

## PROPERTY SUMMARY



### OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	4,233 SF
LOT SIZE:	1.1 Acres
PRICE / SF:	\$307.11
YEAR BUILT:	2001
ZONING:	C1
MARKET:	Atlanta
SUBMARKET:	Stonecrest
APN:	16 171 01 013

### PROPERTY OVERVIEW

An exceptional opportunity to purchase a high-visibility  $\pm 4,200$  SF freestanding building located at 8217 Mall Parkway in Stonecrest, GA. Situated in a thriving retail corridor, this former Bank of America branch offers tremendous flexibility for a wide range of uses including financial services, medical, QSR, or general office.

This property is located in one of metro Atlanta's most active commercial corridors, surrounded by national retailers and new residential development. With easy access to I-20 and growing demand in the Stonecrest market, this is a strategic acquisition for owner-users or investors.

Contact us today for pricing, financials, and to schedule a tour.

### PROPERTY HIGHLIGHTS

- $\pm 4,200$  SF freestanding structure on a prominent corner lot
- 5 private offices, 1 conference room, large lobby, and 2 restrooms
- Storage and mechanical rooms for operational support
- Prime visibility with excellent signage potential
- Ample surface parking and multiple access points

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