



OFFICE BUILDING FOR
SALE

1039 SULLIVAN RD NEWNAN, GA
30265



JJ THOMASSON IV

770.362.9307

jjthomasson@75jackson.com

75JACKSON.COM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	11,250 SF
Available SF:	
Lot Size:	57,836 SF
Number of Units:	2
Price / SF:	\$213.33
Cap Rate:	N/A
NOI:	\$17,514
Year Built:	2003
Zoning:	C-6

PROPERTY OVERVIEW

Prime Commercial Property For Sale
1039 Sullivan Road, Newnan, GA 30265

Investment Opportunity in High-Traffic Location!

Take advantage of this exceptional commercial property in the rapidly growing Newnan market. Positioned along Sullivan Road with excellent visibility and accessibility, this property is perfect for office space, medical facilities, retail businesses, or mixed-use development.

Property Highlights:

Prime Location – Minutes from I-85, Ashley Park, and bustling commercial hubs.

High Visibility & Traffic – Ideal for businesses seeking maximum exposure.

Versatile Zoning – Potential for office, retail, medical, or commercial development.

Ample Lot Size – Spacious lot with parking availability and development potential.

Thriving Growth Area – Surrounded by established businesses, residential communities, and new developments.

Don't miss this rare opportunity to own a commercial property in one of Newnan's fastest-growing corridors!

