

COLDWELL BANKER
COMMERCIAL
METRO BROKERS

285 N. MAIN STREET
JONESBORO, GA

AMIT GROVER (413) 966-1019

INVESTMENT HIGHLIGHTS



OFFERED BELOW APPRAISED VALUE

This property is priced attractively below recent appraisal, giving buyers built-in equity from day one and a competitive basis in a strengthening submarket.



FLEXIBLE, MULTI-USE DESIGN

The ±4,000–5,000 SF building features front office/showroom space with rear warehouse/service bays, offering exceptional versatility. The layout accommodates contractors, service firms, suppliers, e-commerce, public-sector users, and more. The footprint also allows for single-tenant occupancy or multi-tenant flexibility, enhancing long-term usability.



STRATEGIC LOCATION WITH REGIONAL ACCESS

Positioned in Jonesboro's commercial core, the property benefits from immediate access to Tara Boulevard/US-19/41 and I-75, connecting quickly to the broader Atlanta metro. Hartsfield-Jackson Atlanta International Airport is just 12 miles north, making it especially attractive for businesses tied to logistics, aviation, and regional distribution.



STRONG MARKET FUNDAMENTALS

Small-bay flex properties remain undersupplied across South Atlanta, with demand driven by contractors, service trades, government suppliers, and businesses seeking efficient, affordable space. Limited new development in this segment supports stable occupancy and continued rent growth for well-located flex product like 285 N. Main St.



OWNER-USER OR INVESTOR OPPORTUNITY

The property is an ideal fit for an owner-occupant headquarters or an investor executing a straightforward lease-up strategy. Its adaptable design and cost-efficient footprint align with the needs of today's flex tenants, ensuring wide market appeal.



ENTERPRISE ZONE INCENTIVES

Located within the City of Jonesboro Enterprise Zone, qualifying buyers can access valuable property tax abatements for up to 10 years. This program reduces occupancy costs and enhances investment returns.



GROWING LOCAL ECONOMY

Clayton County continues to attract major investment, including nearly \$1 billion in approved data center incentives, while leveraging its proximity to the world's busiest airport. This growth supports long-term demand for small-bay flex and service space in the Jonesboro market.





Located in Jonesboro Enterprise Zone

Qualifying Businesses in this Zone

- · Retail Manufacturing
- Logistics
- Processing
- Telecommunications
- Tourism
- · Research and Development
- Service Enterprise
- Finance, Real Estate, and Day Care.







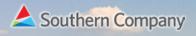


















Mercedes-Benz



6.1 MILLION

MSA POPULATION 9th Most Populous MSA in United States

\$473 BILLION

GROSS DOMESTIC PRODUCT

The largest economy in Georgia 10th in United States

\$9 BILLION

FILM INDUSTRY

Direct Spending for Atlanta's Established Film Industry

126,400+

NEW JOBS

Added to Atlanta Area in last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

285 N MAIN STREET JONESBORO, GA

CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KINDOR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and allimprovements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price andterms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer norSeller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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