

# RETAIL SPACE FOR LEASE

**LEASE RATE: \$12 SF/YR**

3861 Washington Road East Point, GA 30344



**Camille Reid**  
(678) 320-4800

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# DISCLAIMER

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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

3861 WASHINGTON ROAD

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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.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- 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

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

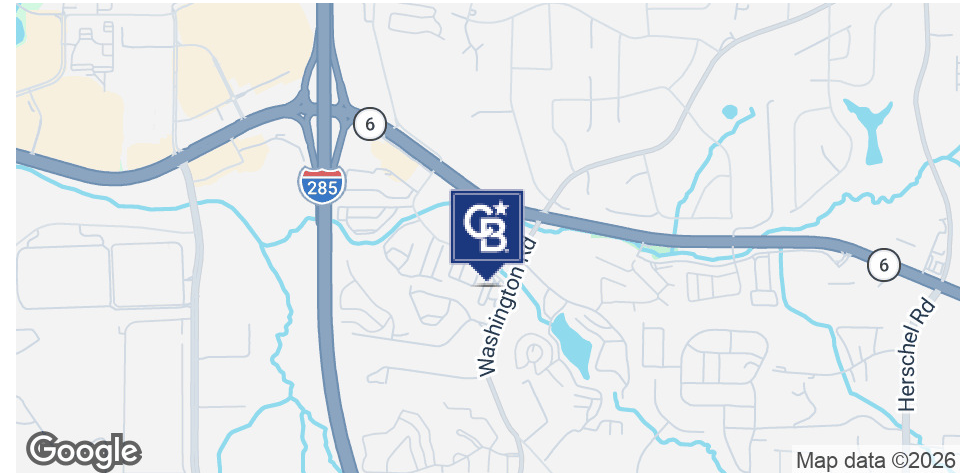
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# PROPERTY SUMMARY

**3861 WASHINGTON ROAD**  
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## PROPERTY HIGHLIGHTS

- 4,000 SF high-visibility retail space along Washington Rd (~11K VPD) in East Point
- Prime location near Hartsfield-Jackson Airport, offering strong access to workforce and surrounding residential base
- Former restaurant/grocery with existing grease trap, ideal for food or flexible retail uses
- Open layout with versatile use potential, including café, dessert, specialty food, or service retail concepts
- Positioned among established neighborhood businesses, driving cross-traffic and repeat customer flow

## OFFERING SUMMARY

Lease Rate:	\$4,000.00 SF/yr (NNN)
Available SF:	4,000 SF
Building Size:	19,292 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	731	2,049	4,665
Total Population	1,878	5,195	11,850
Average HH Income	\$44,914	\$55,909	\$67,818

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# DESCRIPTIONS

**3861 WASHINGTON ROAD**

3861 Washington Road East Point, GA 30344



## PROPERTY DESCRIPTION

Highly visible 4,000 SF opportunity in East Point with strong proximity to Hartsfield-Jackson / airport-area workforce and daily traffic along Washington Rd. (11K VPD) Formerly occupied by a restaurant and most recently a grocery, the space offers a flexible open layout and an existing grease trap—making it a strong candidate for a range of retail and food-forward uses.

Position your business alongside established neighborhood operators, creating natural cross-traffic and repeat customer visits.

Ideal uses include: Café / coffee / dessert concept, Bakery-adjacent compliment (boba, ice cream, specialty sweets), Specialty food / grab-and-go / meal prep retail, Service retail or clinic-lite (PT, wellness, professional services).

This is a compelling option for operators looking for high-visibility frontage, an accessible location, and a space with prior food-use infrastructure.

## LOCATION DESCRIPTION

Located in East Point along the Washington Rd corridor, this property offers strong visibility and convenient access to the airport-area workforce and nearby residential neighborhoods. The property sits just minutes from Hartsfield-Jackson Atlanta International Airport, with quick connectivity to major routes serving the south metro. This is a well-positioned retail location for operators seeking exposure, steady daily traffic, and proximity to one of the region's largest employment hubs.

