

# SALE

## 1637 STOCKBRIDGE RD

1637 Stockbridge Rd Jonesboro, GA 30236



### PROPERTY DESCRIPTION

This commercial Mixed-use property boasts an advantageous location, making it a prime investment opportunity. Here's a summary of some of its key features:

The property spans 1.66 acres and is situated on a highly visible corner lot with frontage on both GA-138 and Stockbridge rd. Its large size offers various possibilities for retail development, or other services that a community may need. The property currently has 4031 SQF of retail space, multiple curb cuts of GA-138 and one Curb-cut on Stockbridge Rd which make it a property with great ingress and egress.

Overall, this commercial property presents an enticing opportunity for investment or development, given its strategic location, accessibility, and proximity to various amenities and urban centers.

### PROPERTY HIGHLIGHTS

- Corner lot property at the traffic light.
- Utilities include, Public Gas, Public Water and Electricity and Public Sewer

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Lot Size:	1.66 Acres
Building Size:	4,031 SF
Zoning:	Commercial Mixed-Use
APN:	12018B A013

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,630	16,886	53,596
Total Population	4,647	53,515	164,434
Average HH Income	\$67,699	\$58,462	\$54,701

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SALE PRICE **\$1,100,000**

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Retail
Zoning	Commercial Mixed-Use
Lot Size	1.66 Acres
APN #	12018B A013

### LOCATION INFORMATION

Building Name	1637 Stockbridge RD
Street Address	1637 Stockbridge Rd
City, State, Zip	Jonesboro, GA 30236
County	Clayton
Market	South Metro Atlanta
Sub-market	Clayton/Henry County - Jonesboro
Cross-Streets	GA Highway 138

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

### BUILDING INFORMATION

Building Size	4,031 SF
Building Class	C
Occupancy %	50%



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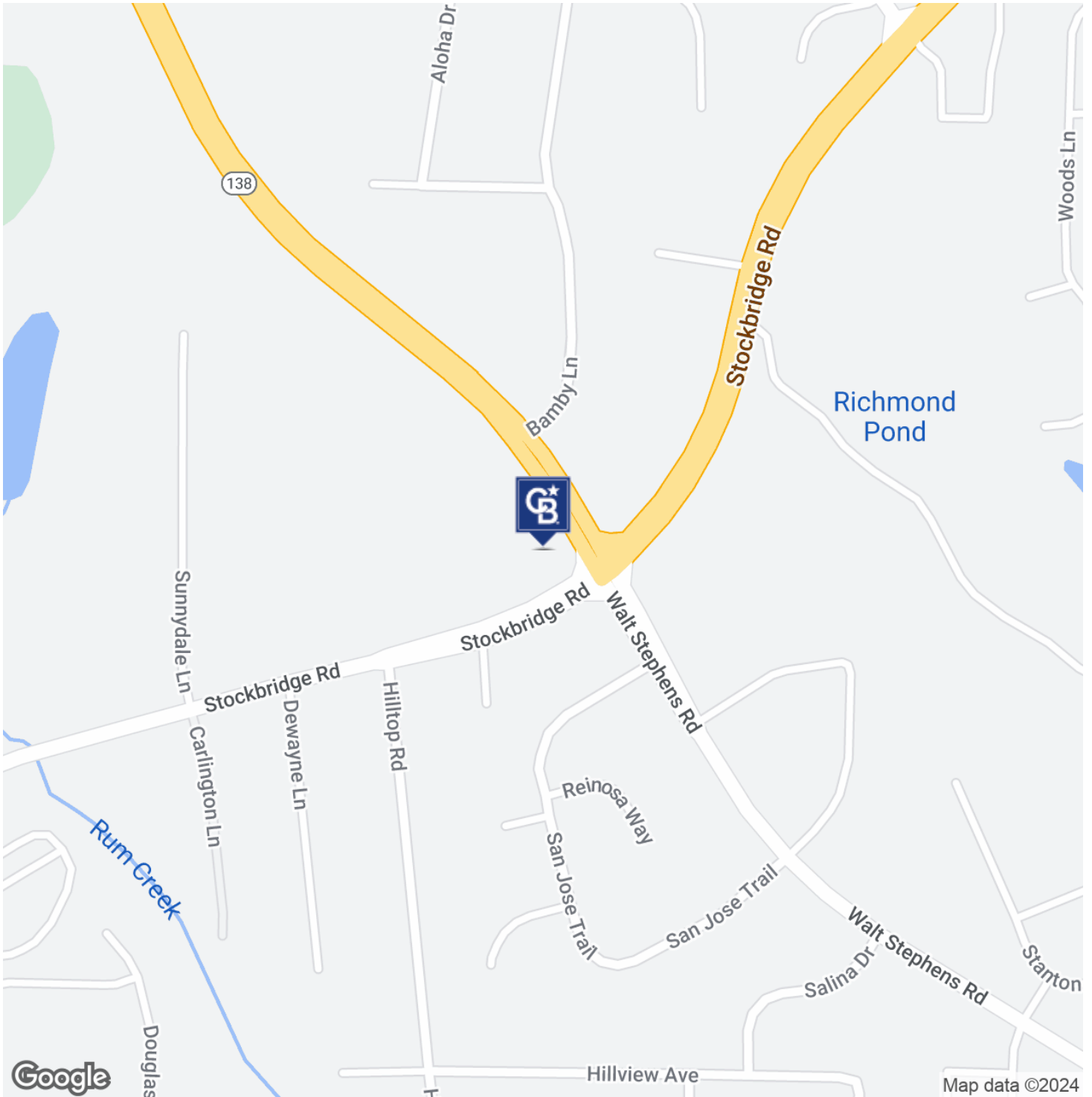


