

SALE

5.3-ACRE COMMERCIAL OPPORTUNITY NEAR HWY 85 & HWY 138

7423, 7441, 7453, and 7471 McElroy Drive, Riverdale, GA 30296



SALE PRICE

\$2,049,000

Ayanna Echols, REALTOR

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

Founded in 1979, Metro Brokers is the largest Coldwell Banker Commercial® affiliate in the Southeast. While our corporate headquarters is located in Atlanta, our agents have access to 28 different offices throughout metro Atlanta and north Georgia. We are a full-service commercial company that services virtually all real estate sectors, from small town businesses to Fortune 500 companies. No real estate engagement is too big or small, and each one is important to us.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

Ayanna Echols



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OVERVIEW

5.3-ACRES NEAR HWY 85 & HWY 138

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PROPERTY DESCRIPTION

This impressive 5.3-acre property assemblage on McElroy Drive in Riverdale offers an exceptional opportunity for a transformative development project.

Situated at the prime intersection of GA Hwy 85 and GA Hwy 138, the property is zoned for General Business (GB) but is also suitable for residential townhome development.

This offering is a 5.279-acre assemblage, which includes 7423, 7441, 7453, and 7471 McElroy Drive (see additional listings). The parcels will be sold as a whole and will not be subdivided.

[Click here to view this property in LoopNet](#)

OFFERING SUMMARY

Sale Price:	\$2,049,000
Lot Size:	5.279 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	746	3,404
Total Population	409	2,089	9,134
Average HH Income	\$65,035	\$63,621	\$64,998

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LOCATION

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LOCATION DESCRIPTION

Located at the intersection of GA Hwy 85 and GA Hwy 138, this 5.279-acre assemblage in Riverdale, GA offers unparalleled accessibility and visibility in a thriving commercial corridor. The property's proximity to these major highways provides quick and easy access to the I-75 and I-285 interstates, making it a strategic hub for commercial, retail, or residential development.

Positioned in a high-traffic area, this site benefits from strong daily commuter flows and proximity to prominent retail centers, restaurants, and essential services. With just a 15-minute drive to Hartsfield-Jackson Atlanta International Airport, the property is ideal for logistics, distribution, or businesses needing a regional presence.

Traffic count for GA-85 (Highway 85): 42,000/day

Nearby commercial developments, including national retailers like Walmart and well-established business parks, further enhance the investment potential. Riverdale's growing population, coupled with increasing demand for residential and commercial space, makes this location an excellent opportunity for forward-thinking developers and investors.

