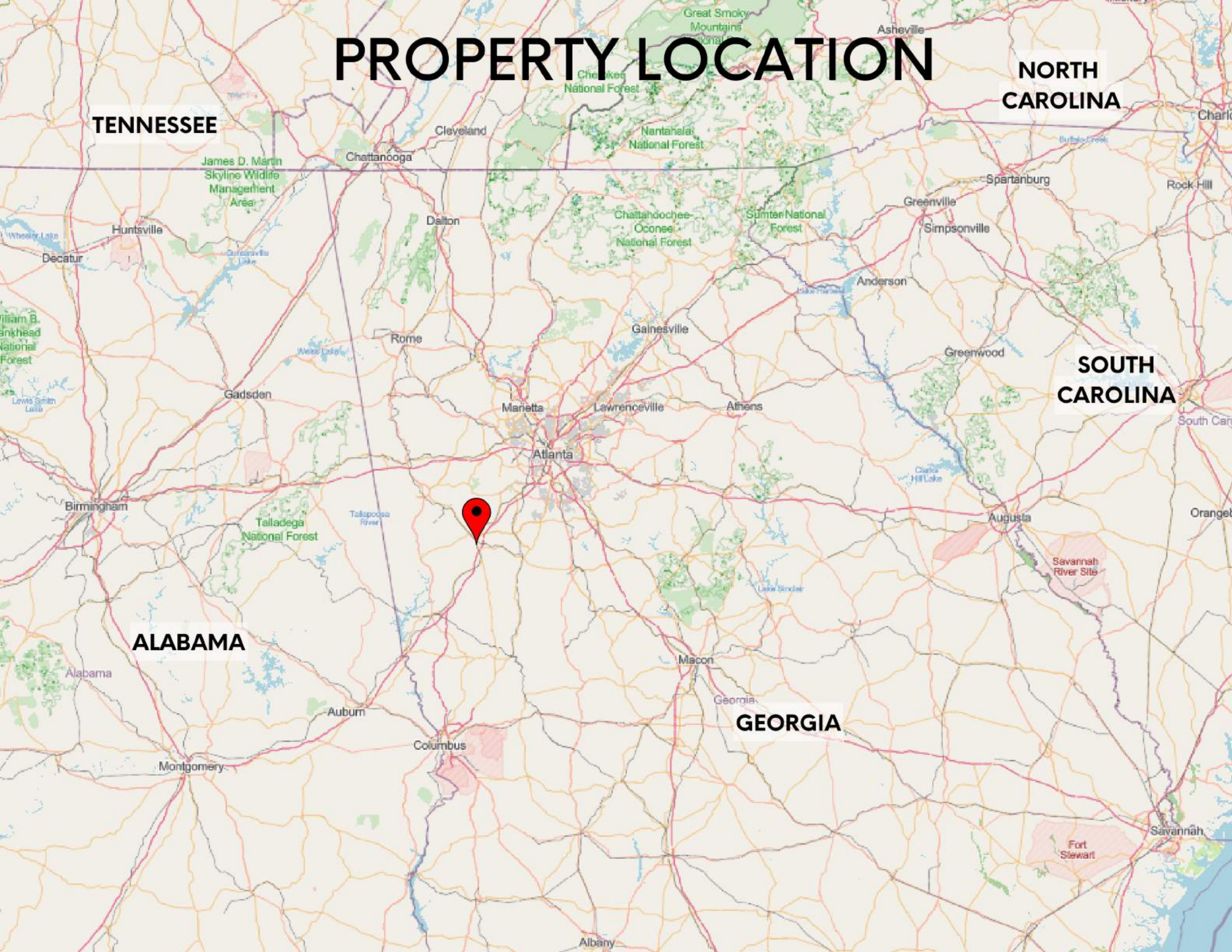
Millard Farmer Industrial Blvd./Rt. 34 Bypass intersects with Bullsboro Rd. and is just 1.8 miles away from I-85 traveling East, and intersects with Rt. 29 & Rt. 27 traveling West.