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## TENANT HIGHLIGHTS

The center has a strong mix of food + daily-needs + service retail, creating multiple reasons for customers to visit throughout the day. Sammy's Cheezecake functions as a notable destination tenant that draws repeat traffic, while the surrounding businesses support steady, needs-based visits (pizza/quick service, wellness/healthy food, personal services, and value/wholesale shopping). This blend of uses supports both impulse stops and repeat weekly routines.

## BEST "COMPLEMENTARY USES" TO THE CURRENT TENANT MIX

- Coffee / café concept
- Dessert or beverage concept (boba, smoothies, ice cream)
- Grab-and-go food / specialty foods
- Wellness or clinic-lite (where appropriate)

## TENANT OVERVIEW

- Sammy's Cheezecake — destination bakery / dessert draw
- Little Villas Pizza — quick-service pizza / takeout traffic
- Blendz Friendz — healthy / lifestyle food concept
- Platinum Pinkyz — nail salon / personal services
- T&V Wholesale Store — wholesale/value retail shopping

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# LEASE

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## 3861 WASHINGTON ROAD

East Point, GA 30344

Lease Rate: \$4,000.00 /SF/yr      Lease Type: NNN  
Space Size: 4,000 SF      Lease Term: 36 months

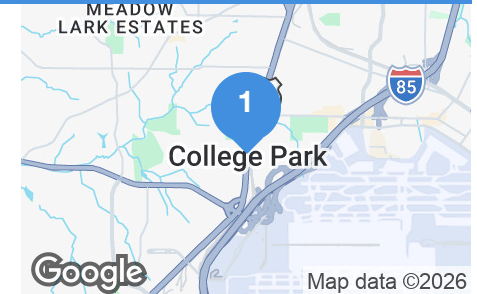


1

## 3699 MAIN ST

College Park, GA 30337

Lease Rate: \$26.00 /SF/yr



2

## 5539 OLD NATIONAL HIGHWAY

South Fulton, GA 30349

Lease Rate: \$22.00 /SF/yr      Space Size: 2,213 SF



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# LEASE

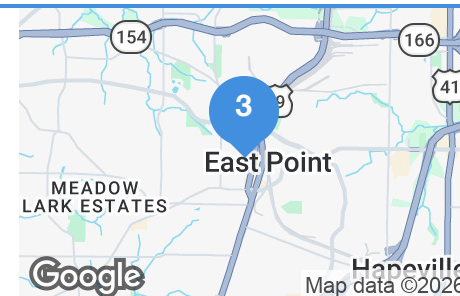
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3

## 2737 CHURCH ST

East Point, GA 30344

Lease Rate                      \$13.12 /SF/yr      Space Size:                      1,600 SF



4

## 5495 OLD NATIONAL HIGHWAY

South Fulton, GA 30349

Lease Rate                      \$11.00 /SF/yr      Space Size:                      1,380 SF



