

# FOR SALE

**3175 HIGHWAY 81 W**

3175 Highway 81 W Hampton, GA 30228



**Ayanna Echols**  
(678) 320-4800

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# DISCLAIMER

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## **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.

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# WHY COLDWELL BANKER COMMERCIAL

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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# PROPERTY SUMMARY

**3175 HIGHWAY 81 W**

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## PROPERTY DESCRIPTION

Discover this exceptional commercial investment opportunity in rapidly growing Henry County. This well-maintained 4-sided brick office building offers 3,198 SF of professional space situated on a sprawling 5.94-acre level lot — ideal for future expansion or additional development.

The property includes a separate 1,500 SF warehouse/storage building, providing added flexibility for business operations, equipment storage, or potential rental income.

## OFFERING SUMMARY

Sale Price:	\$999,990
Number of Units:	1
Lot Size:	242,882 SF
Building Size:	1,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	143	797
Total Population	167	399	2,413
Average HH Income	\$80,877	\$81,758	\$89,734

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# HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Income-producing with tenant in place
- 3,198 SF of well-configured office space
- 1,500 SF additional warehouse/storage structure
- Nearly 6 acres of level land with expansion potential
- Just minutes from I-75 and South Point Shopping District
- 20 miles to Hartsfield-Jackson Atlanta International Airport
- 30 miles to Downtown Atlanta
- 8 miles from the booming Industrial corridor along Hwy 155 in McDonough



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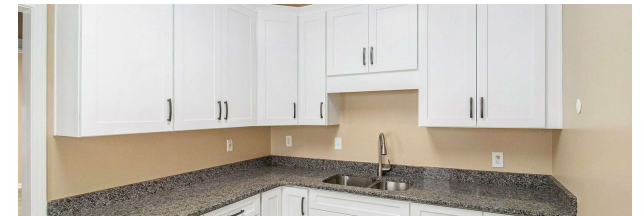
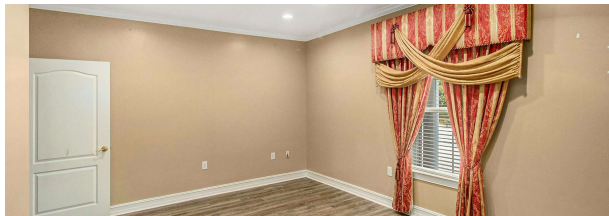
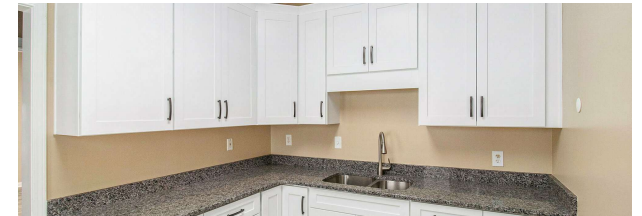
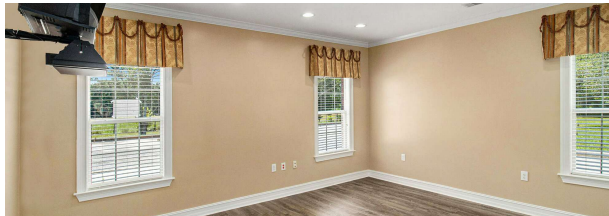
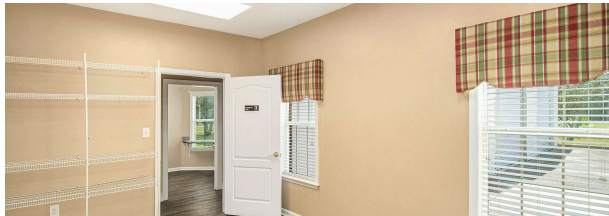
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# PHOTOS

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# LOCATION DESCRIPTION

**3175 HIGHWAY 81 W**

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## LOCATION DESCRIPTION

Discover an investment opportunity in the thriving community of Hampton, GA. Situated conveniently near major highways, the area offers a strategic location for a prospective Office / Office Building investor. Nearby retail centers, restaurants, and amenities offer convenience and attract foot traffic, while the area's growing population provides a strong customer base. Local attractions such as Atlanta Motor Speedway and Nash Farm Battlefield add to the area's appeal, making it an enticing destination for businesses. Don't miss the chance to be a part of this dynamic and evolving community.

