

Where Business Meets Opportunity

Prime 10,687 SF Commercial Investment

LISTING PRESENTATION | 1977 N PARK PLACE | ATLANTA, GA 30339

Exclusively Listed by

Charlie Gonzalez - Associate | (404) 918-5050 | Charlieg@kw.com | 361032, Georgia

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KW COMMERCIAL | FIRST ATLANTA
200 Glenridge Point Parkway
Atlanta, GA 30342

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SECTION I

Property Information

Executive Summary



Property Overview

Position your business or investment in one of Cobb County's most strategically located and evolving commercial corridors. This 10,687 SF freestanding, three-level commercial building offers exceptional flexibility for office, medical, professional services, retail, restaurant, wellness, or mixed-use operations.

The property features multiple private entrances and adaptable floor plans, allowing for single-user occupancy or multiple tenants. The first floor includes executive office space with nine private offices, reception, conference area, and additional suites that can be combined for more than 6,200 SF of contiguous space. A separate entrance provides additional flexibility for medical, laboratory, salon, wellness, or professional office use.

Located within the Windy Hill–Smyrna–Cumberland growth corridor, the property benefits from significant public and private investment. The surrounding area continues to evolve through new residential and commercial development, infrastructure improvements along Windy Hill and South Cobb Drive, and continued expansion around Truist Park and The Battery Atlanta.

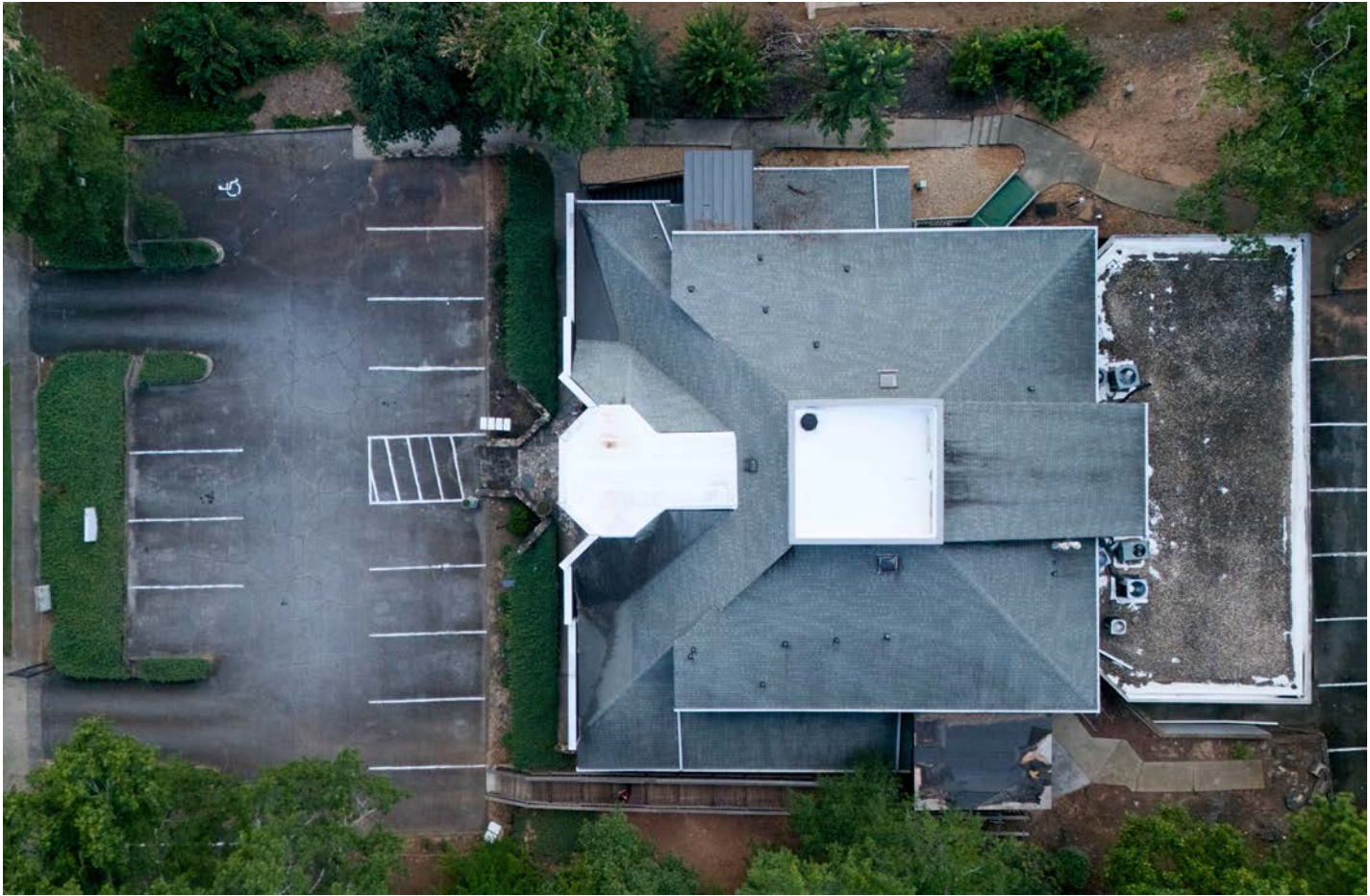
Minutes from I-75, I-285, Truist Park, The Battery, Wellstar Windy Hill Hospital, Cumberland Mall, and Cobb Galleria Centre, the property offers excellent regional connectivity and access to one of metro Atlanta's largest concentrations of businesses, residents, healthcare, retail, dining, and entertainment.

