



Carl Semien

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Commercial Retail Space Available

3059 Washington Rd, East Point GA 30344

KW Commercial Atlanta Classic • 3800 Camp Creek Pkwy • Bldg 1800, Ste 100 • Atlanta GA 30331

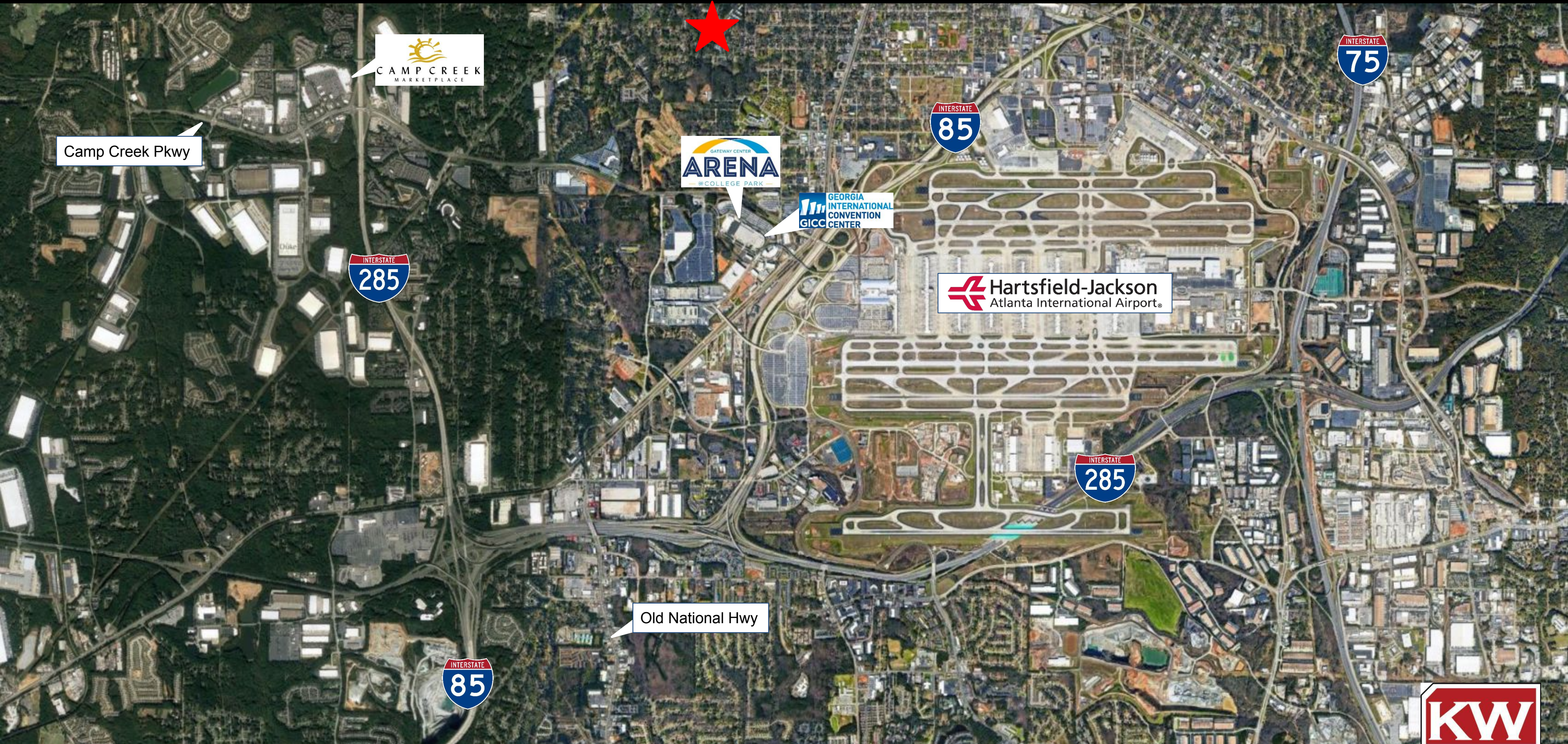
PROPERTY OVERVIEW

- +/- 1.43 Acres
- Fulton County – Parcel ID:14 019000020348
- Zoned C1: Neighborhood Commercial
- Class B Building – Built in 1996
- 11,340 Sqft Rentable Space
- +/- 20 ft Frontage on Washington Road
- 60 Parking Spaces – 3 Handicap Space
- Drive Thru Window – 2 Entrances
- 10,500 ADT (2024) on Washington Rd
- Corner lot location and a signal-controlled intersection nearby
- 3 Miles from the Atlanta Hartsfield Jackson Airport
- 10 Miles from Downtown Atlanta