PROPERTY HIGHLIGHTS

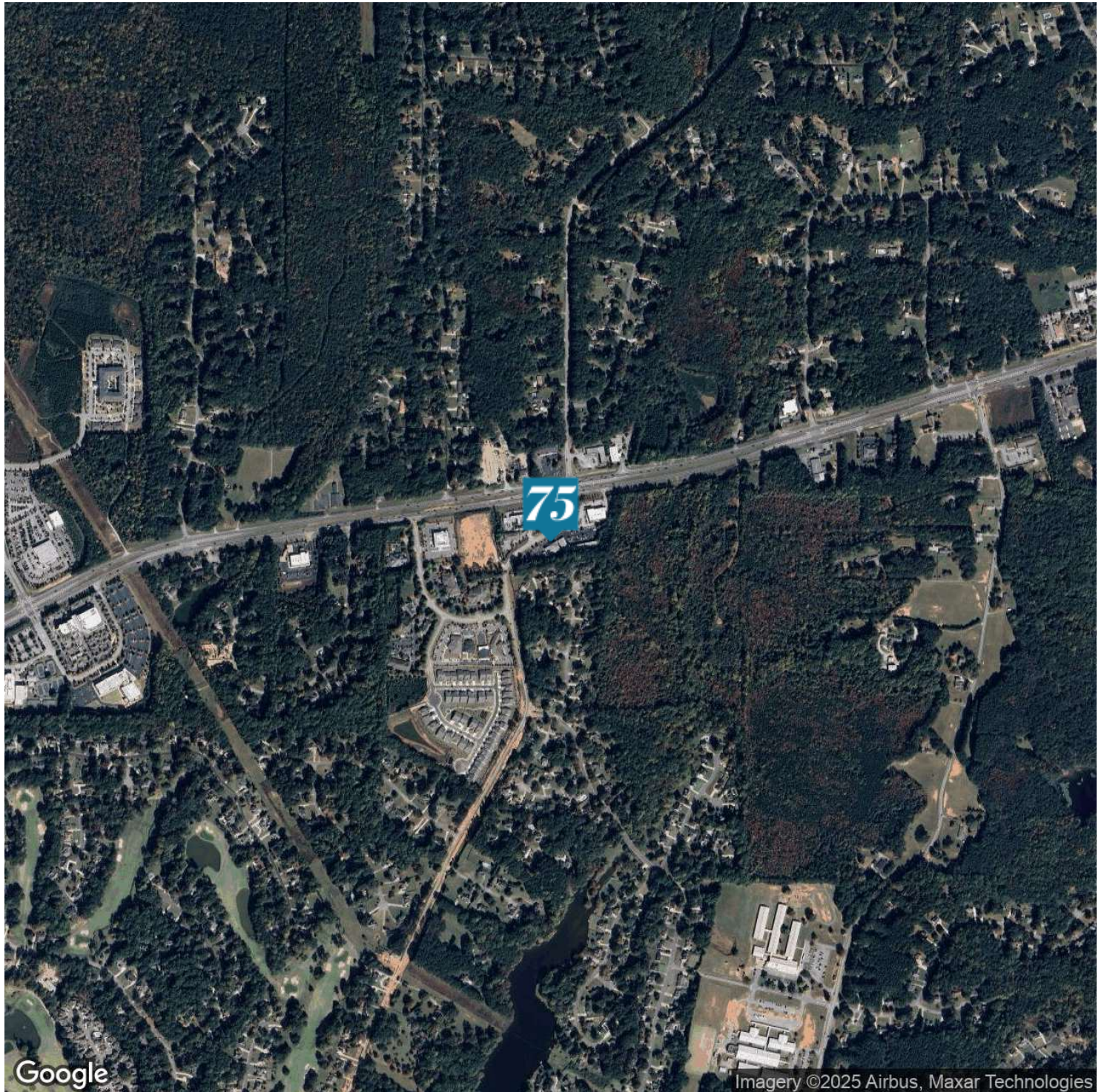


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AERIAL MAP

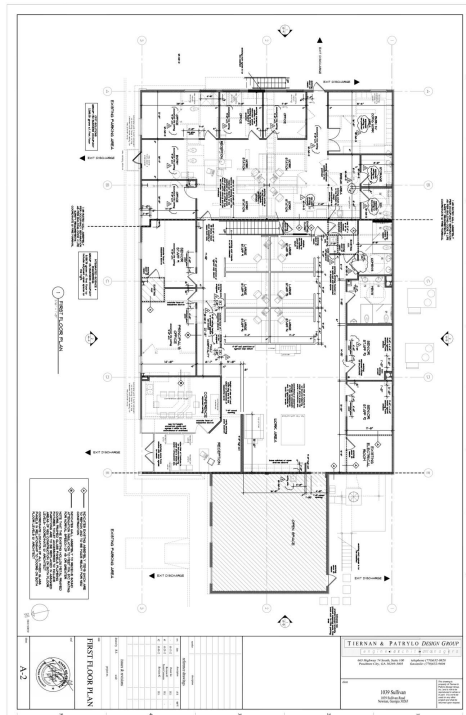
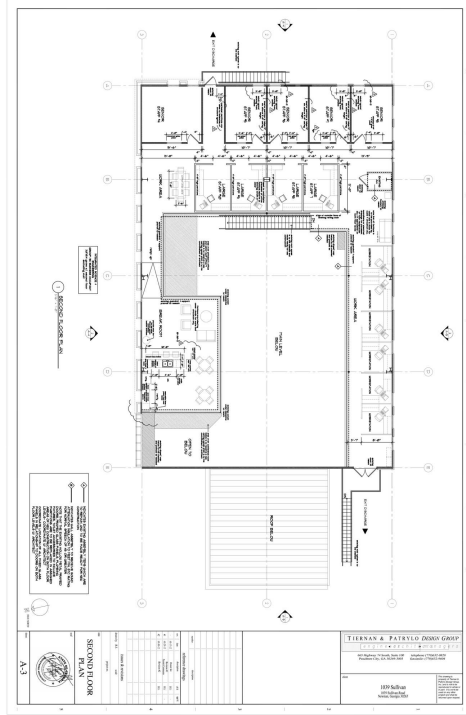


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SITE PLANS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,400,000
Price per SF	\$213
Price per Unit	N/A
GRM	N/A
CAP Rate	N/A
Cash-on-Cash Return (yr 1)	N/A
Total Return (yr 1)	\$17,514

OPERATING DATA

Gross Scheduled Income	\$46,932
Other Income	\$8,273
Total Scheduled Income	\$55,205
Vacancy Cost	\$37,691
Gross Income	\$17,514
Net Operating Income	\$17,514
Pre-Tax Cash Flow	\$17,514



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Suite 100	Creative Energy Solutions	2,252 SF	20.02%	\$20.84	-	-	\$46,932	2012	2026
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		2,252 SF	20.02%	\$20.84	\$0	\$0.00	\$46,932		
AVERAGES		2,252 SF	20.02%	\$20.84			\$46,932		