### Location Distance from Property

I-75 Access ~5 miles

Hartsfield-Jackson Intl. Airport ~20 miles

Downtown Atlanta ~30 miles

McDonough Industrial Corridor (Hwy 155) ~8 miles

South Point Shopping Center ~8 miles

Tanger Outlets ~6 miles

Downtown Hampton ~1.5 miles

Atlanta Motor Speedway ~3 miles

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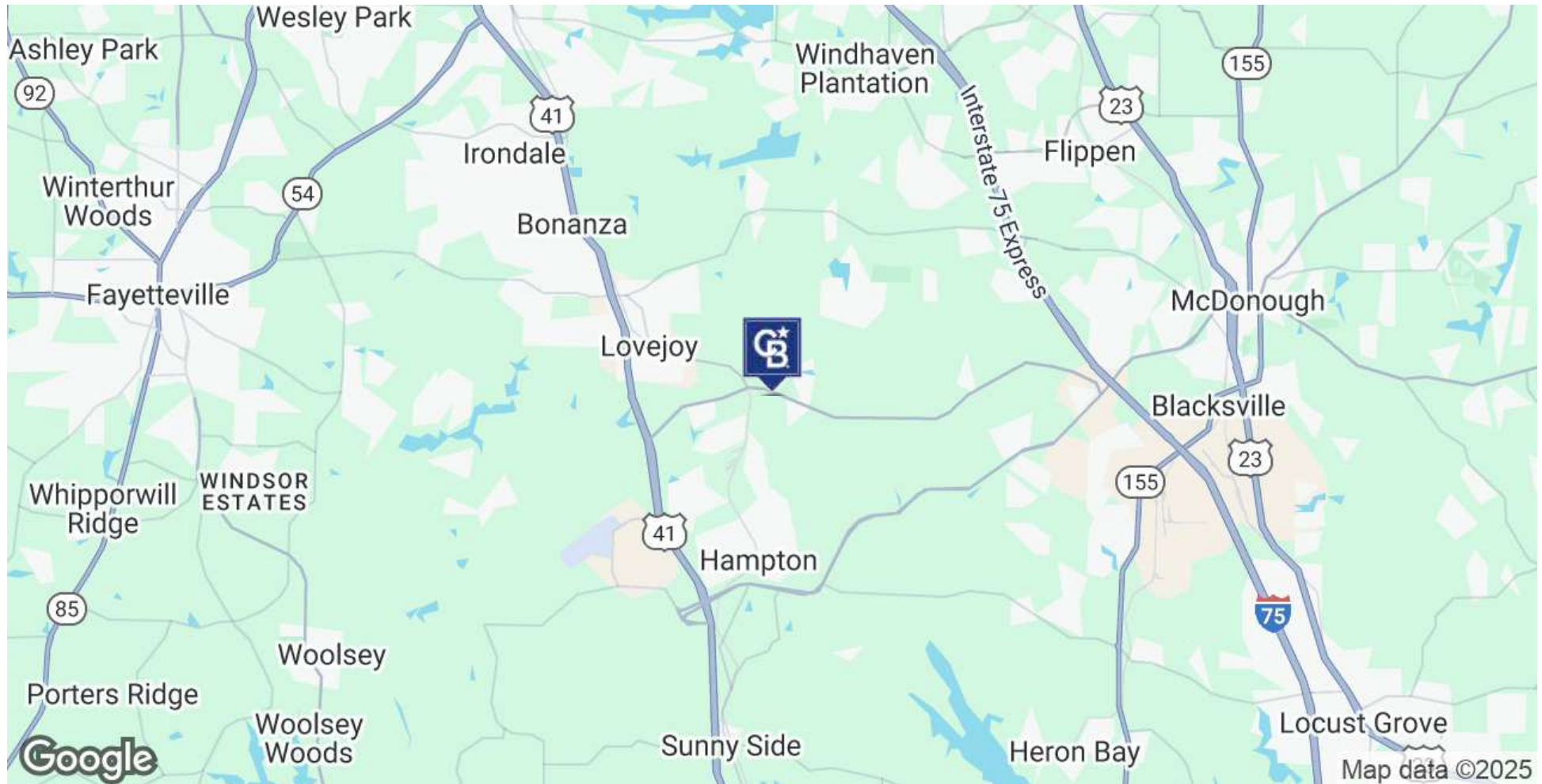