Asking Price: \$12 per Sqft per year/ NNN



POINTS OF INTEREST



Camp Creek Pkwy



Old National Hwy



PROPERTY PHOTOS



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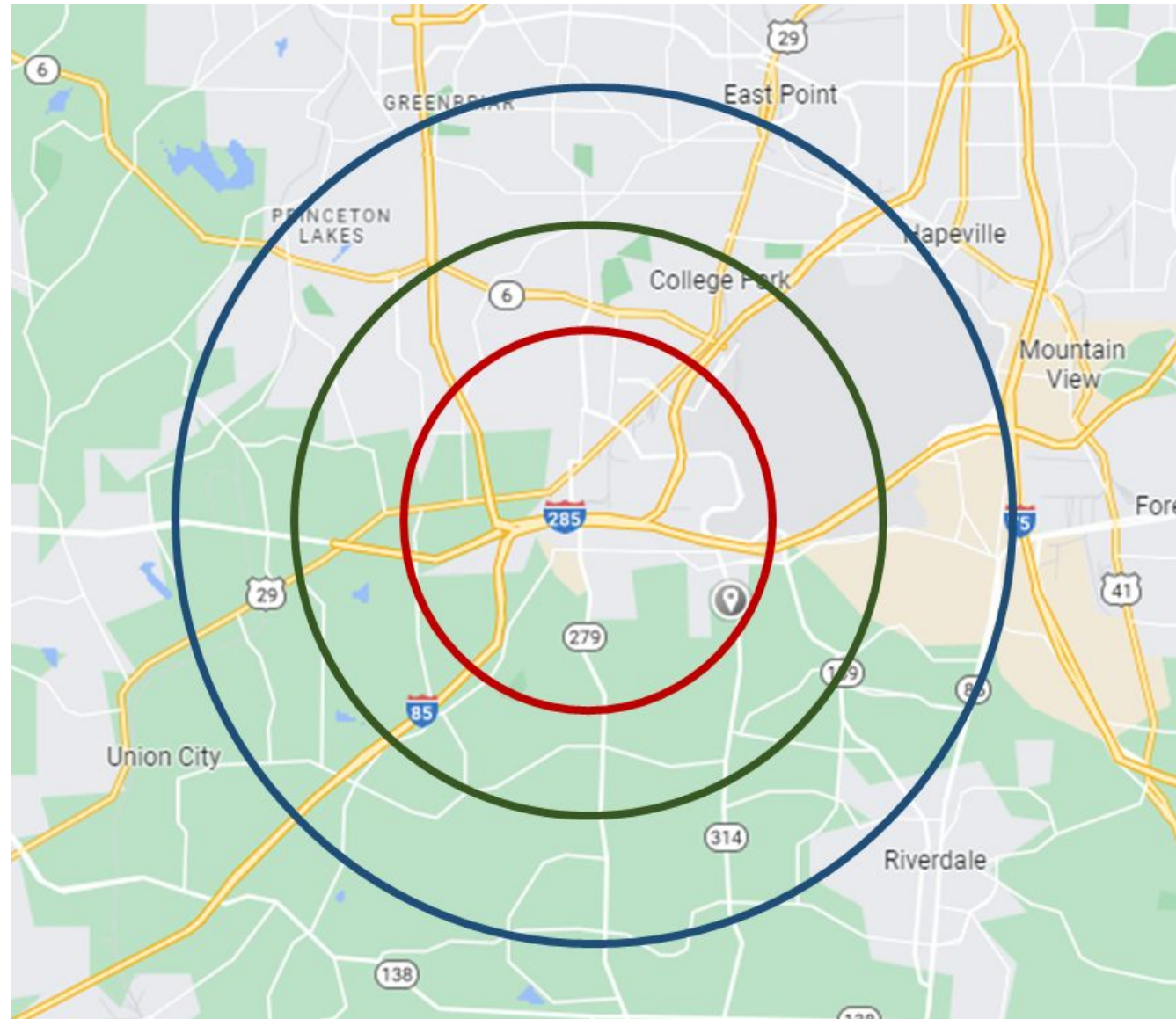
