

ATL COMMERCIAL
REAL ESTATE

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629 E McIntosh Rd

Griffin, Georgia 30223

High-Exposure C-2 Zoned Commercial Parcel — Rare Opportunity in a Fast-Growing Georgia Market

💰 ASKING PRICE

\$279,750

📏 LOT SIZE

1.37 Acres

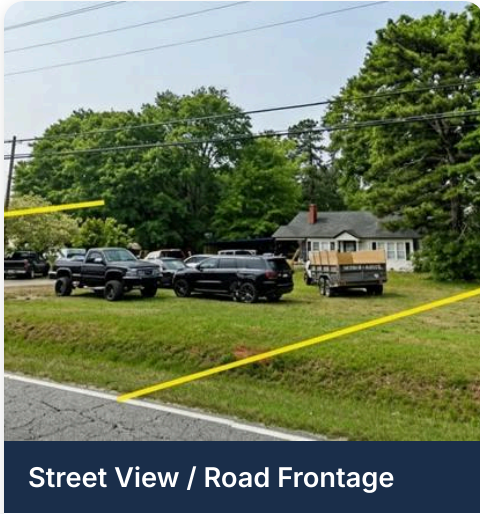
🏢 BUILDING

1,025 SF

📍 ZONING

C-2

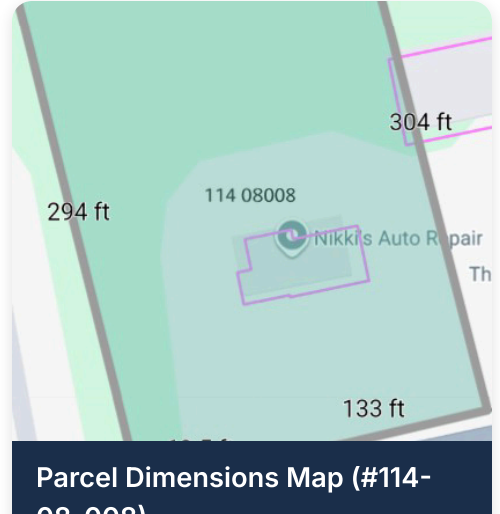
Property Photos



Street View / Road Frontage



Site Aerial — Parcel Outlined



Parcel Dimensions Map (#114-08-008)

Property Highlights

☀ Prime High-Exposure Location

On E McIntosh Rd (US-23) with outstanding traffic visibility and easy access to downtown Griffin and I-75.

🏠 Move-In Ready Building

1,025 SF with reception/admin area + 3 private offices — ideal for a branch or owner-operated business.

🚀 Level Buildable Lot

1.37 acres of flat commercially zoned land with room for parking, expansion, or new construction.

🏛 Opportunity Zone

Federal Opportunity Zone — investors may qualify for significant capital gains tax incentives.

✅ C-2 Zoning

Spalding County Manufacturing District permits the widest range of commercial and light-industrial uses by right.

📈 Fast-Growing Market

45 miles south of Atlanta; Griffin/Spalding County is attracting residents and businesses seeking affordable alternatives to metro Atlanta.

Property Details

Address	629 E McIntosh Rd, Griffin, GA 30223
Asking Price	\$279,750
Price per SF	\$272.93
Property Type	Commercial Land / Industrial
Sub-Type	Commercial, Distribution, Flex
Zoning	C-2 — Manufacturing District (Spalding County)
Total Lot Size	1.37 Acres
Building Size	1,025 SF
Building Use	Reception/Admin Area + 3 Private Offices
Investment Type	Owner / User
Opportunity Zone	Yes
Parcel Number	114-08-008
County	Spalding County, Georgia
Date Listed	March 18, 2026
Condition	Redevelopment / Value-Add

Executive Summary

This 1.37-acre level buildable commercial parcel represents an exceptional opportunity for an owner-user or developer seeking high-visibility frontage along E McIntosh Road in Griffin, Georgia. The property includes an existing 1,025 SF building featuring a reception/admin area and three private offices — perfectly suited for a locally owned business headquarters, professional services firm, or branch office operation.

Zoned C-2 (Manufacturing District) by Spalding County, the site accommodates the broadest spectrum of commercial and light-industrial uses, from medical offices and retail storefronts to restaurants and warehousing. The level topography and generous lot depth provide immediate buildable pad sites for expansion or new construction.

