

973 & 979 SHEPPARD RD

STONE MOUNTAIN, GA 30083

FOR SALE

±5,700 SF OF IMPROVEMENTS ON ±1.5 ACRE LOT
2 PARCEL ASSEMBLAGE | ASKING PRICE \$1,050,000



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present the exclusive opportunity to acquire 973 & 979 Sheppard Road, a two-parcel commercial assemblage totaling approximately 1.50 acres with $\pm 5,700$ SQFT of existing improvements in the City of Stone Mountain, Georgia. Offered together for \$1,050,000, the property presents a compelling opportunity for investors, owner-users, and developers seeking a strategically located commercial asset with flexible General Commercial (GC) zoning and multiple paths to value creation.

The assemblage consists of two complementary commercial buildings situated on adjacent parcels. 973 Sheppard Road is improved with a $\pm 3,200$ SQFT warehouse positioned on approximately 0.50 acres. The warehouse features approximately 15-foot clear height, two drive-through bay doors, a small office, one restroom, and a detached storage structure, making it well suited for distribution, light industrial operations, contractors, service businesses, or owner-user occupancy.

Adjacent to the warehouse, 979 Sheppard Road encompasses approximately 1.00 acre and is improved with a $\pm 2,500$ SQFT commercial building currently configured as a retail convenience store. The building offers immediate occupancy potential while providing flexibility for repositioning to accommodate a broad range of commercial users.

Both parcels are confirmed to be zoned General Commercial (GC) by the City of Stone Mountain, allowing a diverse range of commercial uses by right. Permitted uses include professional and administrative offices, financial institutions, medical clinics, restaurants, food and beverage retailers, general retail establishments, convenience stores, business and vocational schools, private educational facilities, religious institutions, animal sales and services, business equipment sales, commercial recreation, communication services, and consumer service businesses. The City of Stone Mountain is currently engaged in active community planning discussions about the future of commercial corridors in the area — making this an ideal time for a buyer or developer to acquire well-positioned GC-zoned land and participate in shaping what comes next.

Disclaimers: square footage/acreage approximate; zoning confirmed by City of Stone Mountain, subject to buyer verification.

For more information, please contact Connie Bridges.