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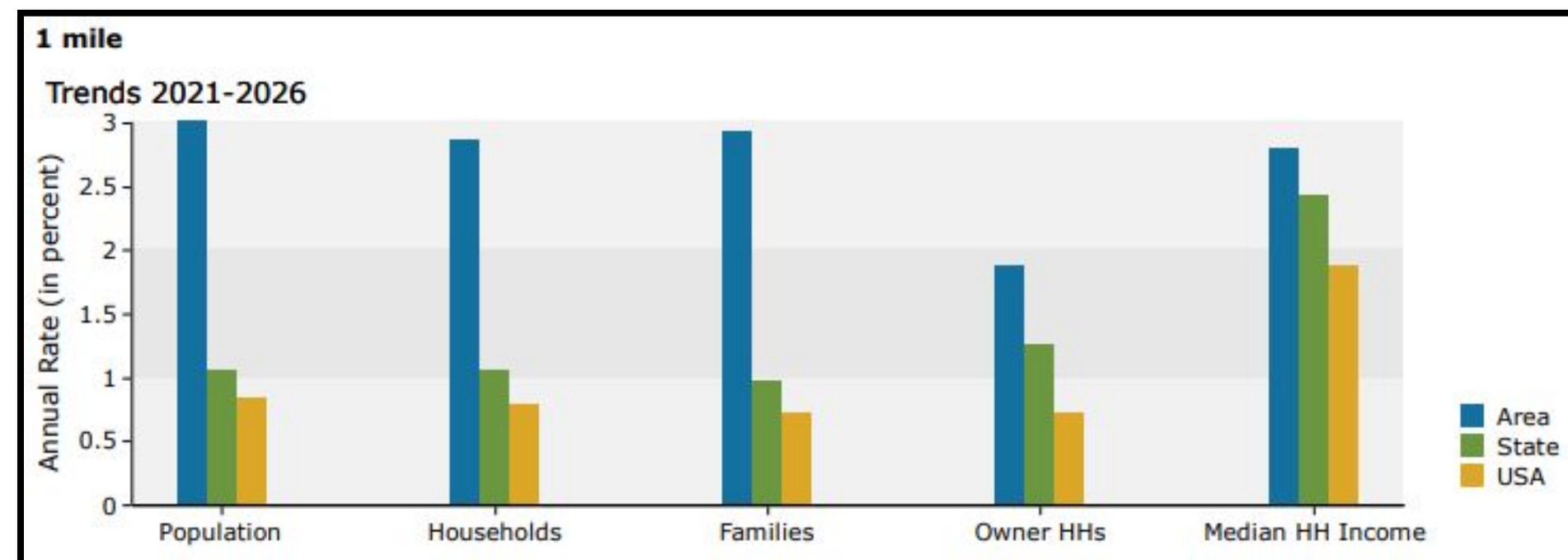
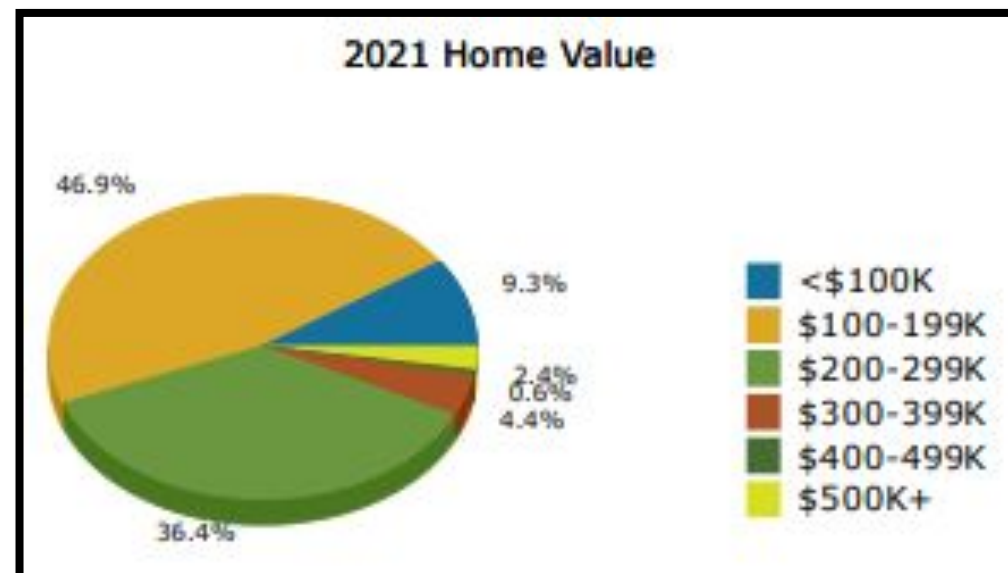
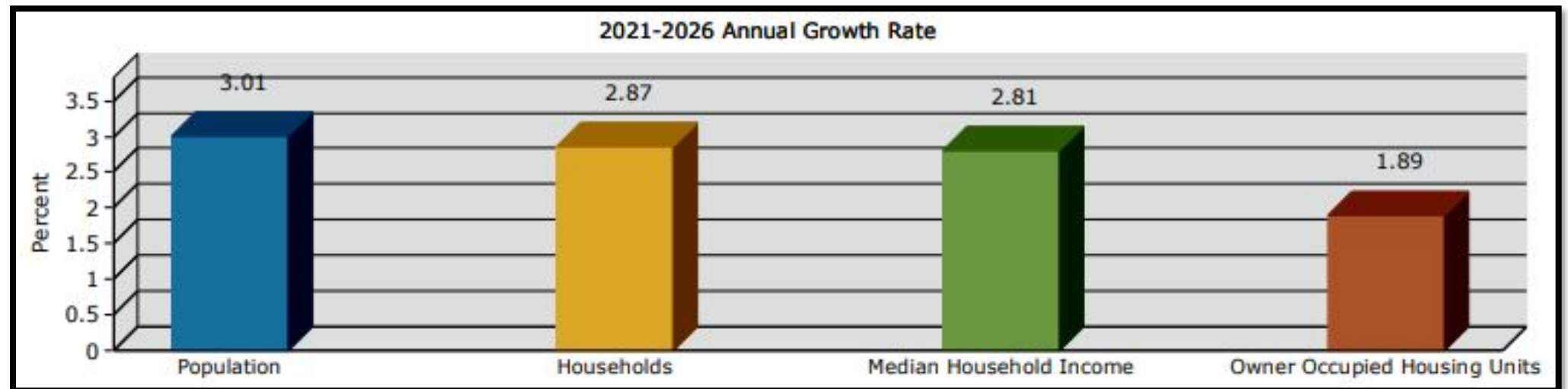
PROPERTY PHOTOS



DEMOGRAPHICS



	Population	# of Households	Avg Household Income	Median Age
1 Mile	10,308	3,870	\$48,391	40
1-3 Miles	58,808	23,663	\$61,968	38
3-5 Miles	156,224	61,432	\$63,072	35



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Associate Partner

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