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# DEMOGRAPHICS

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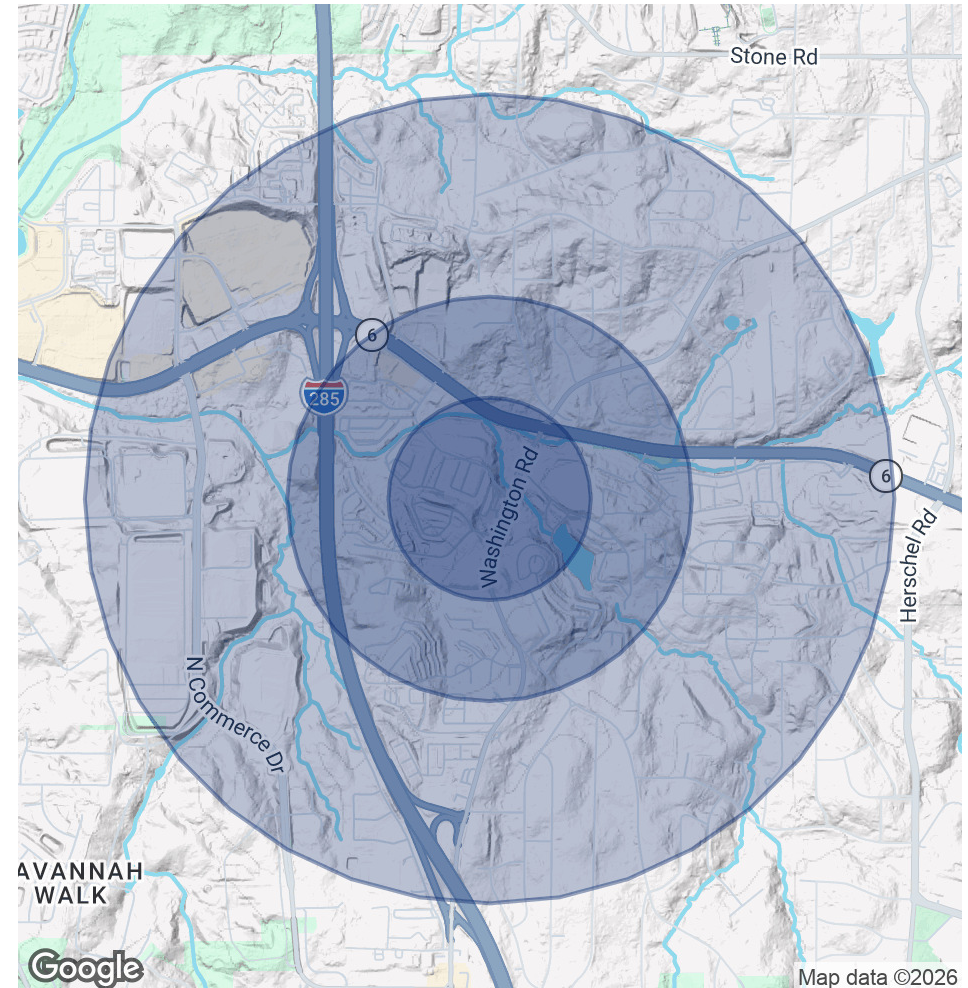
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,878	5,195	11,850
Average Age	23.1	25.9	30.5
Average Age (Male)	16.1	19.7	25.3
Average Age (Female)	27.7	30.3	34.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	731	2,049	4,665
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$44,914	\$55,909	\$67,818
Average House Value	\$156,569	\$177,105	\$233,106

