

1190 FAIRBURN RD SW

ATLANTA, GA 30331

FOR LEASE

3 - DOOR RETAIL BUILDING



Connie Bridges

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SWARTZ CO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an excellent leasing opportunity at 1190 Fairburn Road SW, Atlanta, Georgia 30331. The subject property is a three-door strip / storefront retail building offered for lease, providing flexible options for both single-tenant and multi-tenant users. The property features strong frontage along Fairburn Road and is well suited for a variety of neighborhood-serving and professional uses.

The building is available on a NNN lease basis with an asking rent of \$25.71 per square foot annually, with tenants responsible for utilities, interior maintenance, and usage-specific expenses, while the landlord maintains the roof, structure, and major building systems. Individual suites may be leased with a minimum term of two years, while a full-building tenant may secure longer-term lease options ranging from five to ten years. Suites A, B, and C are currently available and may be leased separately or combined for a single-tenant occupancy; suite sizes are to be determined and available upon request through the broker.

Permitted uses include retail, medical, office, and service-oriented businesses, subject to zoning compliance and owner approval. The owner is open to providing tenant improvement allowances for qualified long-term tenants, with availability upon lease execution and completion of any agreed-upon improvements. This offering represents a flexible and well-located leasing opportunity for users seeking visibility, adaptability, and long-term potential along a major Atlanta corridor.

For more information, please contact Connie Bridges.

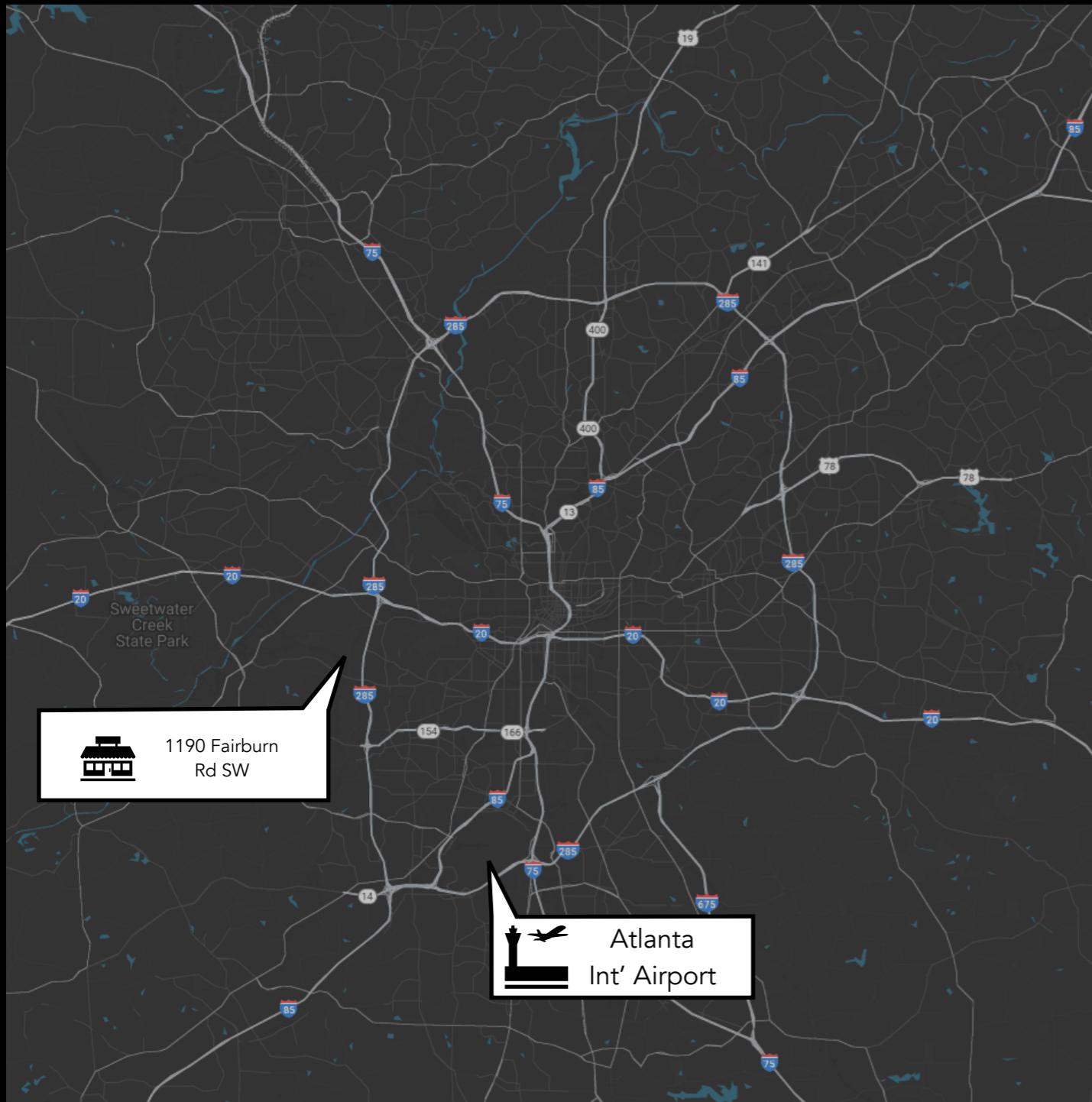
HIGHLIGHTS

- \$25.71 PSF/YR NNN
- Single or Multi - Tenant Leasing Options
- Three - Suite Retail Building
- Fairburn Rd Frontage
- Suitable For Retail, Medical, Office, or Service Users
- Owner Open to TI for Qualified Long - Term Tenant

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: FAIRBURN, GA

Fairburn, Georgia offers an attractive environment for commercial real estate investors due to its strategic location, growing population, and pro-business climate. Situated in southern Fulton County, Fairburn provides convenient access to Interstate 85, Hartsfield–Jackson Atlanta International Airport, and the broader Atlanta metropolitan area, making it well positioned for retail, service, and light industrial investment.

The city has experienced steady residential growth, supported by ongoing infrastructure improvements and active economic development initiatives. Competitive land pricing, relatively flexible zoning, and a cooperative municipal planning approach further enhance its appeal, allowing investors and developers to pursue both stabilized income properties and value-add or redevelopment opportunities within an expanding South Metro market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	17,000	94,800	223,000
Number of Employees	14,200	73,800	174,900
Avg. Household Income	\$52,900	\$60,800	\$58,200

// BROKER PROFILES



Connie Bridges
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Connie Bridges is a commercial real estate professional with Swartz Co Commercial, based in Atlanta. She specializes in industrial, retail, and office sales and leasing, as well as land transactions, working alongside investors and property owners to identify opportunities and move deals forward efficiently.

Connie provides hands-on guidance through acquisitions, dispositions, and leasing, including pricing strategy, marketing execution, negotiations, and contract management. Known for her tenacity, responsiveness, and commitment to client success, Connie is a trusted partner for commercial real estate solutions in Atlanta, delivering results tailored to each client's goals.

// 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.

A dark, atmospheric photograph of the Atlanta city skyline at night. The city lights are visible on the buildings, and a highway with streaks of light from moving cars cuts through the center. The sky is dark, and the overall mood is professional and modern.

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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