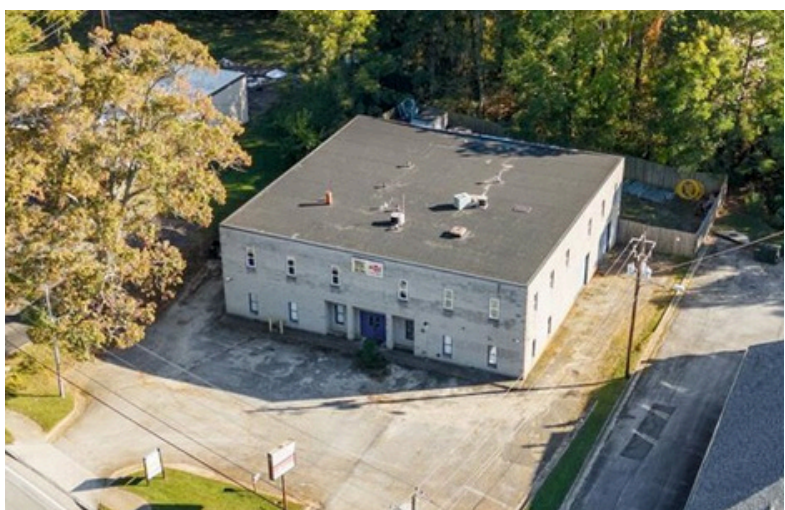


4891 Redan Road Stone Mountain, GA 30088



Commercial / Flex Property with Warehouse FOR SALE



Presenting a rare opportunity to own a versatile Commercial Property located on Redan Rd in Stone Mountain, GA. Priced at \$1,800,000, this two-story property is perfect for businesses looking for Commercial or Flex and office space in a strategic location.

Property Highlights

- Zoned C1 (Commercial)
- 12,764 SF total flexible space
- 7,500 SF +/- total warehouse space
- 4 Drive-In Bays for easy loading/unloading
- 8 large offices, conference room, and multiple bathrooms
- Secure fenced in back
- Strategic Location
- Versatile Use

BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE



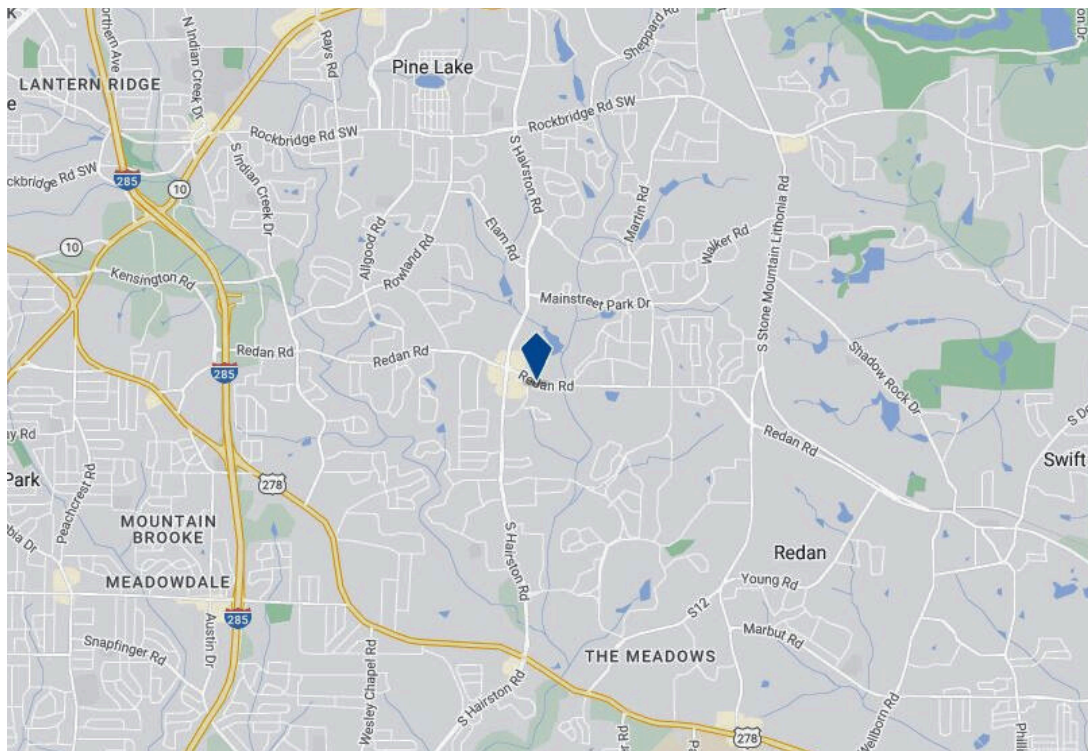
Strategic Location

This property is easily accessible and offers proximity to major highways, making it an excellent location for commercial use, flex space, corporate headquarters, adaptive reuse, showroom, and business operations.