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# REGIONAL MAP

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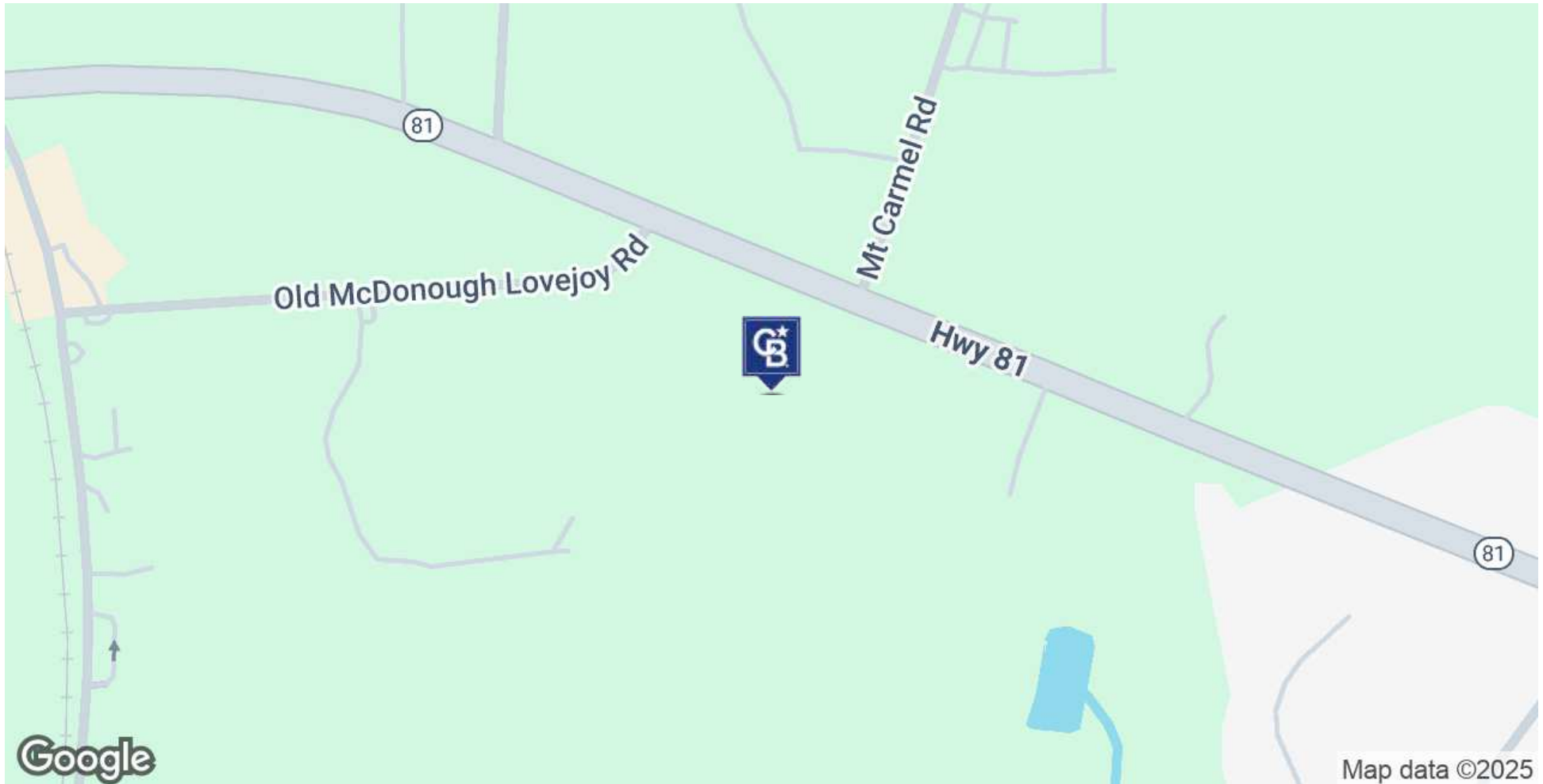
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# RETAIL MAP

