

# Concord Office Park

573-577 Concord Rd SE Smyrna, GA 30082



FOR SALE

**Tom Tumbleson**  
309.238.2101  
t.tumbleson@bellstreet.com

  
**BellStreet**



For Sale

573-577 Concord Rd SE Smyrna, GA 30082



Property Description

Introducing an exceptional investment opportunity in the heart of the thriving Smyrna area. This impressive property boasts two buildings (Building 573, +/-7,200SF and Building 577, +/-6,000SF with 4 well-appointed units in each building, offering versatile spaces for a range of office requirements. Built in 1974 and 1977 and zoned O-I, this prime location provides a secure foundation for long-term investments. The property's strategic positioning in Smyrna presents a compelling proposition for office building investors seeking a dynamic and prosperous market. Don't miss the chance to leverage this remarkable property's potential in one of Georgia's most sought-after commercial districts.

Property Highlights

- 13,200 SF medical/office buildings
- Eight versatile medical/office units
- Established construction from 1974 and 1977
- Strategic O-I zoning
- Premier location in Smyrna area

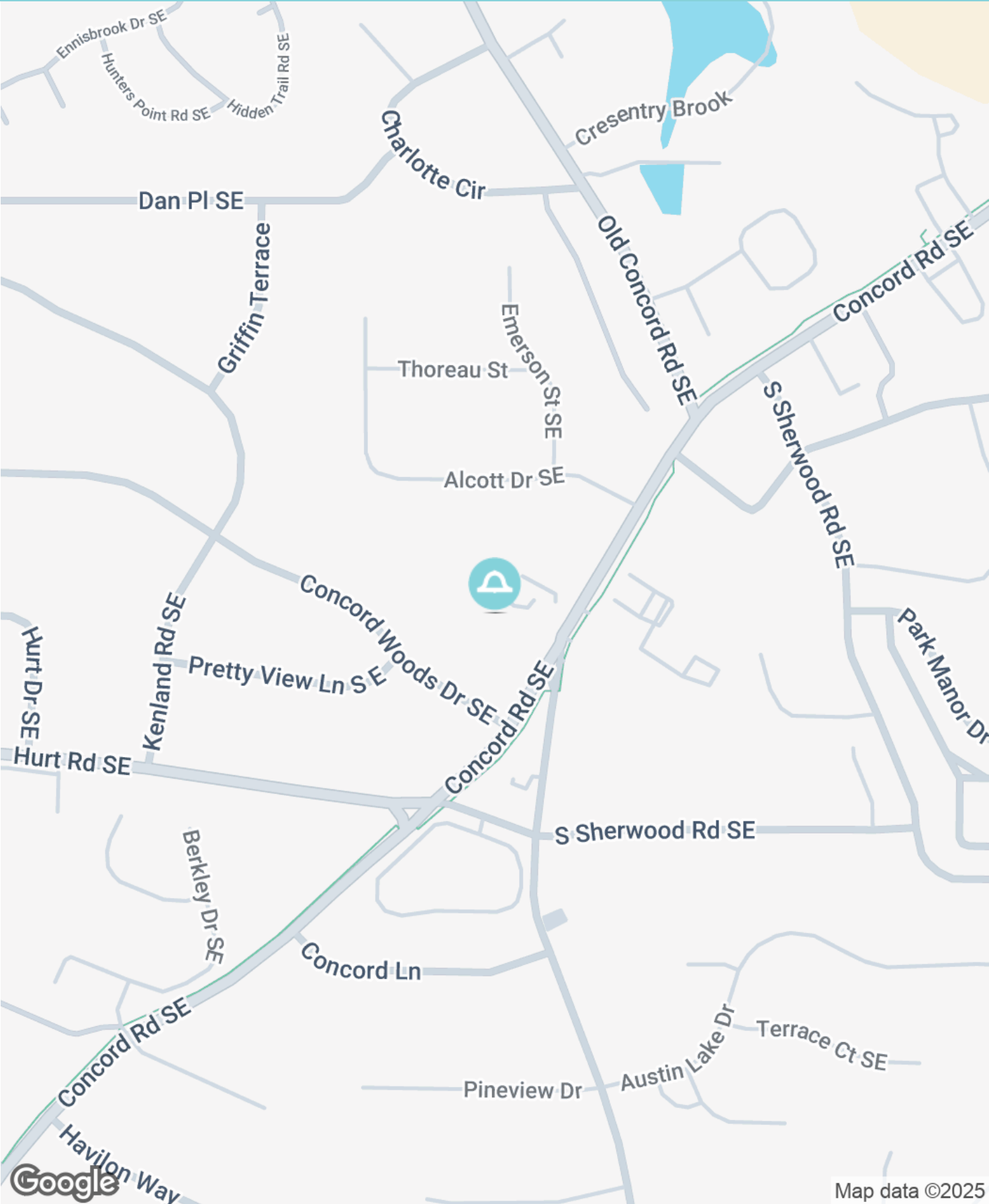
Offering Summary

Sale Price:	\$3,200,000
Number of Units:	8
Lot Size:	2.17 Acres
Building Size:	13,200 SF
NOI:	\$185,584
Cap Rate:	5.79%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	313	1,004	3,864
Total Population	814	2,659	10,016
Average HH Income	\$147,162	\$149,406	\$135,121