Griffin is emerging as one of metro Atlanta's most compelling secondary markets. Located just 45 miles south of downtown Atlanta along the US-23/SR-16 corridor, the city is experiencing accelerating population growth, new retail development, and increasing demand from businesses seeking competitive real estate costs without sacrificing market access. This parcel sits at a strategic intersection with outstanding traffic counts and daily exposure to thousands of commuters and local shoppers — making it a prime candidate for a locally owned business or regional brand seeking a prominent, permanently visible location in a market with real upside.

C-2 Zoning — Permitted Uses (Partial List)

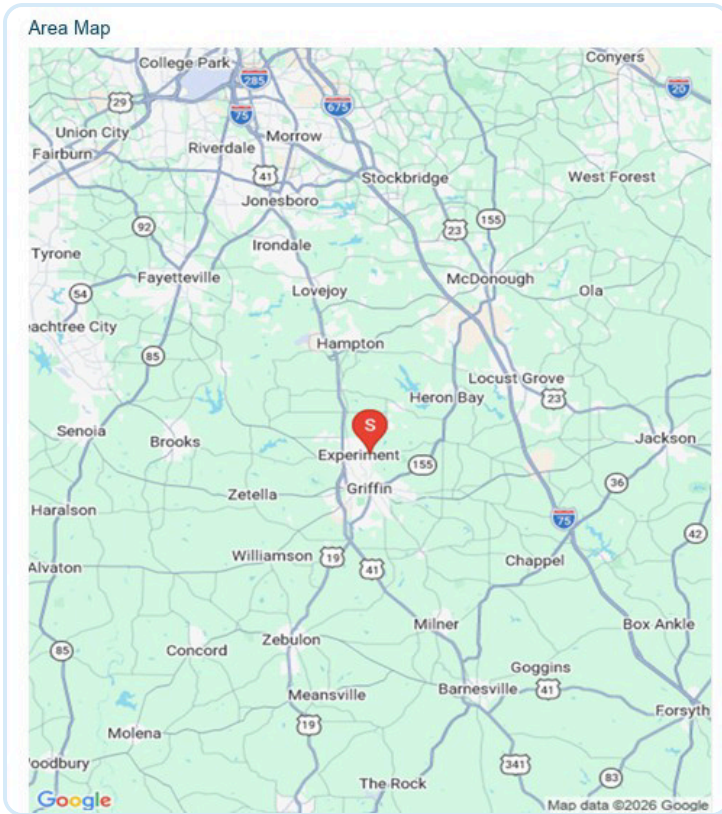
Zoned C-2, Manufacturing District by Spalding County. The following uses are permitted by right:

- Commercial Auto Repair
- Contractor Storage Yard
- Fast Food Restaurant
- Food Processing
- Retail Storefront
- Warehouse / Distribution
- Crafts & Artisan Studio
- Cultural Facility
- Dance Studio
- Dental Laboratory
- Department Store
- Driving Range
- Dry Goods Store
- Florist Shop
- Food Store / Grocery
- Garden Center
- Gift Shop
- Hospital / Medical Center
- Indoor Amusement
- Laundry / Dry Cleaning
- Library
- Legal Office
- Locksmith
- Medical Laboratory
- Medical Office
- Messenger Service
- Music Teaching Studio
- Novelty Shop
- Office Equipment & Supplies
- Photography Studio
- Public Recreation Center
- Restaurant (All Types)
- Shoe Repair
- Taxidermist
- Tire Store

For a complete list, see: Spalding County Code of Ordinances, Appendix IV, Article 15 (C-2 District)

[View Full Zoning Code →](#)

Location



Area Map — Griffin, GA | Approx. 45 miles south of Atlanta

- 📍 Griffin, Spalding County, GA
- 🚗 US-23 / E McIntosh Road — major arterial, high daily traffic
- 🏠 45 miles south of downtown Atlanta
- 🚗 Approx. 15 minutes to I-75 access
- 🛒 Near national retailers, fuel stations & local amenities
- 🇺🇸 Designated Federal Opportunity Zone
- 🏠 Growing residential population driving commercial demand

For More Information or to Schedule a Showing

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