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# DEMOGRAPHICS

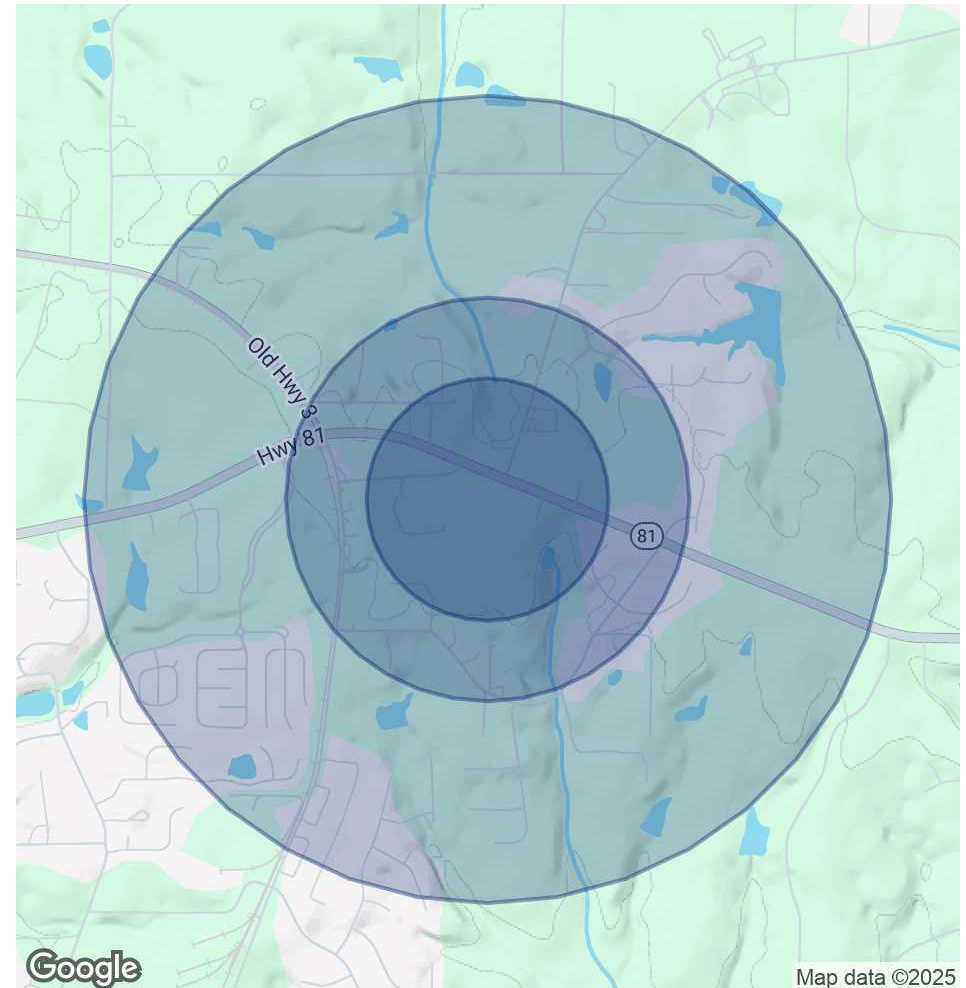
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	167	399	2,413
Average Age	43	43	40
Average Age (Male)	43	42	38
Average Age (Female)	44	44	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	143	797
# of Persons per HH	2.8	2.8	3
Average HH Income	\$80,877	\$81,758	\$89,734
Average House Value	\$314,240	\$310,628	\$266,570