4891 Redan Road Stone Mountain, GA 30088

High Visibility

Closest major cross street to Redan Rd is S. Hairston Rd. with a traffic count over 22,000+ VPD. (vehicles per day)



BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE



Reception Area

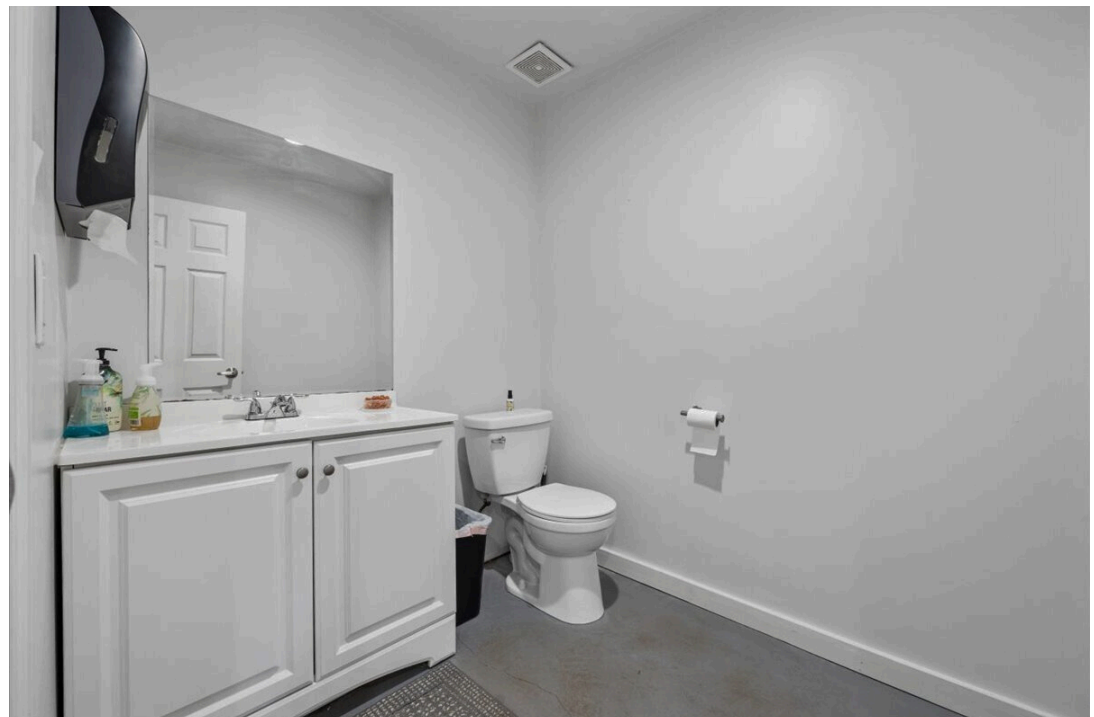
The reception area serves as a central hub for business operations, efficiently managing client check-ins, inquiries, and administrative tasks.

4891 Redan Road Stone Mountain, GA 30088

5 Bathrooms

3 - First Floor
2 - Second Floor

Both floors are equipped with multiple bathrooms, ensuring convenience and accessibility for all occupants.



BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE



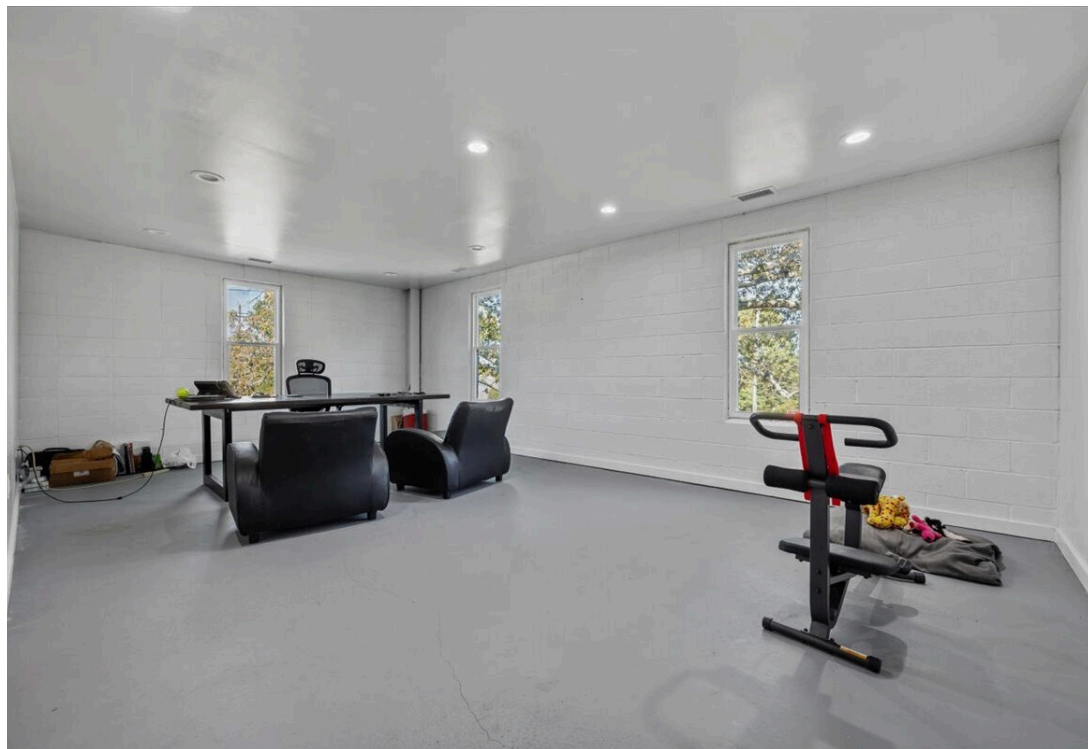
Conference Room

The spacious conference room on the second floor provides the perfect setting for administrative use or client meetings.

4891 Redan Road Stone Mountain, GA 30088

Multiple Large Offices

The main floor offers multiple offices, while the second floor features six additional large, modern, and comfortable office spaces, creating an ideal professional working environment.



BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE



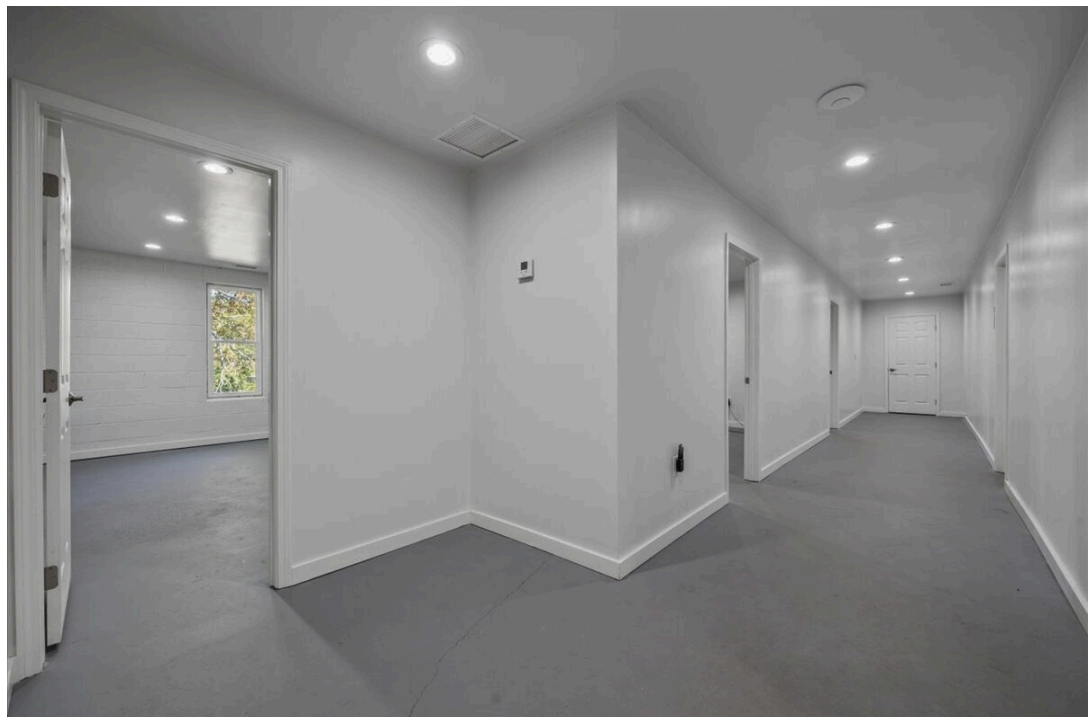
Modern Offices

The modern offices provide a sleek and efficient workspace, perfectly suited for fostering focus, innovation, and professional growth.