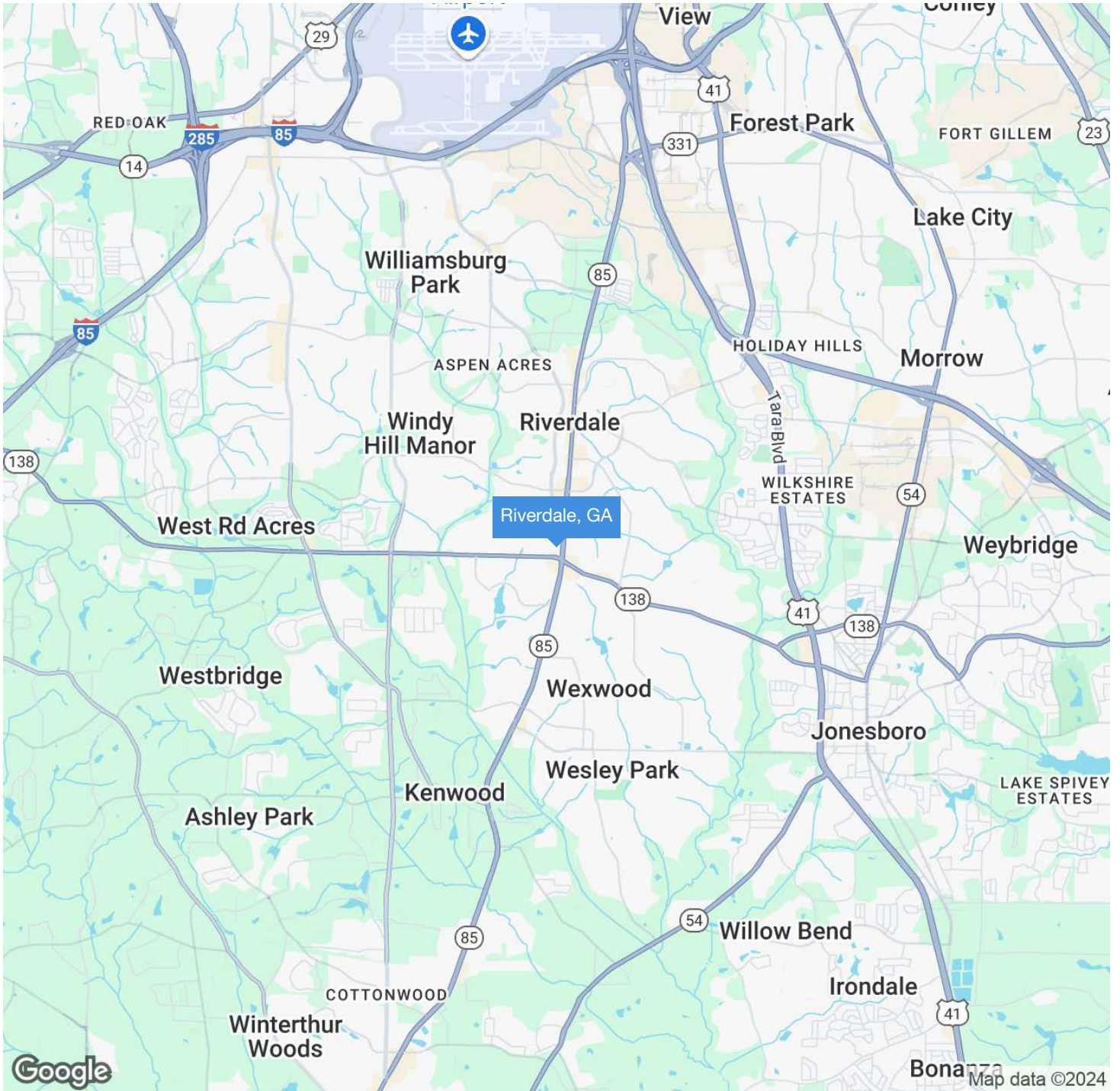
[2034 Clayton County Comprehensive Plan \(click to view\)](#)

[Clayton County, GA Municode \(click to view\)](#)