*Demographics data derived from AlphaMap*



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# AREA ANALYTICS

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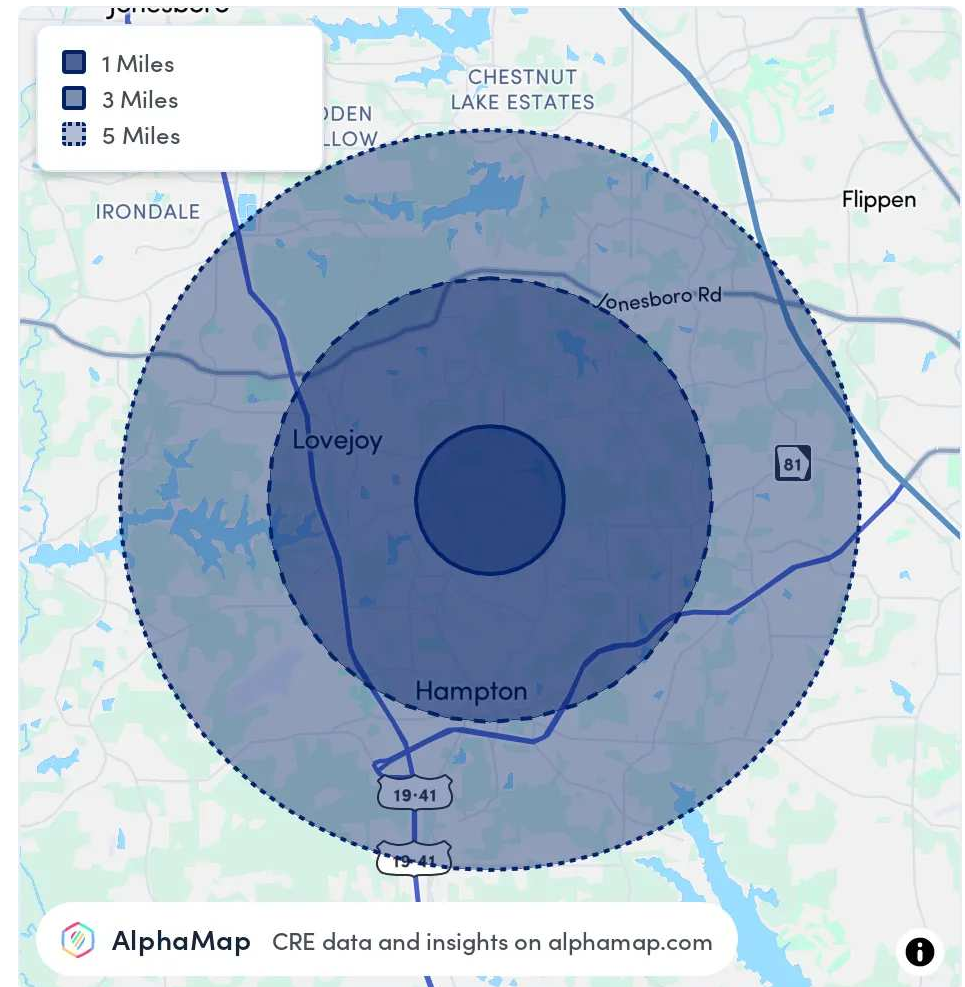
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,413	26,843	62,431
Average Age	40	38	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	797	8,551	20,767
Persons per HH	3	3.1	3
Average HH Income	\$89,734	\$87,956	\$90,863
Average House Value	\$266,570	\$274,694	\$275,711
Per Capita Income	\$29,911	\$28,372	\$30,287

Map and demographics data derived from AlphaMap



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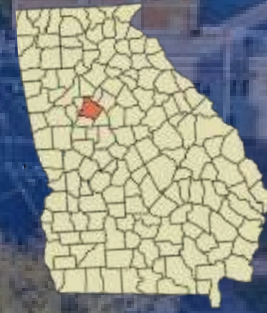


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# HAMPTON, GEORGIA -COUNTY OVERVIEW

HENRY COUNTY | A RISING MARKET IN  
ATLANTA'S SOUTHERN CRESCENT



## ATLANTA MOTOR SPEEDWAY

- Over 100,000 visitors attend major events like NASCAR races annually
- High visibility marketing opportunities

## TARGET CORPORATION

- Houses one of the largest distribution and fulfillment centers



## STRATEGIC LOCATION

- 10 minutes to interstate 75 via CA-20
- 25 minutes to Hartsfield-Jackson Atlanta International Airport
- Convenient access to Port of Savannah via I-75



## ECONOMIC PROFILE

- Population projected growth of 2.7% annually
- Homeownership rate at 75%, exceeding the U.S. average of 65%
- Low vacancy = strong demand, especially in office/retail
- Historic downtown Hampton - where tradition and history meets progress

# ADVISOR BIO

3175 HIGHWAY 81 W

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## AYANNA ECHOLS

Commercial Sales Associate

ayanna.echols@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 563-0508

GA #423243

## PROFESSIONAL BACKGROUND

As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I assist my clients with buying, selling, and leasing commercial and investment properties. By listening to you, I work to meet your needs and goals throughout the process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain regular, open communication and ensure discretion throughout the entire transaction process while I manage all aspects of the transaction, from the initial marketing phase to guiding you to closing. Our Coldwell Banker Commercial Metro Brokers team specializes in various property types: retail, office space, manufacturing, warehouse, industrial, land, multi-family, and more. For our listing clients, Coldwell Banker Commercial Metro Brokers technology platforms give our listings the maximum market exposure and grants your property access to all major commercial listing services in Georgia, the US and worldwide. For our buying clients, our deep understanding of the commercial real estate market combined with top technology, we are able to help you find the perfect property which fits your unique business or investment requirements. With my knowledge as a commercial specialist, and the resources at Coldwell Banker Commercial Metro Brokers, I'm confident I'll be able to assist you with your real estate needs.

### Metro Brokers

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