4891 Redan Road Stone Mountain, GA 30088

Versatile Use

With a combination of office, open and flex space, this property is suitable for a variety of uses including corporate headquarters, business operations, mixed use, retail, garden center or adaptive reuse.

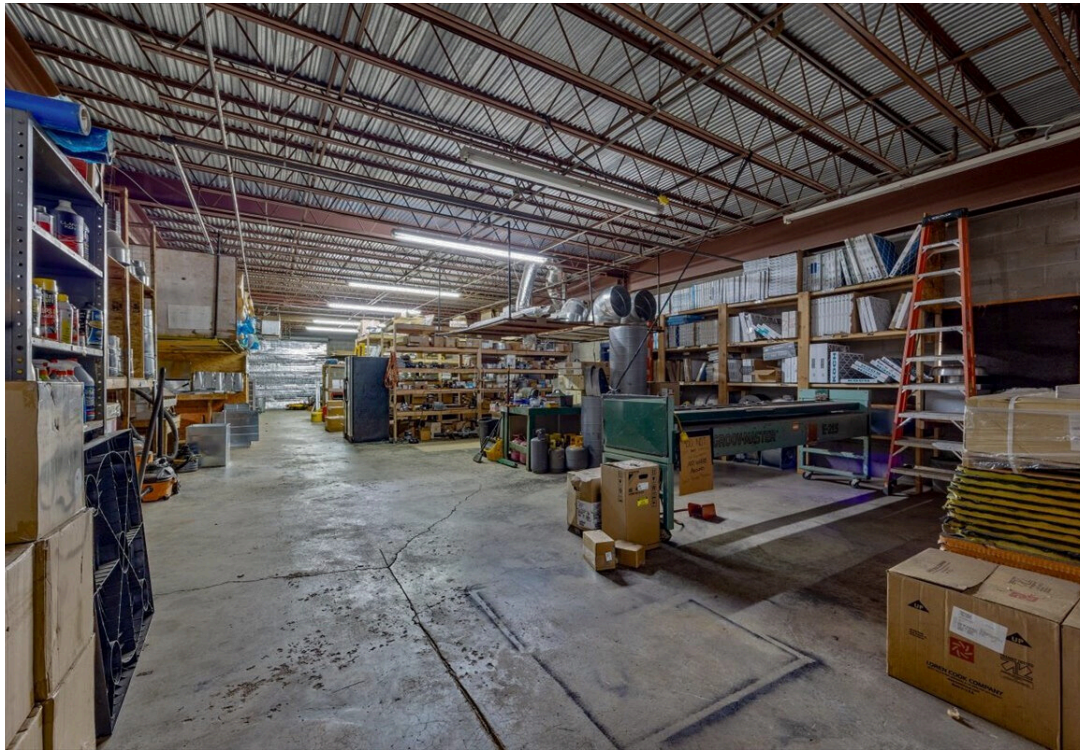


BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE

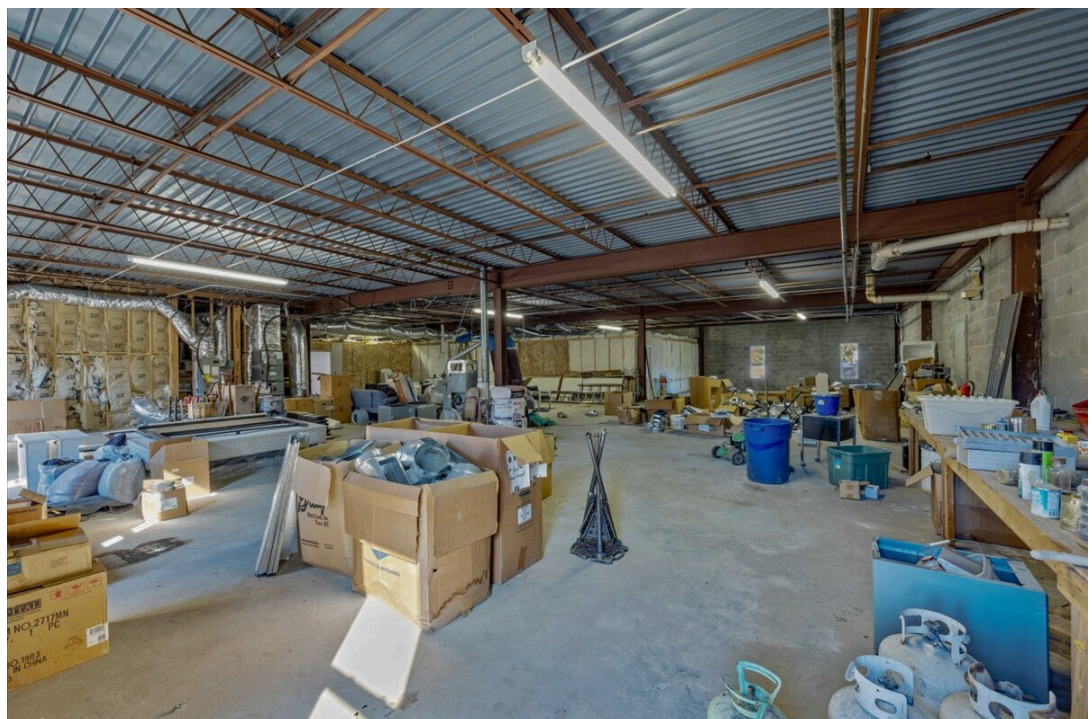


**7,500 SF +/-
Warehouse
Space total
between the
first and second
floor.**

4891 Redan Road Stone Mountain, GA 30088

4 Drive In Bays

The property includes four drive-in bays, providing easy access for storage, adaptive reuse, loading and unloading materials, equipment, and inventory.