For Sale

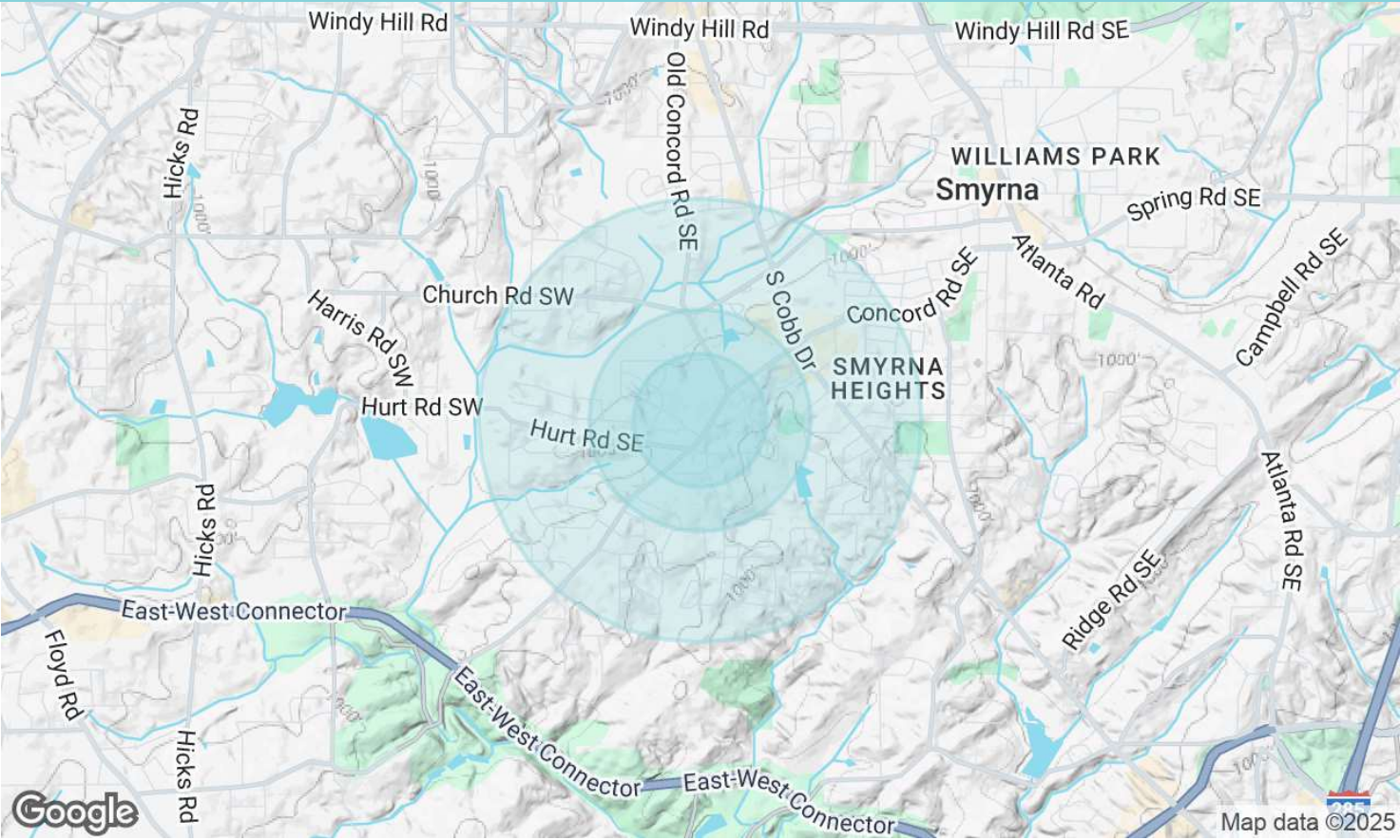
573-577 Concord Rd SE Smyrna, GA 30082





For Sale

573-577 Concord Rd SE Smyrna, GA 30082



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	814	2,659	10,016
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	313	1,004	3,864
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$147,162	\$149,406	\$135,121
Average House Value	\$501,163	\$509,505	\$470,882

Demographics data derived from AlphaMap