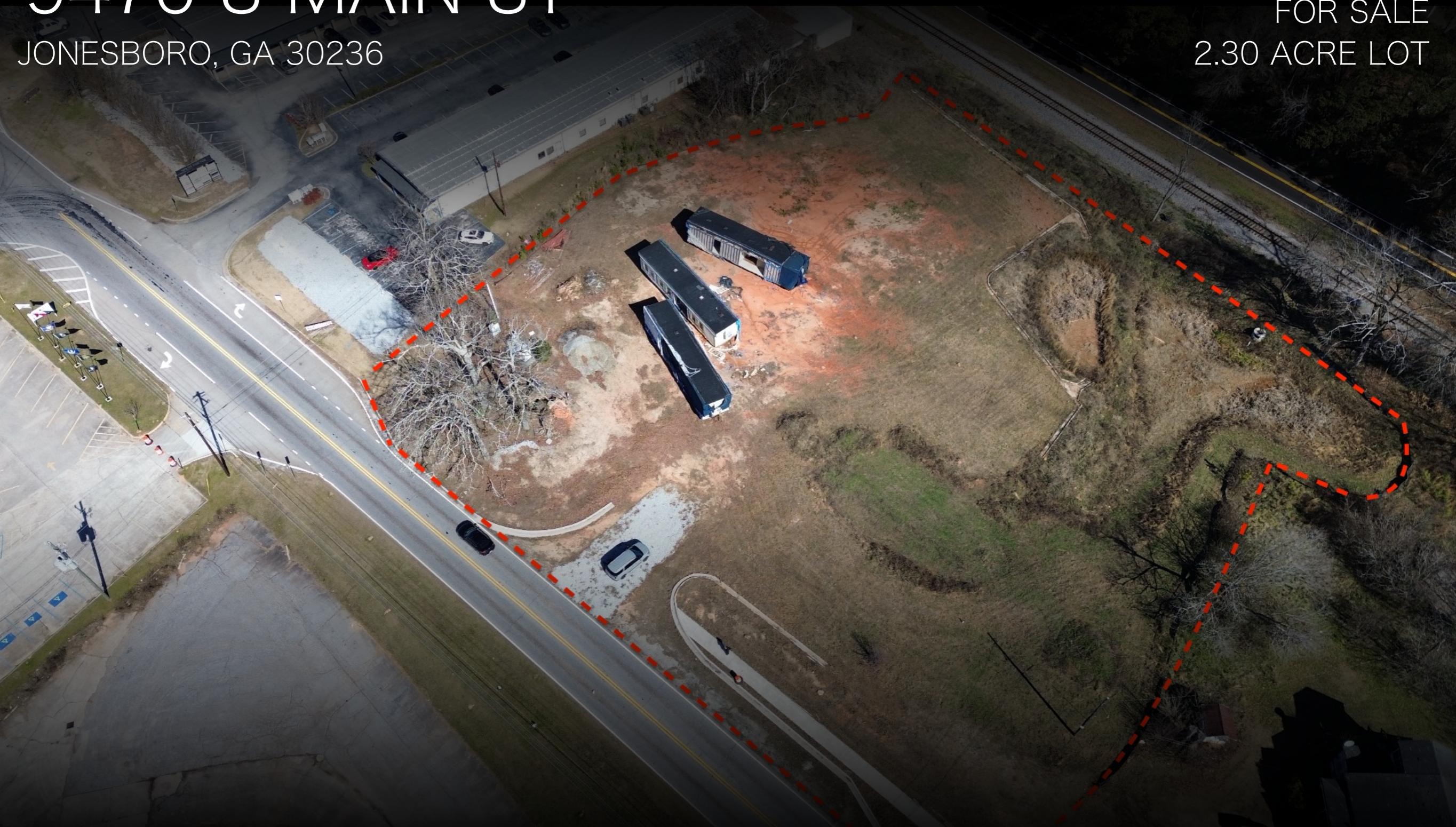


# 9470 S MAIN ST

JONESBORO, GA 30236

FOR SALE

2.30 ACRE LOT



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**SWARTZ CO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW



## OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime industrial land offering located at 9470 S Main Street in Jonesboro, Georgia. The property consists of approximately two acres of industrial-zoned land and is well positioned to accommodate a wide range of industrial, contractor, or service-oriented uses.

The site offers an excellent opportunity for an owner-user or investor seeking a well-located industrial parcel within the Metro Atlanta market.

Situated in Clayton County, the property benefits from its placement within an established industrial corridor and proximity to major transportation routes serving the southern Atlanta region. The location provides efficient access to key roadways and is within convenient reach of Hartsfield-Jackson Atlanta International Airport, supporting logistics, distribution, and service-oriented operations that rely on strong regional and national connectivity.

For additional information, please contact Esty Hoffman or Connie Bridges.

## HIGHLIGHTS

- \$650,000.00
- 2.3 Acre Lot
- Zoned Heavy Industrial
- High Development Potential
- Clayton County
- Close to All Major Highways

# // LOCATION OVERVIEW



## ABOUT THE AREA: JONESBORO, GA

Jonesboro, GA, just 20 miles south of Atlanta, is an emerging commercial market with strong growth potential. As the county seat of Clayton County, it benefits from stable government and institutional presence, while offering lower land and property costs compared with Atlanta proper. The city is seeing steady population growth, making it attractive for retail, mixed-use, and light industrial development.

Excellent access via I-75 and I-285, plus proximity to Hartsfield-Jackson Atlanta International Airport, makes it a key location for logistics, workforce mobility, and regional commerce. Ongoing downtown revitalization, infrastructure upgrades, and local business growth create opportunities for value-add investments and long-term appreciation.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	22.600	110.200	249.100
Number of Employees	17.400	83.200	189.600
Avg. Household Income	US\$59.200	US\$63.800	US\$61.800

# // BROKER PROFILES

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**Esty Hoffman**  
Listing Agent  
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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



**Connie Bridges**  
Commercial Associate  
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Connie Bridges is a commercial real estate professional with Swartz Co Commercial, based in Atlanta. She specializes in industrial, retail, and office sales and leasing, as well as land transactions, working alongside investors and property owners to identify opportunities and move deals forward efficiently.

Connie provides hands-on guidance through acquisitions, dispositions, and leasing, including pricing strategy, marketing execution, negotiations, and contract management. Known for her tenacity, responsiveness, and commitment to client success, Connie is a trusted partner for commercial real estate solutions in Atlanta, delivering results tailored to each client's goals.

# // 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.

A dark, atmospheric photograph of the Atlanta skyline at night, with city lights reflecting on the water in the foreground. The buildings are illuminated, and the sky is dark.

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.



[swartzcocre.com](http://swartzcocre.com)