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LOCAL MAP

5.3-ACRES NEAR HWY 85 & HWY 138

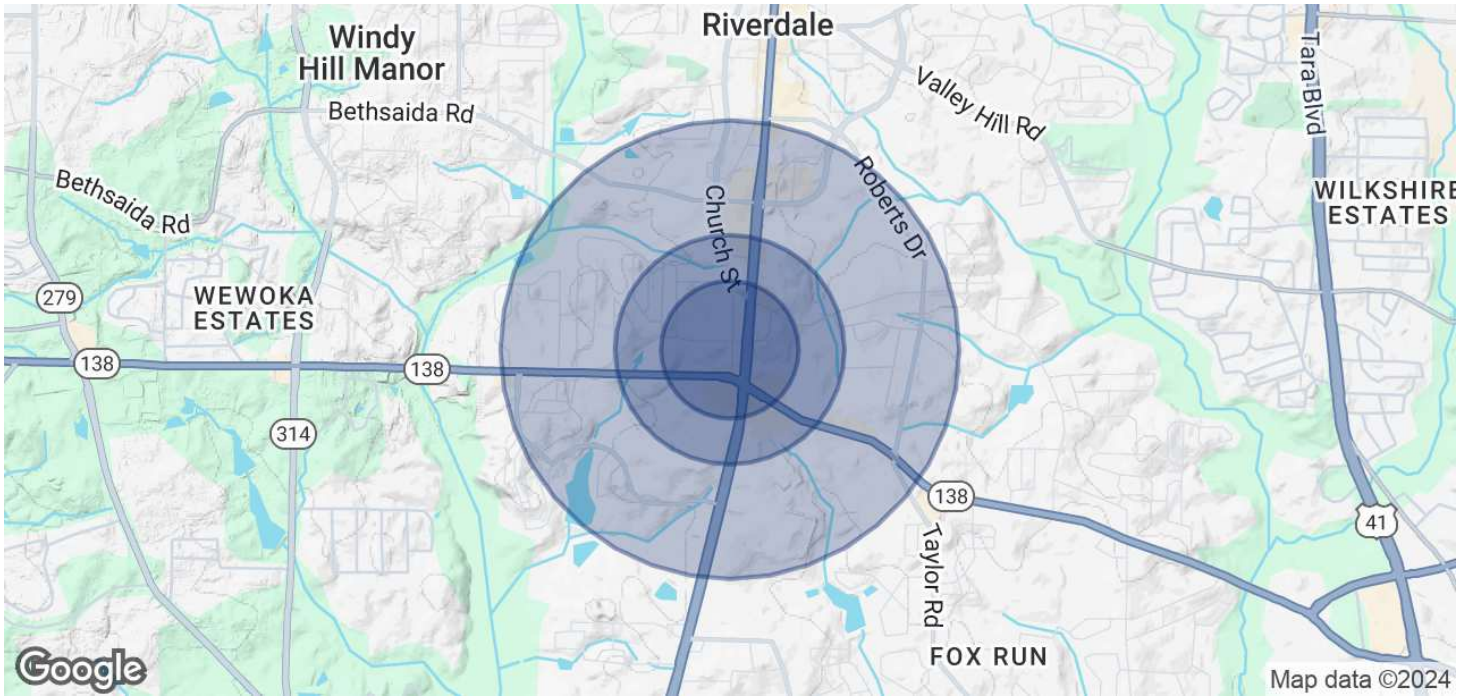
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DEMOGRAPHICS

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	409	2,089	9,134
Average Age	38	38	38
Average Age (Male)	36	37	36
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	140	746	3,404
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$65,035	\$63,621	\$64,998
Average House Value	\$206,978	\$202,028	\$204,084

Demographics data derived from AlphaMap

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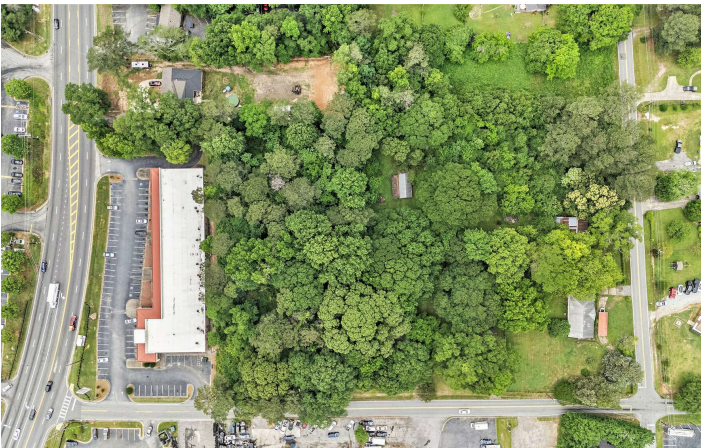


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PHOTOS

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ADVISOR BIO



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PROFESSIONAL BACKGROUND

As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I assist my clients with buying, selling, and leasing commercial and investment properties. By listening to you, I work to meet your needs and goals throughout the process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain regular, open communication and ensure discretion throughout the entire transaction process while I manage all aspects of the transaction, from the initial marketing phase to guiding you to closing. Our Coldwell Banker Commercial Metro Brokers team specializes in various property types: retail, office space, manufacturing, warehouse, industrial, land, multi-family, and more. For our listing clients, Coldwell Banker Commercial Metro Brokers technology platforms give our listings the maximum market exposure and grants your property access to all major commercial listing services in Georgia, the US and worldwide. For our buying clients, our deep understanding of the commercial real estate market combined with top technology, we are able to help you find the perfect property which fits your unique business or investment requirements. With my knowledge as a commercial specialist, and the resources at Coldwell Banker Commercial Metro Brokers, I'm confident I'll be able to assist you with your real estate needs.

MEMBERSHIPS

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