

**8,000 SF
BUILDING**

FOR SALE

COLLEGE PARK/SOUTH FULTON LOCATION

6755 Old National Highway
Atlanta, GA 30349



PROPERTY HIGHLIGHTS

- ✓ South Fulton Location in Thornton Woods Neighborhood
- ✓ Very Flexible C-3 Zoning Allows for Office, Retail, and Live/Work Uses
- ✓ Daily Traffic Count: \pm 28,000 Cars
- ✓ Monument and Building Signage Available
- ✓ Near I-85, I-285, and Amazon Distribution Center
- ✓ MARTA Bus Stop at Corner of Property
- ✓ Adjacent Property for Sale:
0.42 Acres at 2425 Thornton Drive (\$75,000)





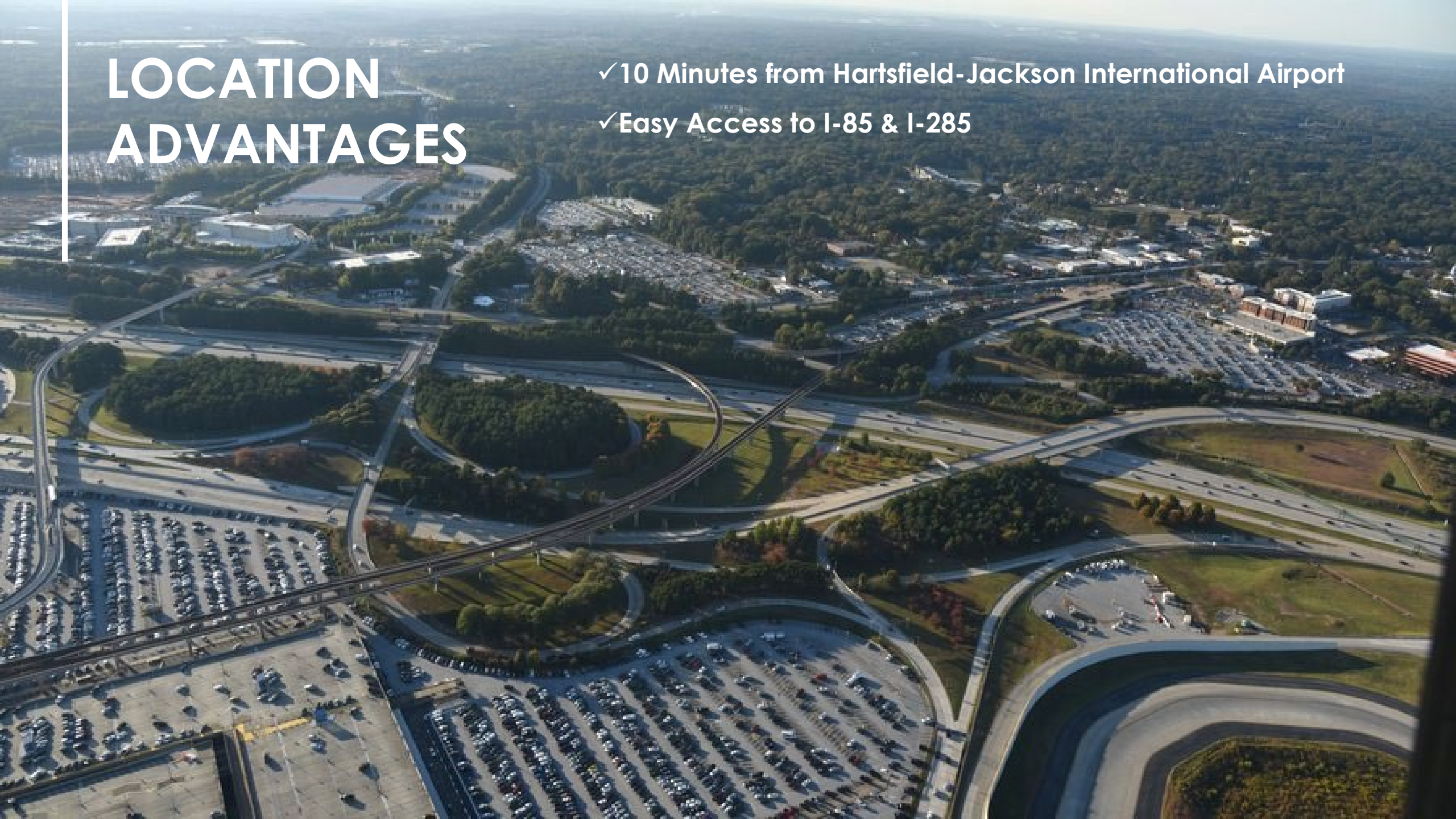
BUILDING HIGHLIGHTS

- ✓ Existing Buildout for Child Care; Alternative Uses Available
- ✓ Layout Accommodates a 40+ Person Child Care Center
- ✓ Large Fenced-In Yard for Play Space or Outdoor Storage