Ideal for an owner-user seeking a headquarters with expansion or rental potential, or an investor looking for a flexible value-add asset in a growing Cobb County corridor. Seller financing available.

Property Highlights

- 10,687 SF freestanding commercial building on 0.61 acres
- Three-story multi-use property with three separate entrances
- Flexible layout for owner-user, investment, or multi-tenant occupancy
- Seller financing available
- Located minutes from The Battery Atlanta, Truist Park, Wellstar Windy Hill, Cumberland Mall, I-75 & I-285
- 38 on-site parking spaces
- Main-level office includes reception area, 9 private offices, conference room, and full bathroom with shower
- Separate ground-level suite with private entrance—ideal for medical, lab, salon, or professional office
- Third floor features a second-generation restaurant with kitchen, dining area, covered patio, and private offices

Building SF:	10,687
Property Type:	Office Medical Retail Restaurant
Sale Type:	Investment or Owner-User
Stories:	3
Lot Size:	061AC
Parking:	38 spaces
Year Built / Renovated:	1982 / 2019
Building Class:	C
Occupancy:	Vacant
Zoning:	CRC, Community Retail Commercial
Purchase Price:	\$1,350,000



Property Photos



Floor Plan





SECTION II

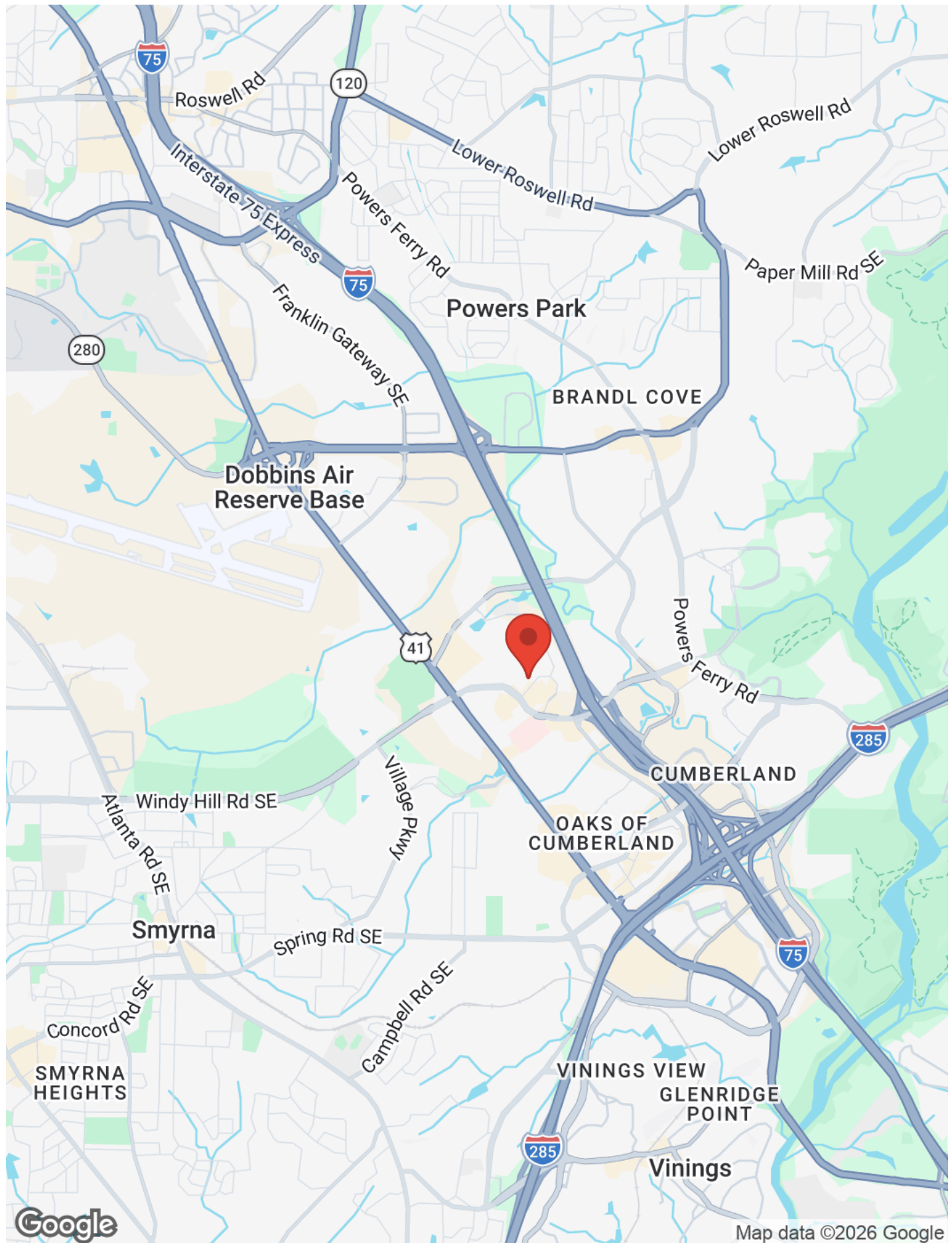
Location Information

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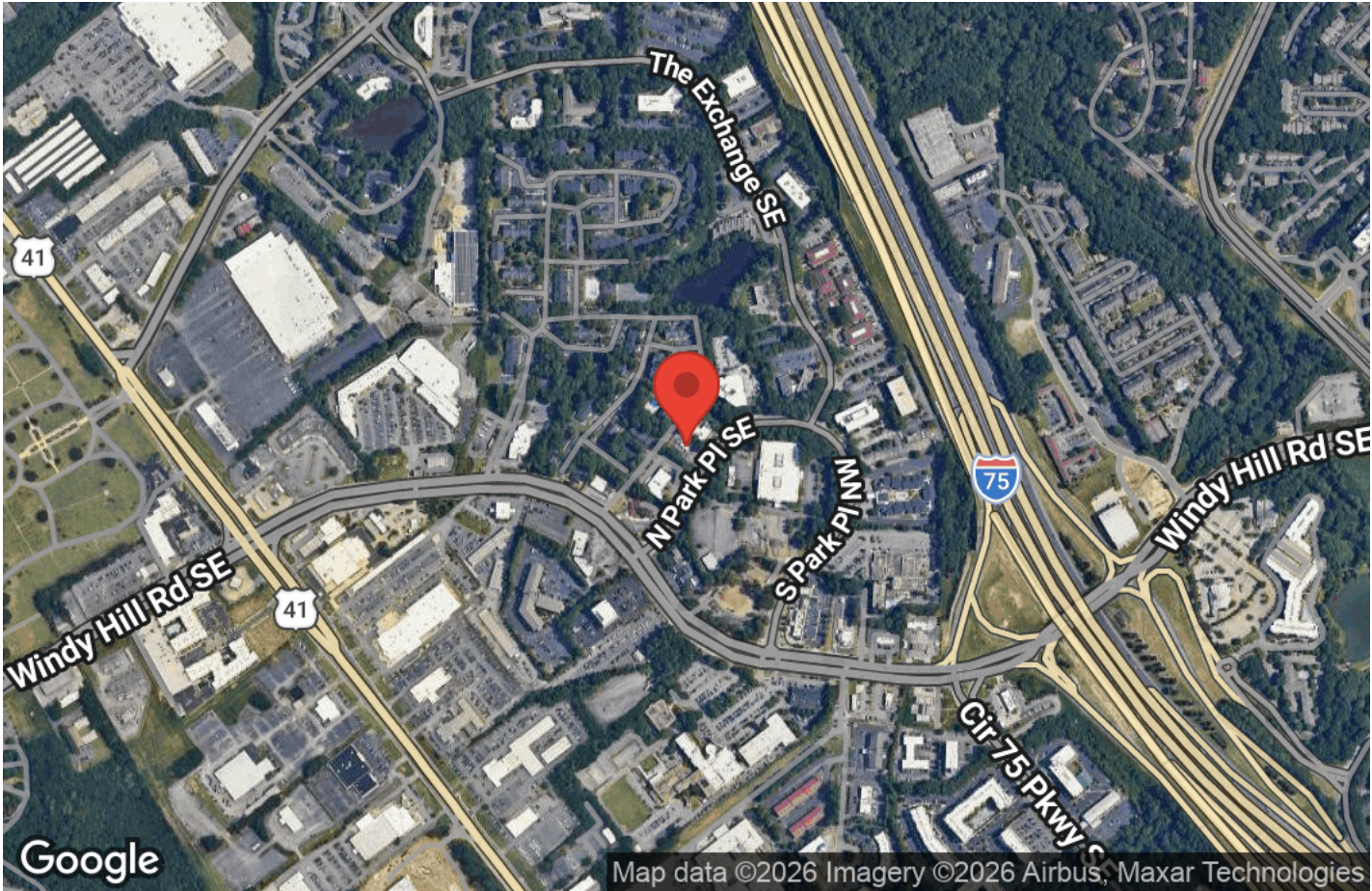
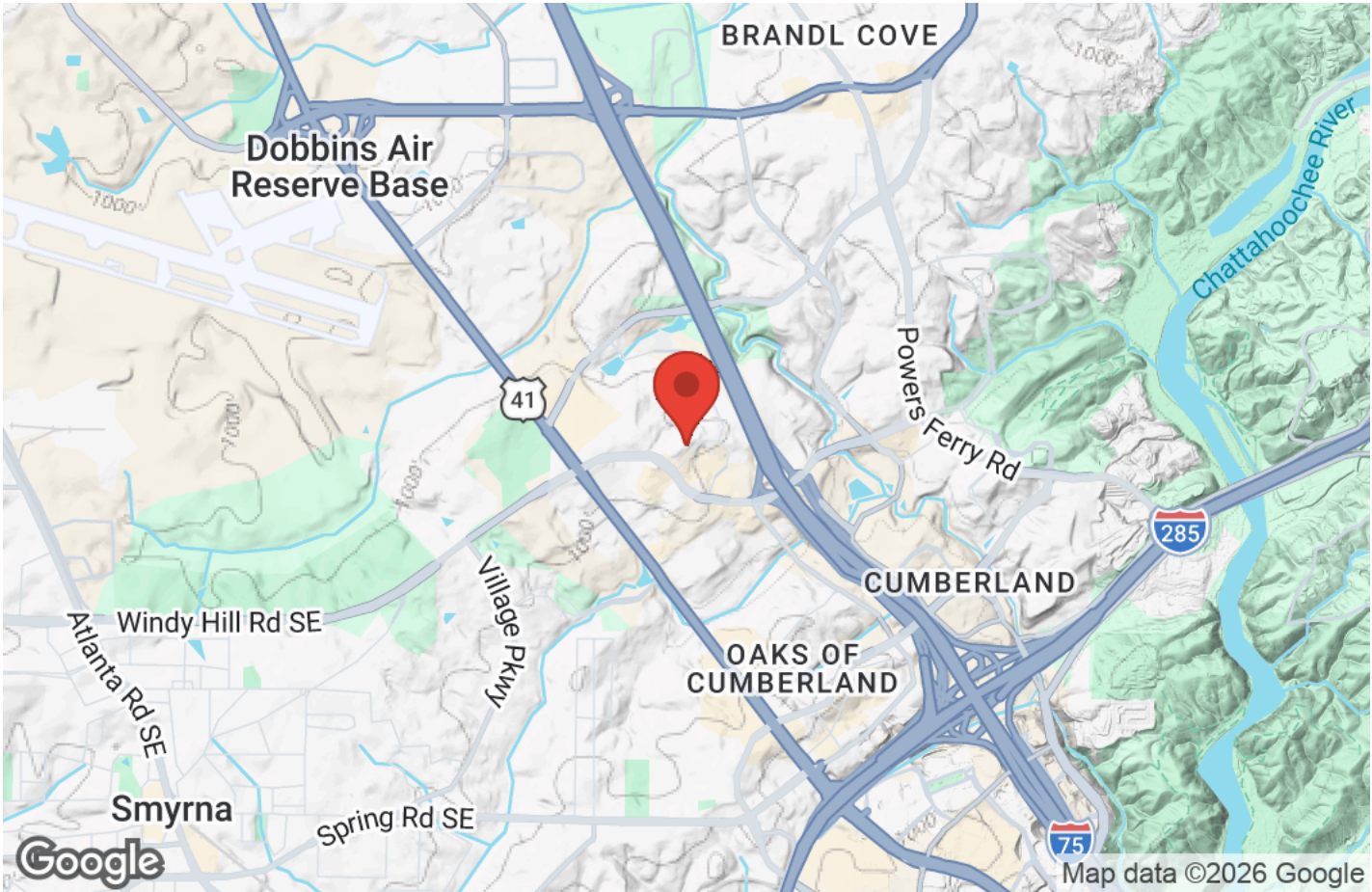
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Regional Map