# GALLERY



# PROPERTY LOCATION



TENNESSEE

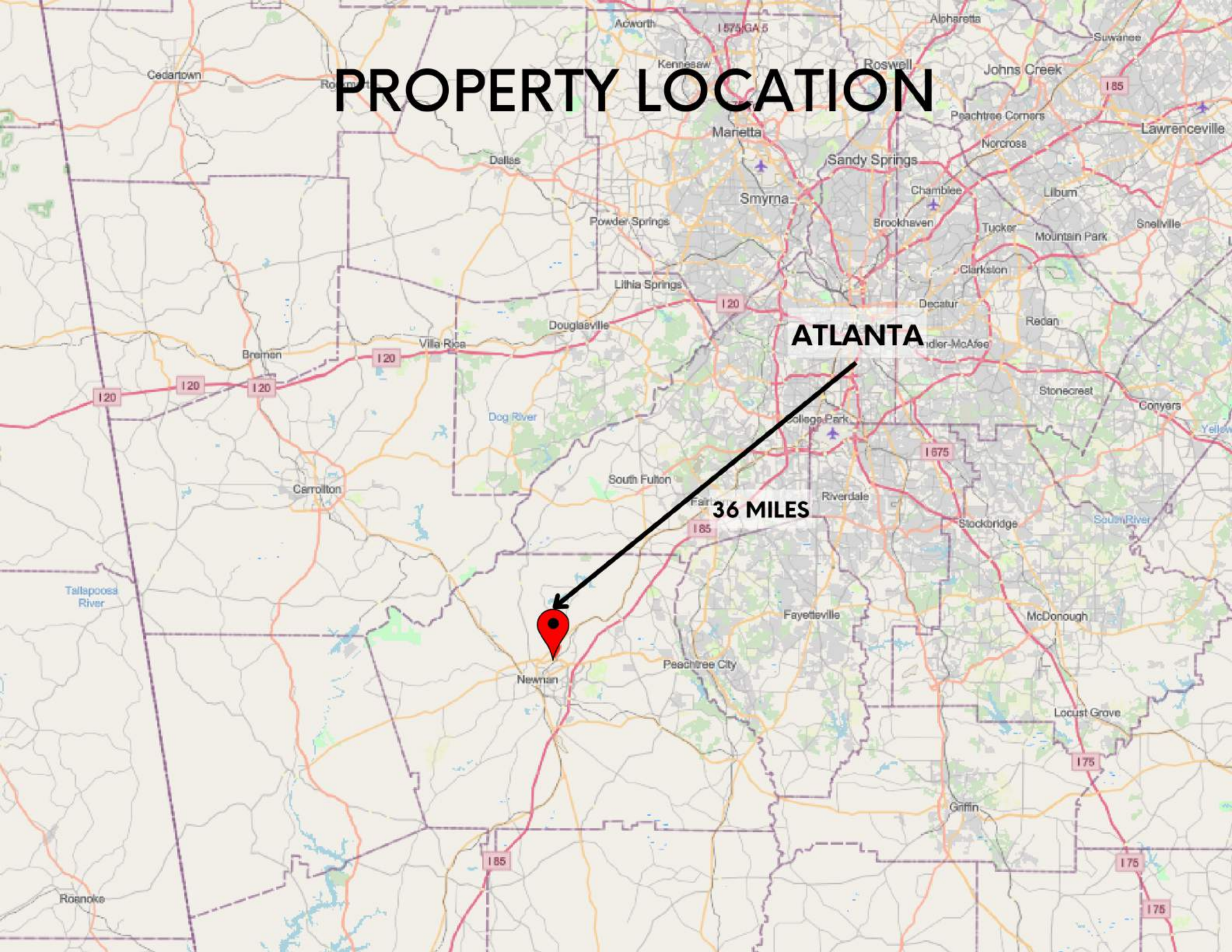
NORTH  
CAROLINA

SOUTH  
CAROLINA

ALABAMA

GEORGIA

# PROPERTY LOCATION



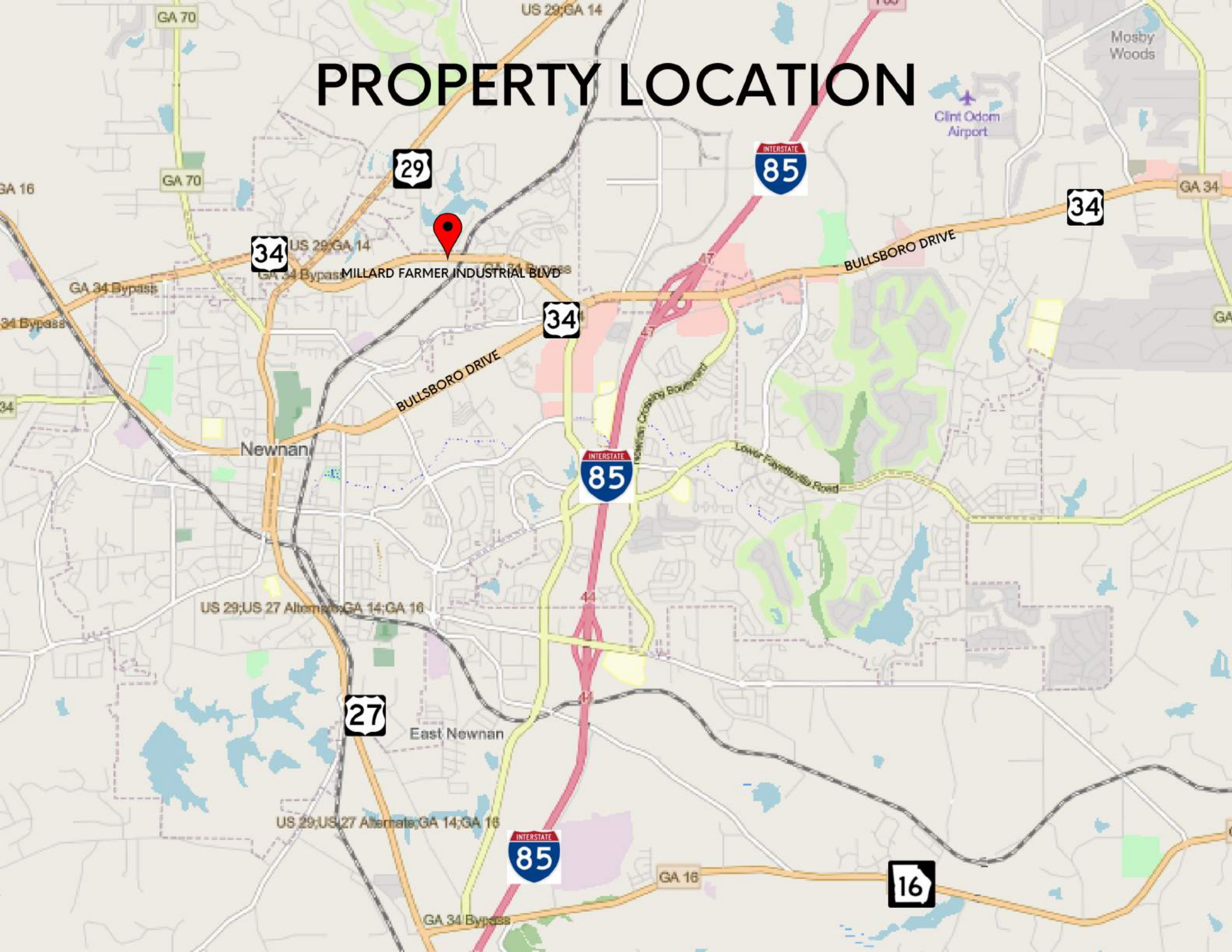
**ATLANTA**

**36 MILES**

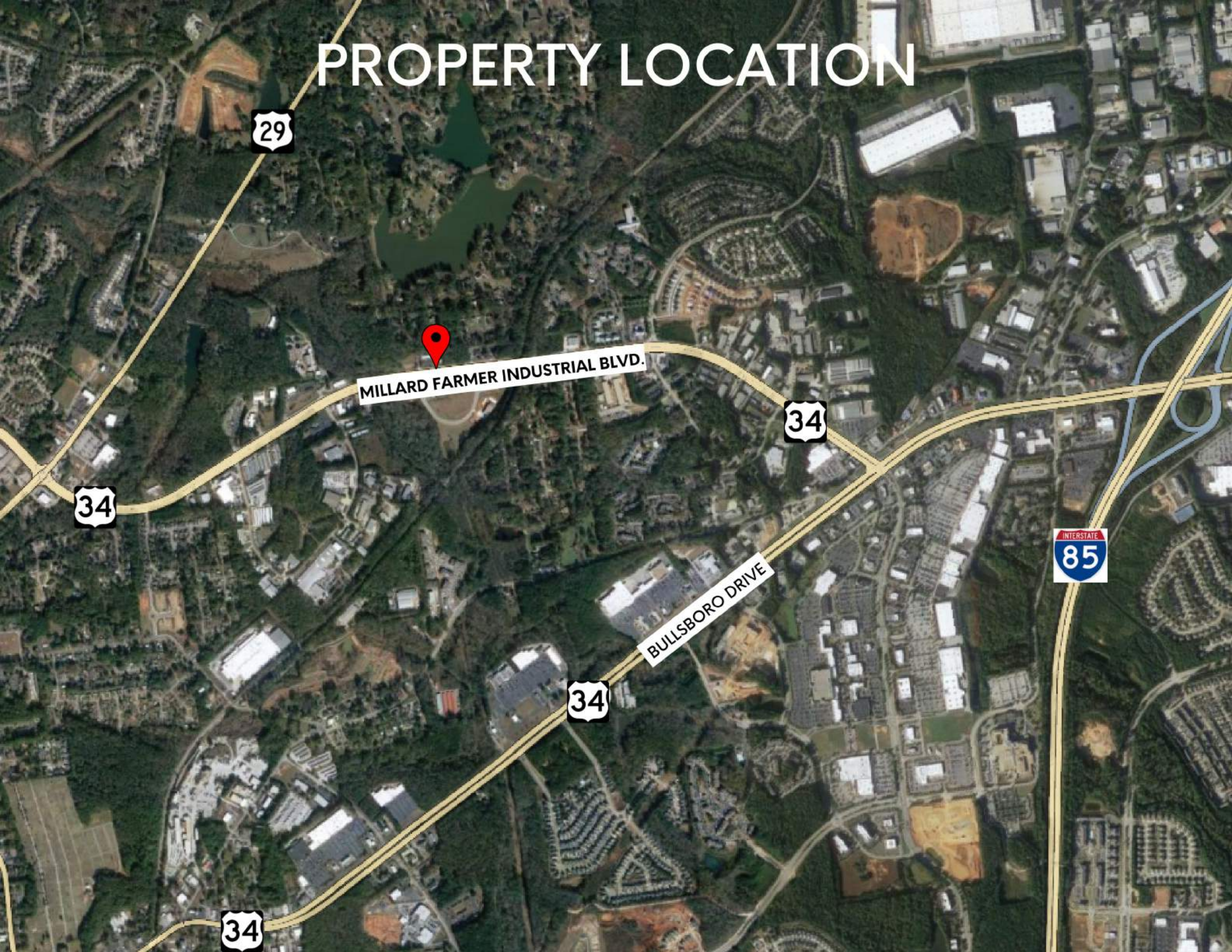


Newnan

# PROPERTY LOCATION



# PROPERTY LOCATION



29

MILLARD FARMER INDUSTRIAL BLVD.

34

BULLSBORO DRIVE

INTERSTATE  
85

34

34

34





# NEARBY BUSINESS

With the population growth and increased density of the commercial corridor of Bullsboro Drive, more and more businesses and offices are starting to look for space along Millard Farmer Industrial Parkway. What was once a primarily industrial area, has already begun to transition to a more commercial/professional area.



