

# 4297 N Henry Blvd Stockbridge, GA 30281

Zoned C2 – General Commercial District - permitted uses include Restaurants, Retail warehouses/wholesalers; bowling alley, billiard hall, pet shops, bakery, catering establishments, sporting field and complexes, automobile wash/wax center, automobile rental and leasing facilities, automobile service repair stations, automobile broker (no vehicle storage), stationery, office supply and equipment stores, ambulance services, used appliances stores, funeral home, mortuaries, and crematoriums, indoor commercial recreation areas, department store, furniture store, health services clinic or hospital, dental office, trade shop (electrical, plumbing, heating & cooling, and roofing/siding), pawn shop, second hand store (including apparel, music, movies, gaming and books), florist and gift shops

+/- .968 acres (42,152 square feet) survey available

+/- 100 feet of road frontage on high traffic State Highway 42 (one of the busiest thoroughfares in Henry County). Daily traffic count approximately 30,000 vehicles

+/- 1,400 square foot block/stucco historic building with new roof, multiple ADA ramps, outside security lights, and alarm security system

Antique pine wood flooring throughout building

Two easily accessible gravel driveway entrances to property

Ample level lot parking and expansion possibilities behind building

## Stockbridge Community Information and Resources

Stockbridge Georgia (Henry County) - amenities include close proximity to Piedmont Henry Hospital, The Bridge Amphitheater, Merle Manders Conference Center, Stockbridge City Hall, Stockbridge Police Department, five parks and walking trails, a historic district, senior citizen center, Henry County Aquatic Center and Outdoor Water Park (groundbreaking March 2024).

Progressive Stockbridge Broad of Commissioners continually bringing progressive growth to area.

2.7 miles to Piedmont Henry Hospital and large medical services and physician office complexes

Top Rated Henry County School System (1 mile from K-12 (two elementary, one middle, one high, and one STEM school)

Easy access to interstates (3 miles to Interstates I-75 and I-675)

Close proximity to numerous big box stores (Costco, Walmart, Kroger, Publix, Aldi, Home Goods, Brands Mart, Home Depot, Lowes, Sams, Kohls, J.C. Pennys)

20 miles to Downtown Atlanta, 16 miles to Atlanta Airport

\$72,000 median Stockbridge and \$79,000 median Henry County household income. \$241,000 median Stockbridge house price and \$202,000 average Henry County house price

30,000 Stockbridge residents and 248,000 Henry County residents