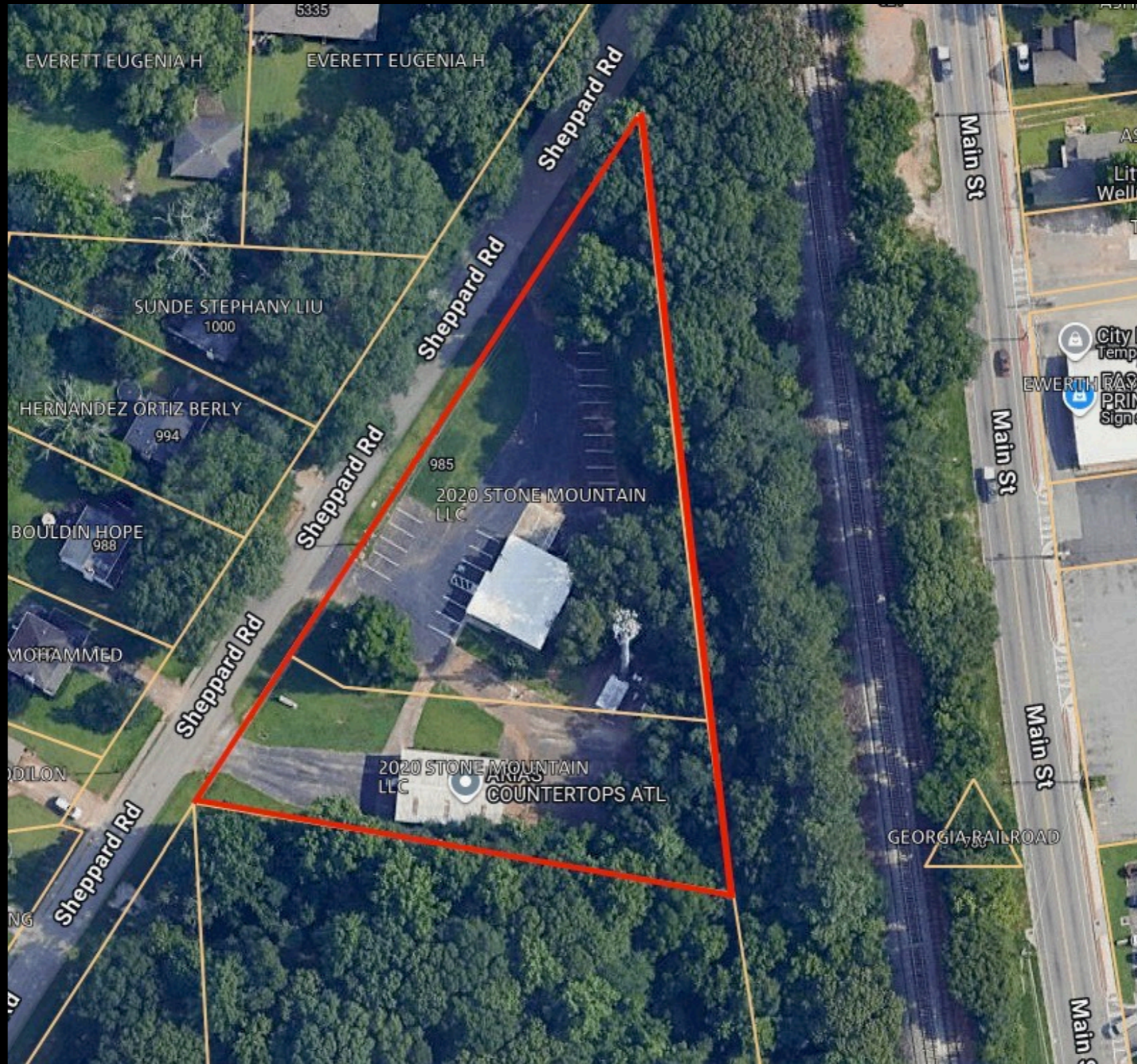
HIGHLIGHTS

- \$1,050,000.00
- ± 1.5 acres total, $\pm 5,700$ SF
- Redevelopment Potential
- Two Parcel Assemblage - Flexible For Single or Split Use
- Mixed-use upside; City views corridor favorably for future rezoning consideration
- Convenient access to Memorial Drive / U.S. Highway 78