2023 American Community Survey (ACS)



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# RETAILER MAP

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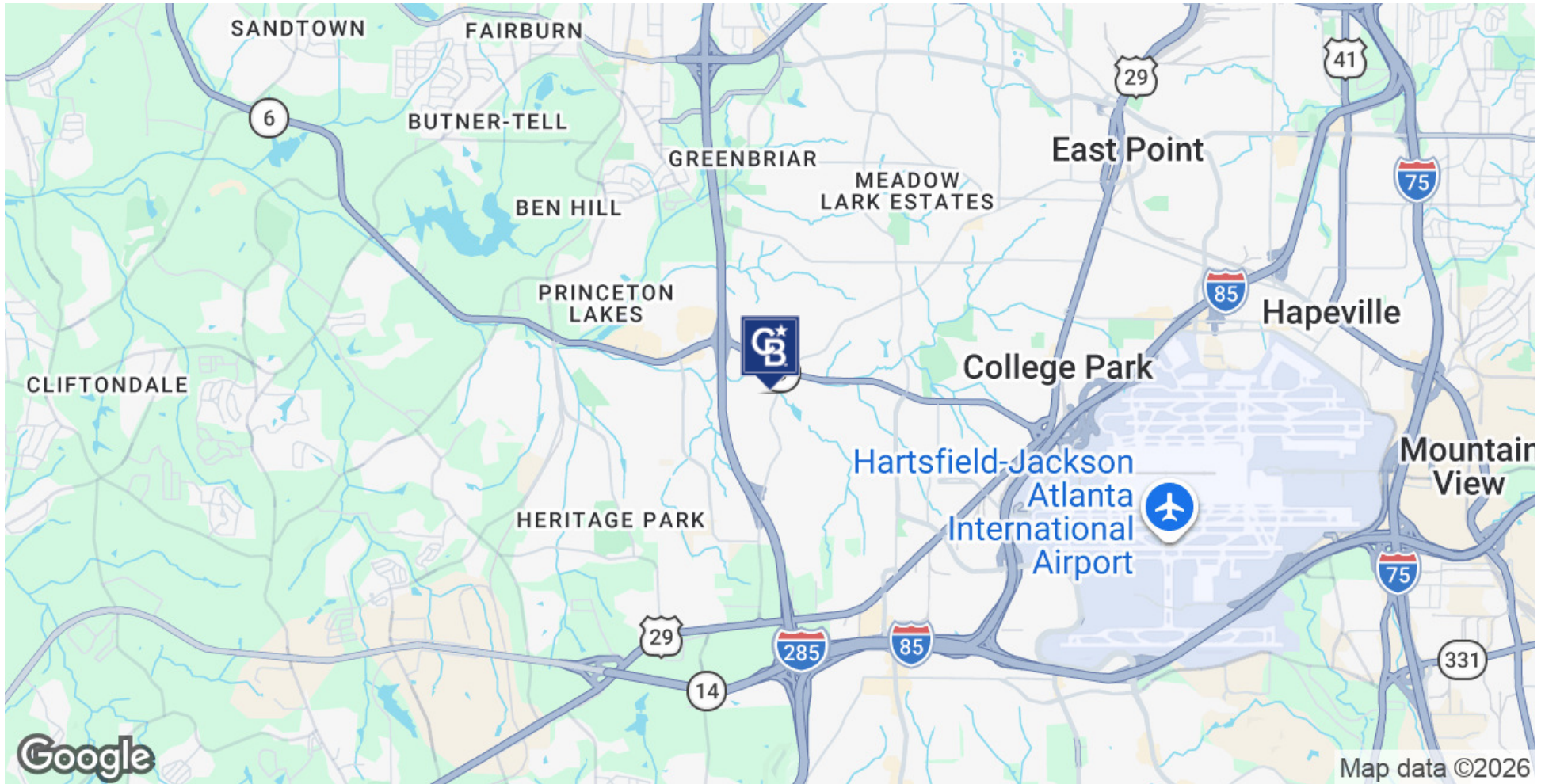


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# LOCATION MAP

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# AERIAL VIEW

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# ADDITIONAL PHOTOS

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# ADVISOR BIO

3861 WASHINGTON ROAD  
3861 Washington Road East Point, GA 30344



## CAMILLE REID

Comm Sales Associate

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Direct: (678) 320-4800 | Cell: (678) 587-4462

GA #407346

## PROFESSIONAL BACKGROUND

Camille is a dedicated commercial real estate advisor with a mission to help business owners, investors, and property owners unlock the full potential of their commercial assets. With a background that spans both retail leasing and hospitality sales, Camille brings strategic insight, strong market knowledge, and a deeply client-focused approach to every deal. Based in South Atlanta and backed by Coldwell Banker Commercial Metro Brokers, she specializes in helping clients buy, sell, and lease retail spaces and hotel properties throughout the Metro Atlanta area and beyond. Whether working with a first-time investor or a seasoned property owner, Camille is known for her clarity, consistency, and commitment to getting results.

Outside of work, Camille is a proud mom, wellness enthusiast, and powerlifter who believes in showing up with strength—in life and in business. She brings the same discipline and determination to her workouts that she does to every client relationship.

### Metro Brokers

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