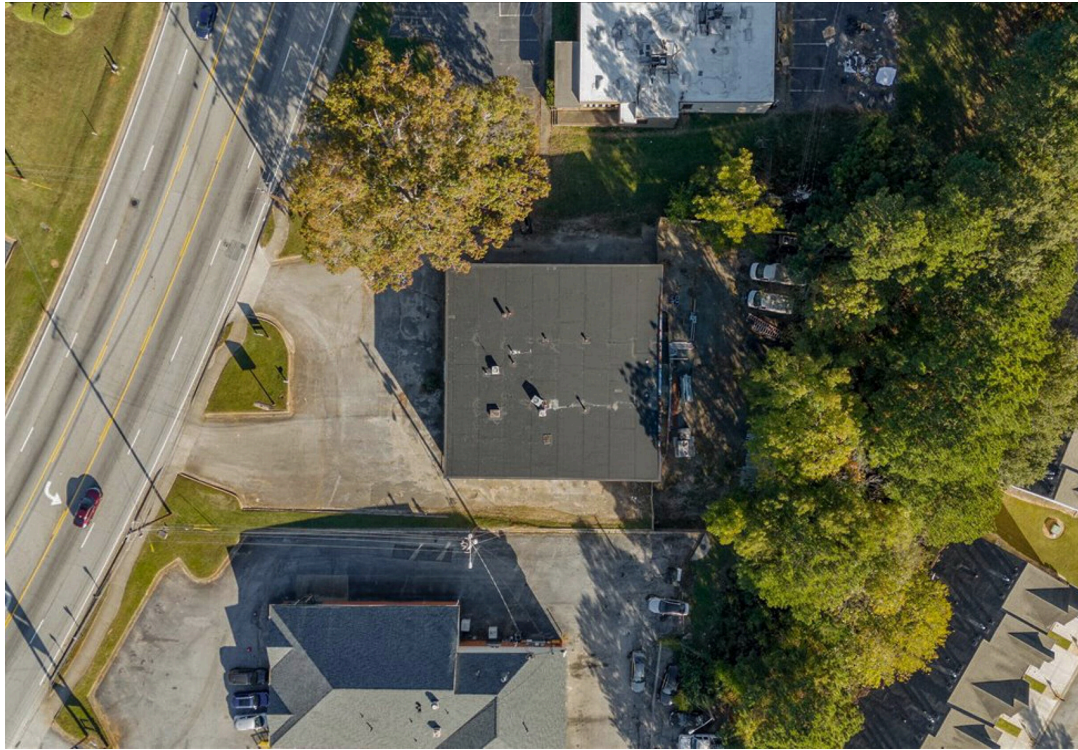
BEVERLY ECHOLS
✉ Beverly@rudhil.com



rudhil
commercial

☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE

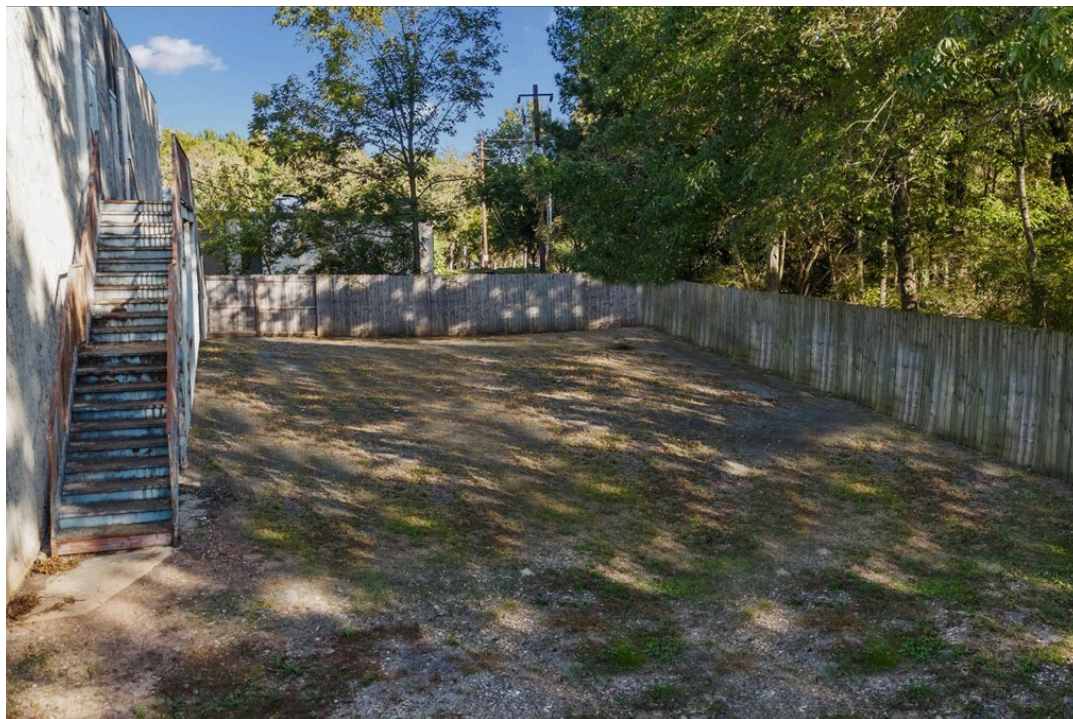


**On-Site Parking
in the front and
rear of building**

4891 Redan Road Stone Mountain, GA 30088

**Secure fenced-
in area for
storage or
parking**

Perfect for secure
storage or additional
parking for employees
and clients.



BEVERLY ECHOLS
✉ Beverly@rudhil.com



rudhil
commercial

☎ Mobile: 678-699-2652

☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE



Size and Layout

The building offers 12,764 SF total of flexible space, featuring a blend of office, warehouse, flex space and open areas to accommodate a variety of business needs.

4891 Redan Road Stone Mountain, GA 30088

Owner use or Investment Opportunity

With its prime location, extensive facilities, and wide range of use, this property represents an excellent owner use or investment opportunity for businesses looking to expand or relocate.



BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888

COMMERCIAL / FLEX PROPERTY WITH WAREHOUSE FOR SALE

Suitable for a variety of uses: Zoned C1 Commercial

- Corporate headquarters
- Business operations
- Mixed Use
- Adaptive Reuse
- Automobile Broker
(leasing or rentals)
- Daycare
- Retail
- Garden Center
- Schools
- Place of Worship
- & More!

4891 Redan Road Stone Mountain, GA 30088

Stone Mountain Demographics

	1 MILE	5 MILES	10 MILES
POPULATION	12,354	249,240	825,162
HOUSEHOLDS	4,584	92,632	318,156
AVERAGE HOUSEHOLD INCOME	\$62,104	\$71,828	\$97,119
OWNER OCCUPIED HOUSING UNITS	48.21%	48.69%	54.54%

BEVERLY ECHOLS
✉ Beverly@rudhil.com



☎ Mobile: 678-699-2652
☎ Office: 678-878-3888