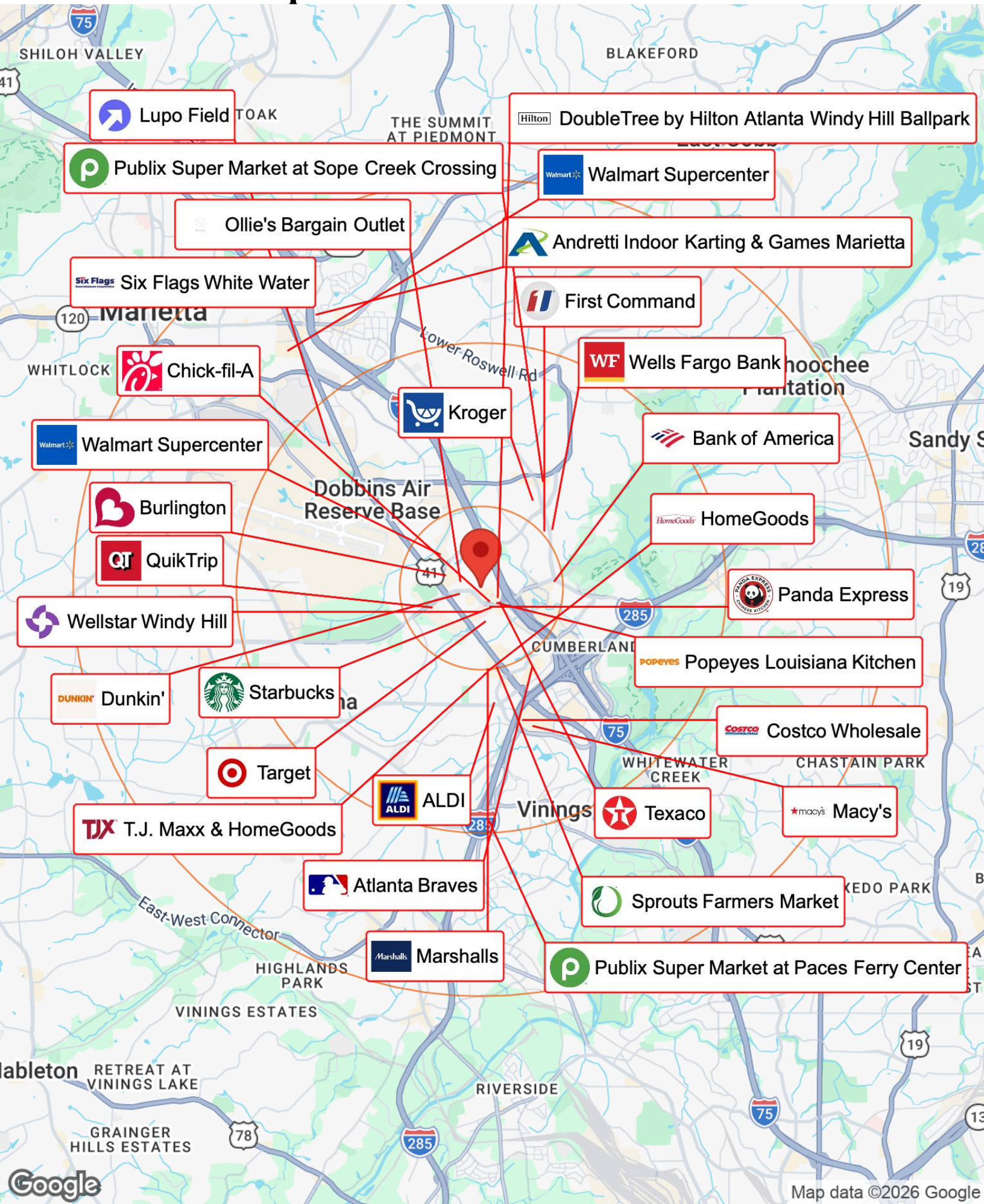
Location Maps



Aerial Map



Business Map

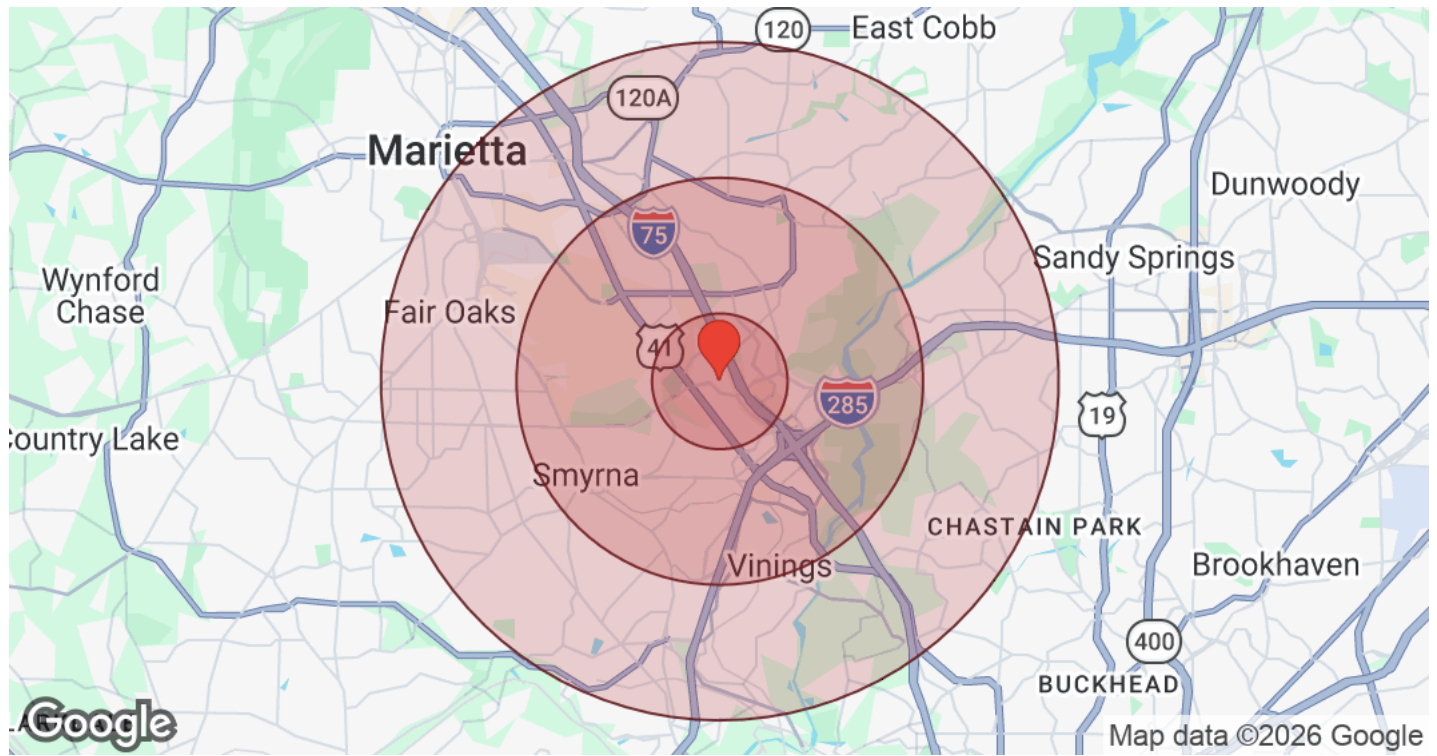




SECTION III

Demographics

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	8,454	50,362	113,280
	Female	8,780	52,686	116,614
	Total Population	17,234	103,048	229,894
Race / Ethnicity	White	5,055	41,621	100,165
	Black	8,053	34,068	66,209
	Am In/AK Nat	16	93	184
	Hawaiian	3	31	69
	Hispanic	2,320	14,138	39,749
	Asian	1,234	10,099	17,541
	Multiracial	467	2,576	5,265
	Other	86	422	690
Housing	Total Units	9,857	55,263	109,793
	Occupied	9,435	52,932	104,926
	Owner Occupied	1,532	17,278	46,437
	Renter Occupied	7,903	35,654	58,489
	Vacant	422	2,331	4,867
Age	Ages 0 - 14	2,546	15,610	38,661
	Ages 15 - 24	2,399	12,285	28,541
	Ages 25 - 54	10,123	56,256	111,299