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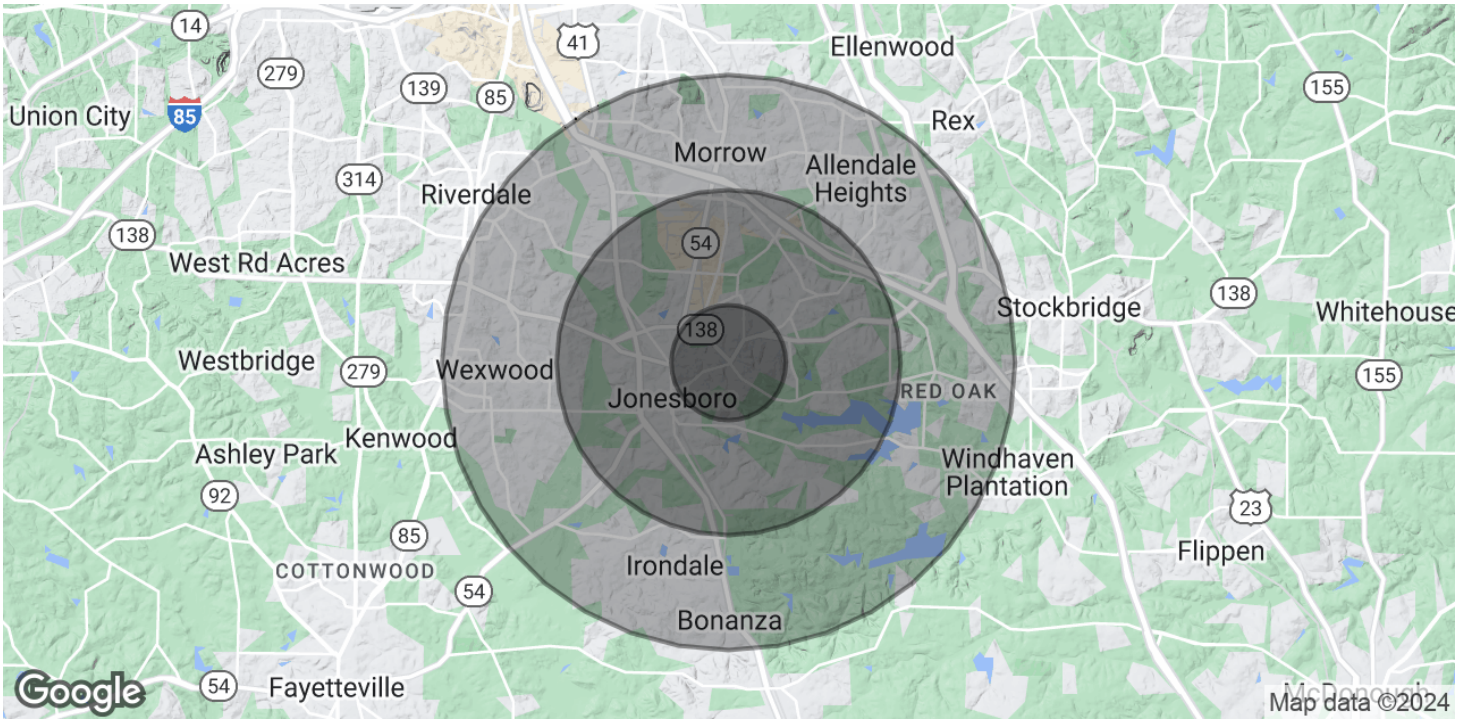


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,647	53,515	164,434
Average Age	35.3	32.9	31.6
Average Age (Male)	33.5	31.6	30
Average Age (Female)	37.9	34.4	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,630	16,886	53,596
# of Persons per HH	2.9	3.2	3.1
Average HH Income	\$67,699	\$58,462	\$54,701
Average House Value	\$180,146	\$153,152	\$133,842

2020 American Community Survey (ACS)

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