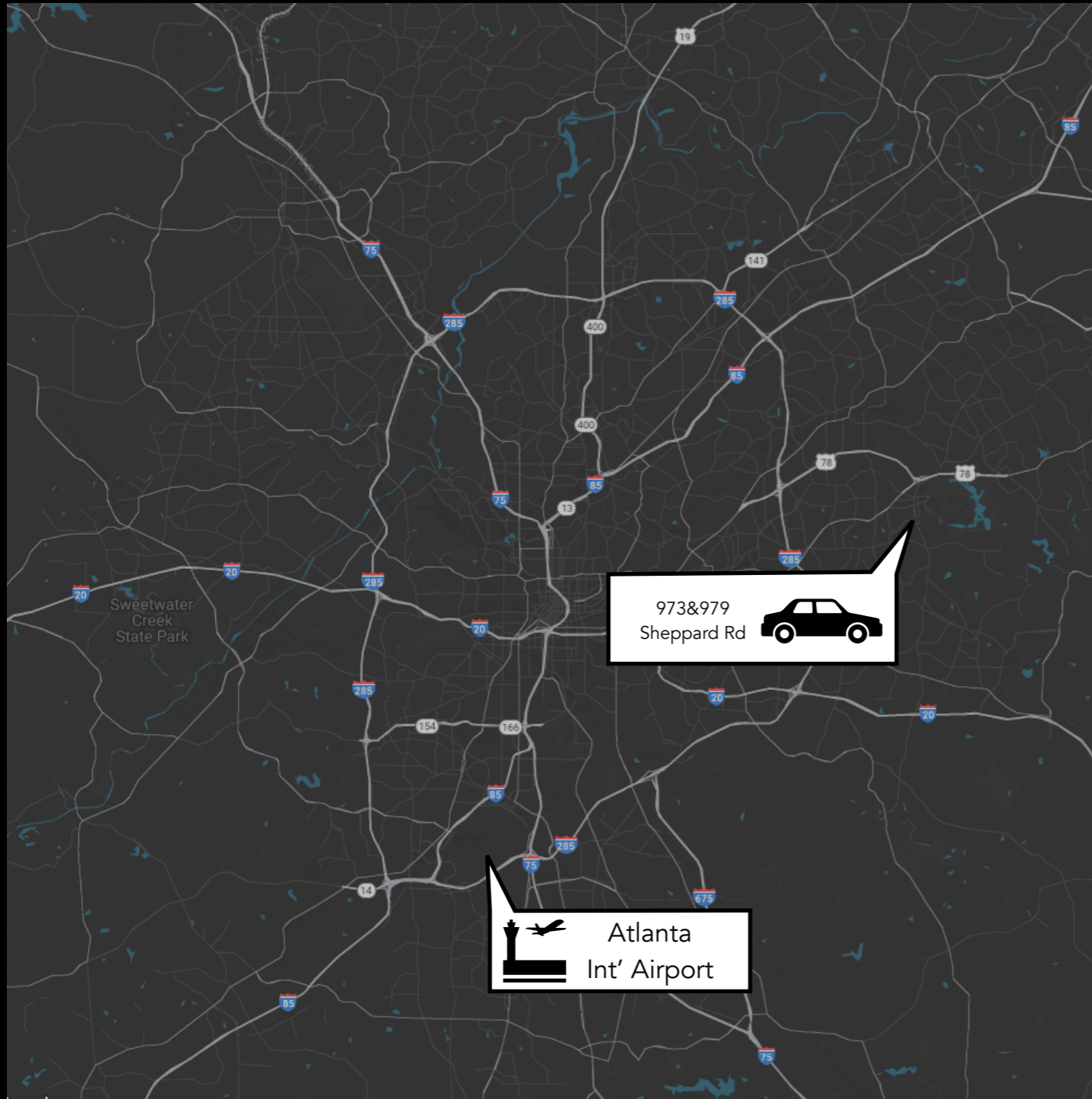
// INTERIOR PHOTOS



// PARCEL MAP



// LOCATION OVERVIEW



ABOUT THE AREA: STONE MOUNTAIN, GA

Stone Mountain, GA, is an established and growing commercial submarket located in DeKalb County, offering a strategic mix of retail, office, and light industrial opportunities. The city benefits from excellent connectivity to major Atlanta corridors, including U.S. Highway 78, providing convenient access for customers, employees, and logistics.

Known for its iconic landmark and surrounding residential communities, Stone Mountain combines strong community demand with a stable local economy and diverse commercial demand. Investors can take advantage of flexible zoning, infill sites, and redevelopment potential, making it an attractive market for both income-producing properties and long-term value growth.

The City of Stone Mountain is actively updating its long-term plans for commercial corridors, making this an excellent opportunity for investors and developers to acquire a strategically located property ahead of future growth and redevelopment initiatives.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	22,800	109,600	321,200
Daytime Employees	19,300	88,100	251,900
Avg. Household Income	\$51,900	\$60,400	\$68,200

// BROKER PROFILES



Connie Bridges

Commercial Associate

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Connie Bridges is a commercial real estate professional with Swartz Co Commercial Real Estate, specializing in industrial, retail, and office sales and leasing, as well as business sales throughout the greater Atlanta market.

With a client-first approach and deep knowledge of the markets she serves, Connie brings a practical, results-driven perspective to every transaction — whether representing a property owner, an investor, or a buyer seeking their next opportunity. Connie's expertise spans the full spectrum of commercial transactions, from single-tenant retail and owner-user industrial to multi-parcel assemblages and business acquisitions.

She combines sharp market knowledge with a thorough understanding of zoning, land use, and local municipal planning — giving her clients an edge in identifying value that others overlook. Based in the Atlanta area and active throughout DeKalb County and surrounding submarkets, Connie is known for her tenacity, attention to detail, and ability to navigate complex deals with clarity and confidence.

// DISCLAIMER & LIMITING CONDITIONS

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.

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.



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