211 MILLARD FARMER INDUSTRIAL



ADDITIONAL PARCEL AVAILABLE  
217 MILLARD FARMER INDUSTRIAL



Reaching Milestones  
Pathways Behavioral Health

Minuteman Press

Coweta Dentistry

White Oak  
Pediatric Dentistry

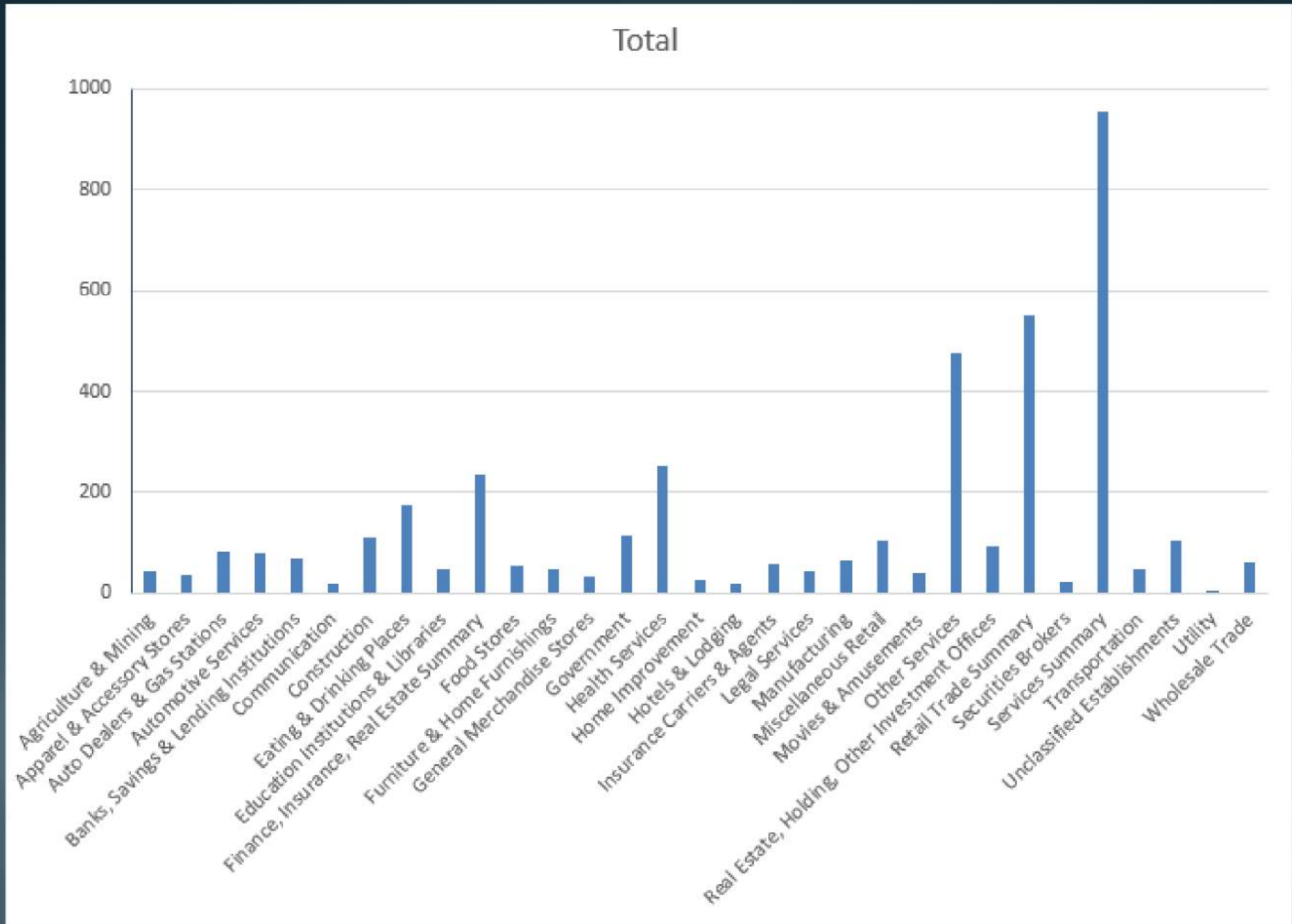
Newnan Fire  
Station 4

NAPA Autoparts

Jefferson Parkway  
Elementary School

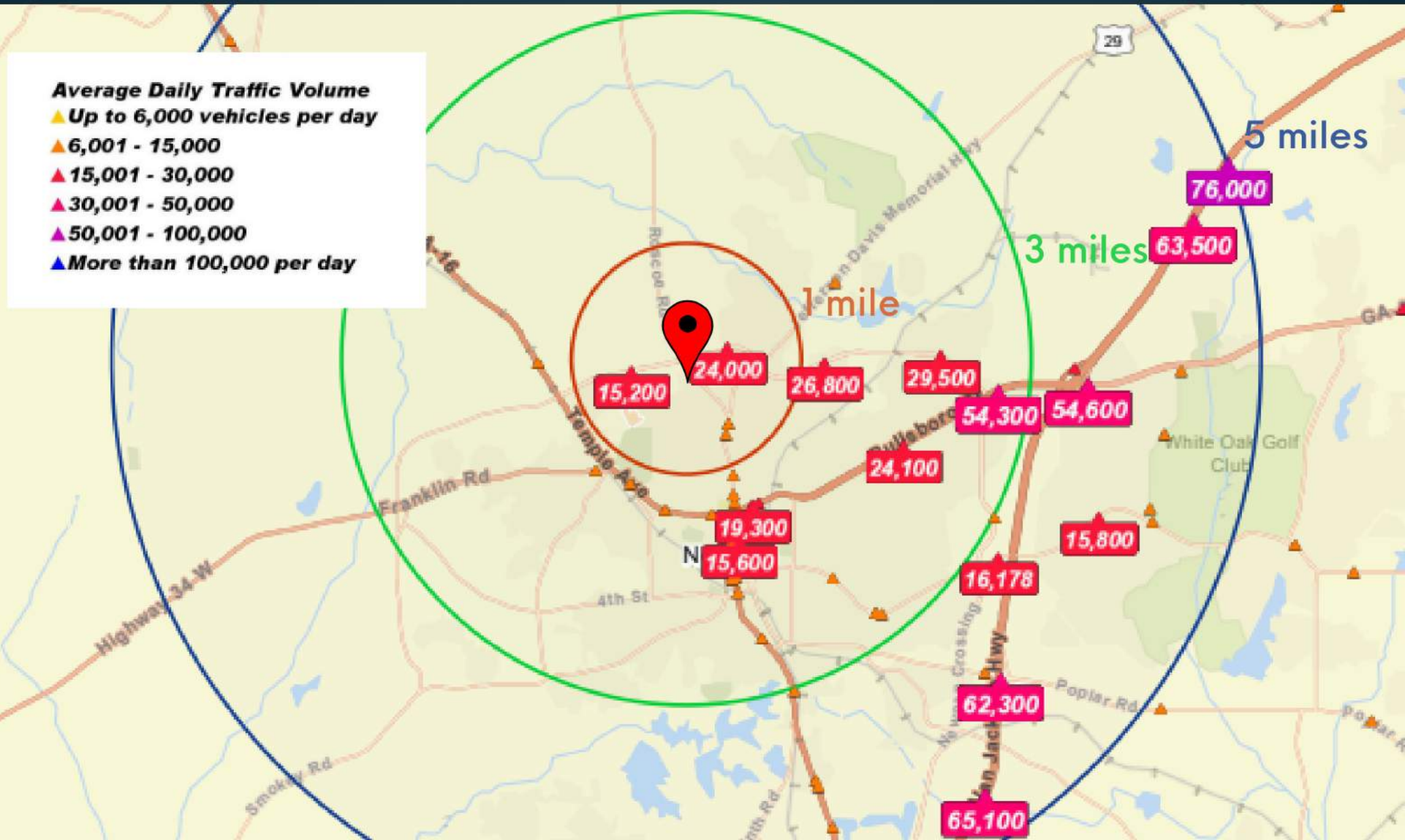
AI Glass  
Action Auto Painting  
Southern Cabinetworks  
New Dimensions Church  
Coyote Customs

There are over 2,000 businesses within a 5 mile radius of 211 Millard Farmer Industrial Boulevard, but more importantly, there is a daytime population in the area of over 65,000 people. It is no wonder so many national retailers, corporations and service providers have chosen this location.



# TRAFFIC COUNTS

This area of Millard Farmer Industrial Parkway has an average daily traffic volume of approximately 24,000 cars per day. At its intersection with Bullsboro Dr./Rt 34 those numbers increase dramatically, reaching over 54,000 cars and higher.



