

# 748 VETERANS PKWY

JONESORO, GA, 30238

FOR LEASE

2,425 SF OF FLEX BUILDING ON 0.38 ACRE LOT



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# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co Commercial Real Estate is pleased to present 748 Veterans Parkway for lease. The property consists of a freestanding 2,425 square foot flex building situated on a 0.38-acre lot and is zoned GB, allowing for a variety of commercial uses.

The building is currently configured as a turnkey day care facility and was recently renovated including fencing in the back yard and a new deck, offering a move-in-ready opportunity for a tenant seeking an efficient and functional space.

The property features a fenced-in backyard, making it particularly well suited for child care operations, along with multiple offices, three restrooms, and HVAC throughout. The site provides flexibility for continued day care use or potential reconfiguration for other permitted uses. The property is offered at a lease rate of \$12.00 per square foot NNN (\$2,650 monthly).

Feel free to contact Judd Swartzberg or Jonah Siegel with any questions regarding the property.

## HIGHLIGHTS

- \$2,650 Per Month
- 0.38 Acre Lot
- 2,425 SF
- Turnkey Day Care Facility with Recent Renovations
- Zoned GB
- HVAC Throughout & Fenced-in Backyard



# // PHOTOS

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# // LOCATION OVERVIEW



## ABOUT THE AREA: JONESBORO, GA

Jonesboro, located just south of Atlanta, is a growing community with excellent investment potential. Its strategic position near major highways like I-75 and proximity to Hartsfield - Jackson Airport make it ideal for businesses serving both local and regional markets. With ongoing commercial development and its affordability compared to Atlanta, Jonesboro offers strong opportunities for investors, especially in retail, office, and light industrial sectors. The area's growth and business-friendly environment provide a solid foundation for long-term returns.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	20,000	102,800	206,700
Number of Employees	15,200	79,200	159,800
Avg. Household Income	\$66,600	\$66,800	\$67,100



# // BROKER PROFILES

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**Judd Swartzberg**

Senior Associate

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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.



**Jonah Siegel**

Commercial Associate

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From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance. With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.



# // DISCLAIMER & LIMITING CONDITIONS

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Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.



At Swartz Co Commercial Real Estate, we have one focus:  
to understand and progress the commercial real estate market in Atlanta.  
Every day we strive to better understand the Atlanta market so that we can better serve and  
advise our clients on new developments, investments, leasing, value add opportunities,  
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.  
We look forward to working with you soon.



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