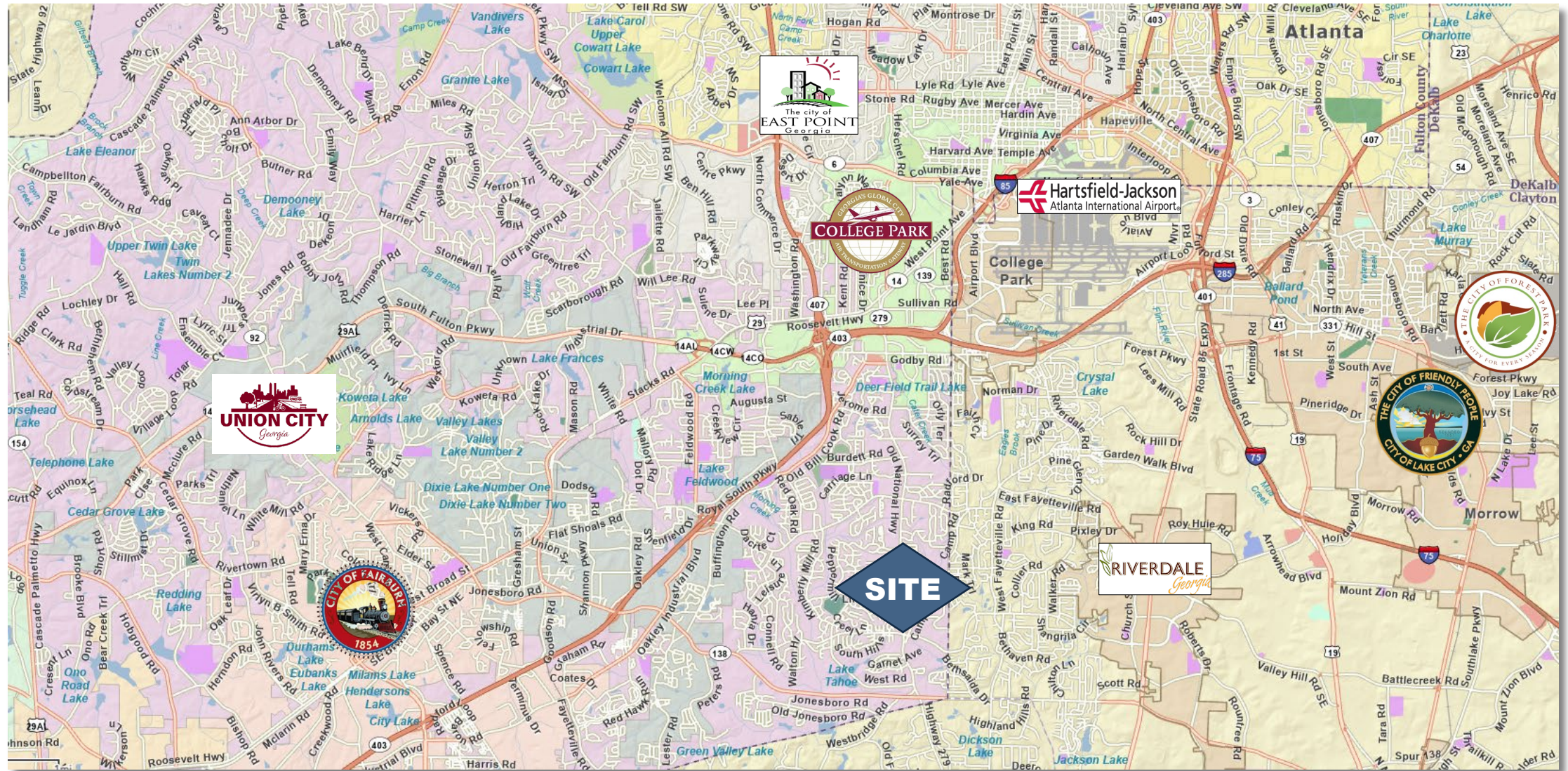
LOCATION ADVANTAGES

✓ 10 Minutes from Hartsfield-Jackson International Airport

✓ Easy Access to I-85 & I-285



MAP



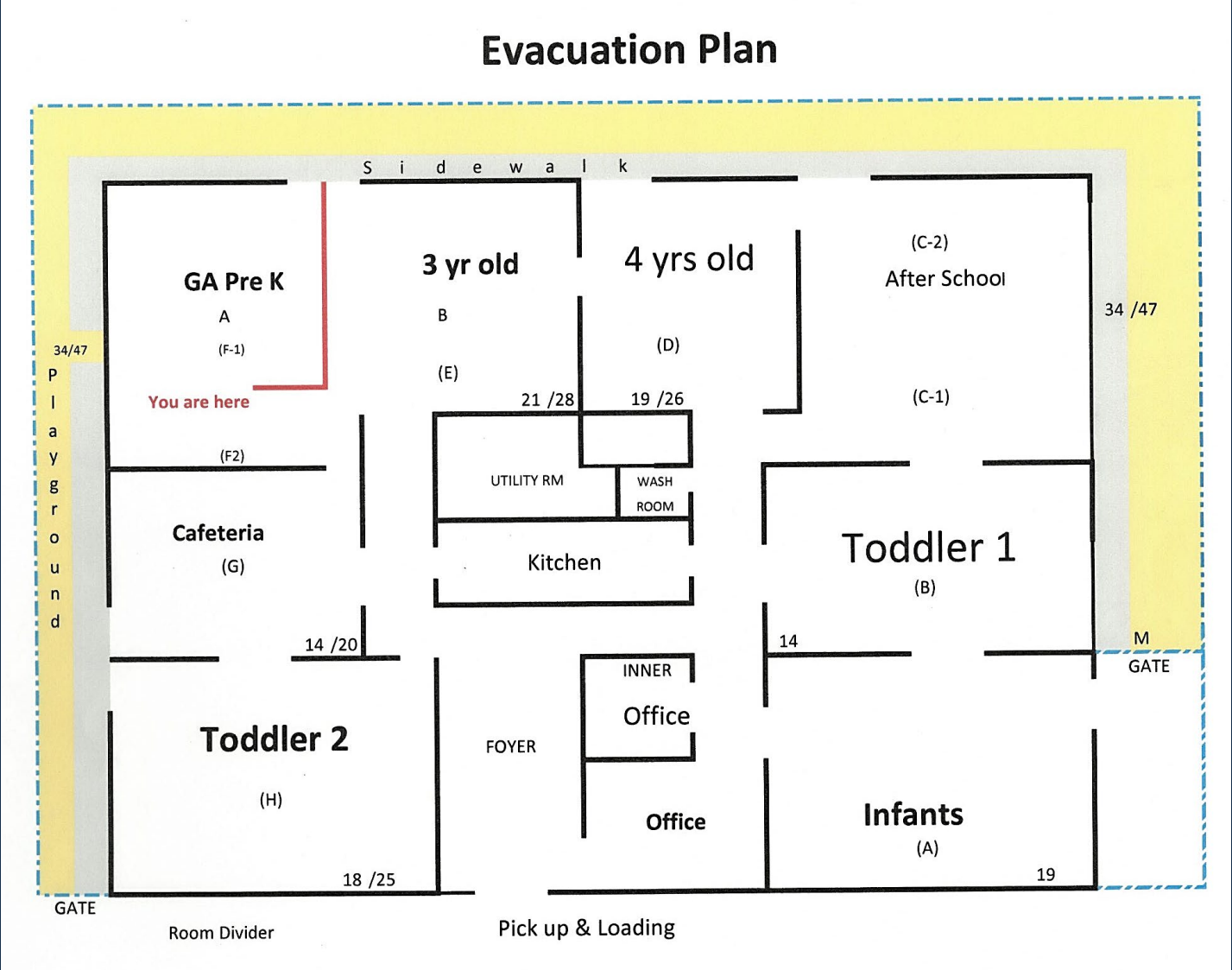
EXTERIOR PICTURES



INTERIOR PICTURES



FLOORPLAN



NEARBY FOOD OPTIONS

LOCAL RESTAURANTS

- ✓ Kemmys Deli Ventures
- ✓ Smokehouse ATL BBQ
- ✓ VVS Restaurant & Bar
- ✓ A Town Wings
- ✓ Corner Café
- ✓ The Historic Green Manor Restaurant
- ✓ Cakes by Rase Anderson
- ✓ 50 Yard Line Sports Bar-Grill
- ✓ Mr. Everything Café

CHAIN RESTAURANTS

- ✓ Wendy's
- ✓ Little Caesar's Pizza
- ✓ Chipotle Mexican Grill
- ✓ American Deli
- ✓ Smoothie King
- ✓ Popeye's
- ✓ IHOP
- ✓ Zaxby's
- ✓ Dunkin'
- ✓ Chic-Fil-A
- ✓ Subway

INTERNATIONAL CUISINE

- ✓ REM Vic African Restaurant
- ✓ PITA Mediterranean Street Food
- ✓ Golden Krust Caribbean Restaurant

GROCERY STORES

- ✓ Walmart
- ✓ Kroger
- ✓ CVS



For More Information, Contact:

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