# ABOUT COWETA COUNTY



**148,089**

Total Population  
for the County



**\$100,243**

Average  
Household Income



**4,025**

Businesses Operate  
in the County

The top five industries within the County are as follows:

- Retail Trade 17%,
- Manufacturing 13%
- Healthcare and Social Assistance 15%
- Accommodation and Food Services 11%
- Local Government 12%

\*2020 Comprehensive Annual Financial Report

## 2021 Noteworthy Numbers

- Over 800 new jobs
- 76 new projects
- Over \$333 million in new investments
- Creation of 4,000 Jobs since 2018
- \$630 MM investments since 2018
- Home to 18 international companies

\*2020 Comprehensive Annual Financial Report

## Top 10 employers

- Cargill Meat Solutions Corporation
- Hello Fresh
- Kellermeyer Building Services, LLC
- Petsmart Distribution, Inc.
- Piedmont Newnan Hospital, Inc.
- Publix Super Markets, Inc.
- Southeastern Regional Medical Center
- Variety Wholesalers, Inc.
- Walmart
- Yamaha Motor Manufacturing

## Headquartered in Coweta:

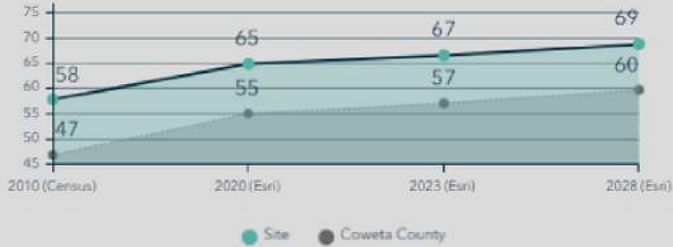
- Bonnell Aluminum
- Hitachi
- Corvaglia Closures USA
- Yokogawa
- Semperit Industrial
- Blickle USA
- EGO North America
- Grenzebach
- Nyco America
- Cassioli USA