	Ages 55 - 64	1,271	9,250	23,082
	Ages 65+	894	9,648	28,311
Income	Median	\$75,876	\$96,197	\$101,858
	Under \$15k	870	3,212	5,875
	\$15k - \$25k	403	1,658	3,374
	\$25k - \$35k	671	2,426	4,874
	\$35k - \$50k	917	3,644	8,029
	\$50k - \$75k	1,812	9,388	16,734
	\$75k - \$100k	1,278	7,240	12,790
	\$100k - \$150k	1,704	10,837	19,695
	\$150k - \$200k	1,054	5,471	11,194
	Over \$200k	726	9,057	22,360



04

Agent Profile

PROFESSIONAL BIO

Professional Bio



Charlie Gonzalez

Associate

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Charlie Gonzalez has been in commercial real estate since 2006. Through the real estate cycles, he has advised private and institutional commercial real estate investors, stakeholders, and lenders. Charlie graduated from Georgia State University with a B.B.A. in Finance, and previously worked for CBRE; BDO USA, LLP; Mountain Seed Advisors; and co-founded Crestview Property Analytics before starting Redwood Property Advisors and Hedge Commercial Real Estate. In the last 20 years, Charlie's been part of transactions involving various commercial real estate property types including retail shopping centers, free standing retail buildings, office buildings, vacant land, ground leases, senior living facilities, hotels, apartment complexes, subdivision developments, golf courses, industrial buildings, church buildings, gas stations, car wash facilities, and school buildings.

Charlie is a State of Georgia licensed General Certified appraiser, as well as a member of the Atlanta Commercial Board of Realtors.

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