



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

EXCLUSIVE LOOK

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.

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz



BUSIEST AIRPORT
IN THE WORLD



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

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR 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 all improvements 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 and terms 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 nor Seller 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.



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



SUBJECT PROPERTY

ENTERPRISE ZONE OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
METRO BROKERS



AMIT GROVER
amit.grover@cbcmetrobrokers.com
413-966-1019