



## OFFERING MEMORANDUM

**118 Stockbridge Rd | Jonesboro, Georgia 30236**

*Historic Downtown Jonesboro Office & Campus Opportunity*

### EXECUTIVE SUMMARY

**Gallery Commercial Real Estate is pleased to present the opportunity to acquire 118 & 112 Stockbridge Road**, a flexible office campus located in the heart of **Historic Downtown Jonesboro**, the county seat of Clayton County, Georgia.

The offering includes a 6,161-square-foot office building situated on approximately 0.89 acres at **118 Stockbridge Road**, along with an adjacent 1,190-square-foot residential structure on approximately 0.47 acres at **112 Stockbridge Road**. Together, the properties encompass approximately 1.36 acres and create a campus-style setting with exceptional flexibility for a variety of professional, nonprofit, medical, or community-oriented uses.

The office building features approximately **20 private offices or exam rooms**, along with shared amenities including common areas and a kitchen. The existing layout makes the property particularly **well-suited for professional offices, counseling or behavioral health services, medical practices, nonprofit headquarters, educational programs, or workforce training centers**.

Positioned just steps from the Clayton County Courthouse and the civic core of Downtown Jonesboro, the property benefits from a walkable environment anchored by government institutions, local businesses, and steady daily activity generated by residents, employees, and visitors to the county seat.

Located within the Historic District (H-1 and H-2 zoning), the properties are surrounded by historic architecture and civic institutions that contribute to the identity of Downtown Jonesboro while supporting thoughtful adaptive reuse and reinvestment.

For investors, owner-users, and organizations seeking flexible real estate within a historic downtown setting, **118 & 112 Stockbridge Road** offer a rare opportunity to establish a meaningful presence in one of South Metro Atlanta's most authentic and evolving communities.

**The properties are offered together for \$799,000.**

## PROPERTY OVERVIEW

- **Address:** 118 and 112 Stockbridge Road, Jonesboro, GA 30236
- **County:** Clayton County (County Seat)
- **Building Size (118): 6,161 SF**
- **Building Size (112): 1,190 SF**
- **Zoning:** H-1 & H-2 Historic District, within the Arts and Entertainment Overlay
- **Current Use:** Office Suites
- **Condition:** Newly Remodeled
- **Parking:** 29 on-site spaces
- **Asking Price:** \$799,000

## PRICING & TERMS

- **Purchase Price:** \$799,000  
**Price Per SF:** ~\$109/SF
- **Potential Gross Income:** \$175,500
- **Estimated NOI:** ~\$114,075
- **Projected Cap Rate:** ~14.3%

*(Based on pro forma operating assumptions.)*

## LOCATION HIGHLIGHTS

- Located in **Historic Downtown Jonesboro**, the civic and governmental center of Clayton County
- Steps from the Clayton County Courthouse
- Corner Lot Visibility
- Convenient access to I-75, I-285, and regional roadways
- Short drive to **Hartsfield-Jackson Atlanta International Airport**
- Part of a downtown area experiencing continued public and private reinvestment

## MARKET OVERVIEW

- **Clayton County Population:** ~298,000
- **ZIP Code 30236 Population:** ~52,000
- Diverse and growing demographic base
- Increasing focus on downtown revitalization, adaptive re-use, placemaking, and tourism
- Strong regional connectivity to Metro Atlanta

## ZONING & PERMITTED USES (H-1 & H-2 HISTORIC DISTRICT)

Historic District zoning generally supports a variety of professional, civic, and community-oriented uses, including but not limited to:

- Professional or administrative offices
- Medical, counseling, or behavioral health services
- Nonprofit or institutional organizations
- Educational or training facilities
- Cultural or arts-related uses
- Community service organizations
- Certain food and beverage establishments (subject to applicable approvals)
- Entertainment or event-related venues (subject to applicable approvals)

The Historic District framework encourages thoughtful reinvestment and adaptive reuse while maintaining the historic architectural character of Downtown Jonesboro.

Prospective buyers are encouraged to review the **City of Jonesboro Permitted Use Table and Historic District Design Standards** and verify specific use compliance with the City of Jonesboro Planning & Zoning Department.

## FINANCING CONSIDERATIONS

Potential financing strategies may include:

- SBA 504 or SBA 7(a) (owner-user)
- Conventional bank financing
- Historic tax credit exploration (subject to eligibility)
- Public-private partnership structures
- Mission-driven or community investment capital

*Financing options subject to lender and buyer qualifications.*



## INVESTMENT HIGHLIGHTS

- **Prominent Historic Downtown Location** – Well-positioned within the Historic District of Downtown Jonesboro, just steps from the Clayton County Courthouse and the civic core of the county seat.
- **Flexible Office Campus Configuration** – The offering includes a 6,161 SF office building with approximately 20 private offices along with an adjacent 1,190 SF residential **structure**, creating a campus-style environment that supports a variety of professional or community-oriented uses.
- **Corner Lot with Strong Visibility** – Located along Stockbridge Road near North Main Street (GA-54), providing convenient access and visibility within the downtown district.
- **Historic District Adaptive Reuse Opportunity** – Located within H-1 and H-2 Historic District zoning, supporting compatible redevelopment and adaptive reuse while preserving the architectural character of downtown.
- **Strong Local Population Base** – Clayton County is home to nearly 300,000 residents, with approximately 50,000 residents in the immediate Jonesboro trade area (ZIP Code 30236).
- **Multiple Buyer Profiles** – Ideal for owner-users, nonprofit or institutional organizations, counseling or behavioral health providers, professional service firms, or investors seeking a flexible office asset in a historic downtown setting.

## CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is for informational purposes only and does not constitute a contract or offer. All information contained herein is believed to be accurate but has not been independently verified. Prospective purchasers are encouraged to conduct their own due diligence. Gallery Commercial Real Estate makes no representations or warranties regarding the accuracy or completeness of the information.

## FOR MORE INFORMATION, CONTACT:



**Altime L. Dees, Broker, Lic# 258201**

Gallery Commercial Real Estate  
2077 Convention Center Concourse  
Suite 150

College Park, GA 30337

**Direct: 678-644-1712**

Office: 770-217-7518

**Email: [Deesaltimese@gmail.com](mailto:Deesaltimese@gmail.com)**

---