# COMMUNITY CHANGE SNAPSHOT



211 Millard Farmer Ind Blvd, Newnan, Georgia, 30263  
Ring of 5 miles

Diversity Index



Dots show comparison to **Coweta County**

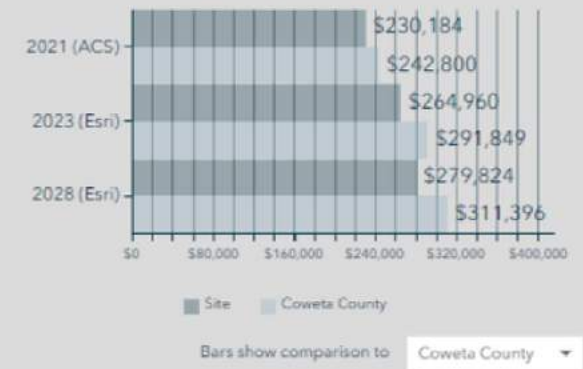
Total Population



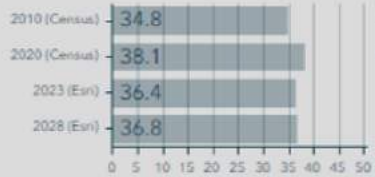
Owner vs Renter Occupied Units



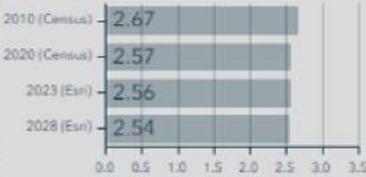
Median Home Value



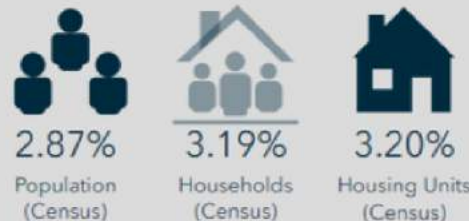
Median Age



Average Household Size



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future

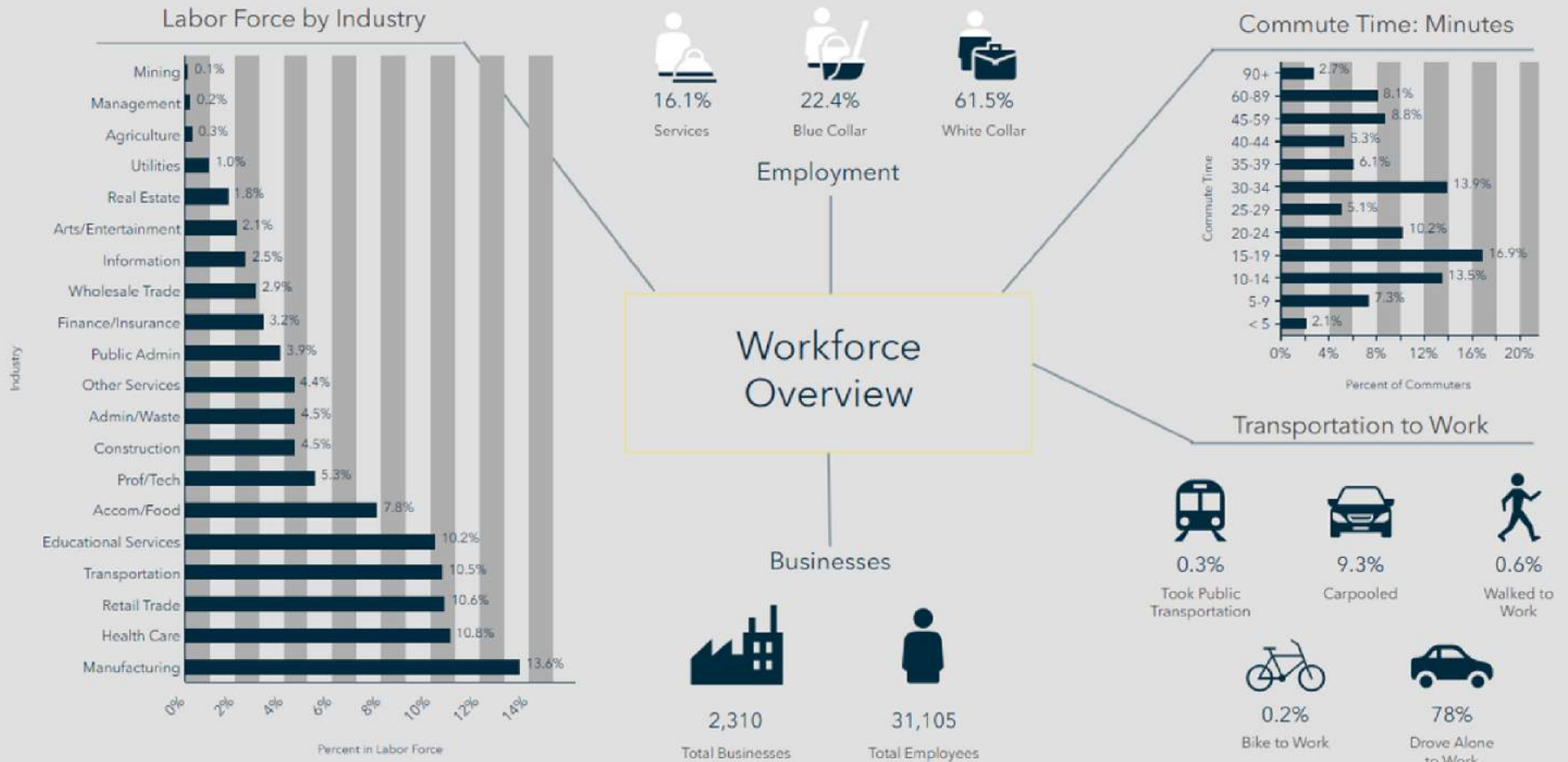


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2024 Esri

# ECONOMIC DEVELOPMENT PROFILE



211 Millard Farmer Ind Blvd, Newnan, Georgia, 30263  
 Ring of 5 miles



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

# ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

STEP 1

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

## SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

## LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

## MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.



**ATLAS**  
REAL ESTATE ADVISORS

## CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.



**AtlasREA.com**  
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