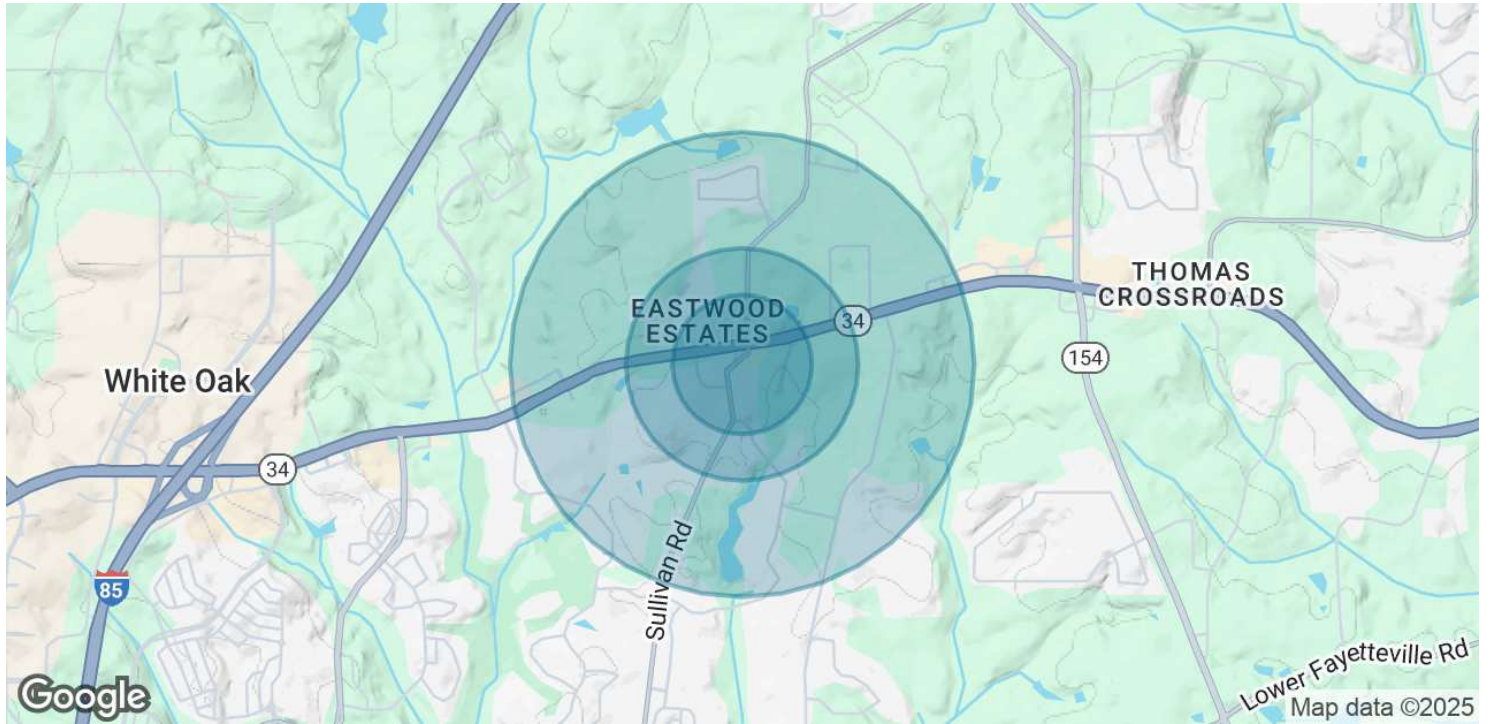


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	691	2,695
Average Age	45	46	45
Average Age (Male)	44	44	44
Average Age (Female)	46	47	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	271	1,051
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$139,476	\$136,456	\$134,158
Average House Value	\$340,259	\$344,592	\$337,988

Demographics data derived from AlphaMap



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Principle Broker

jjthomasson@75jackson.com

Direct: **770.362.9307**

75 Jackson Properties
75 Jackson St. Suite 101
Newnan, GA 30263
770.683.6635



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