

# 2605 Campbellton Rd SW

Atlanta, GA 30311



FOR SALE

**Parker Buchanan**  
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 **BellStreet**

# For Sale

2605 Campbellton Rd SW Atlanta, GA 30311

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## Property Description

Presenting an exceptional opportunity for an operational daycare in the vibrant city of Atlanta. This expansive 11,656 SF building, situated on 1.23 acres of prime real estate, offers an ideal space for a current daycare operator looking to expand their business. With a single unit layout, this property, built in 1955, provides ample room for educational and recreational activities. This property is primed for a forward-thinking daycare venture. Don't miss the chance to establish a thriving childcare facility in this well-maintained and spacious property, located in the heart of Atlanta.

## Property Highlights

- 1.23 Acres
- 11,656 SF building
- 5 year old roof
- Operating daycare

## Offering Summary

Sale Price:	\$815,000
Number of Units:	1
Lot Size:	1.23 Acres
Building Size:	11,656 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	262	796	4,058
Total Population	614	1,911	9,585
Average HH Income	\$70,067	\$82,573	\$73,863

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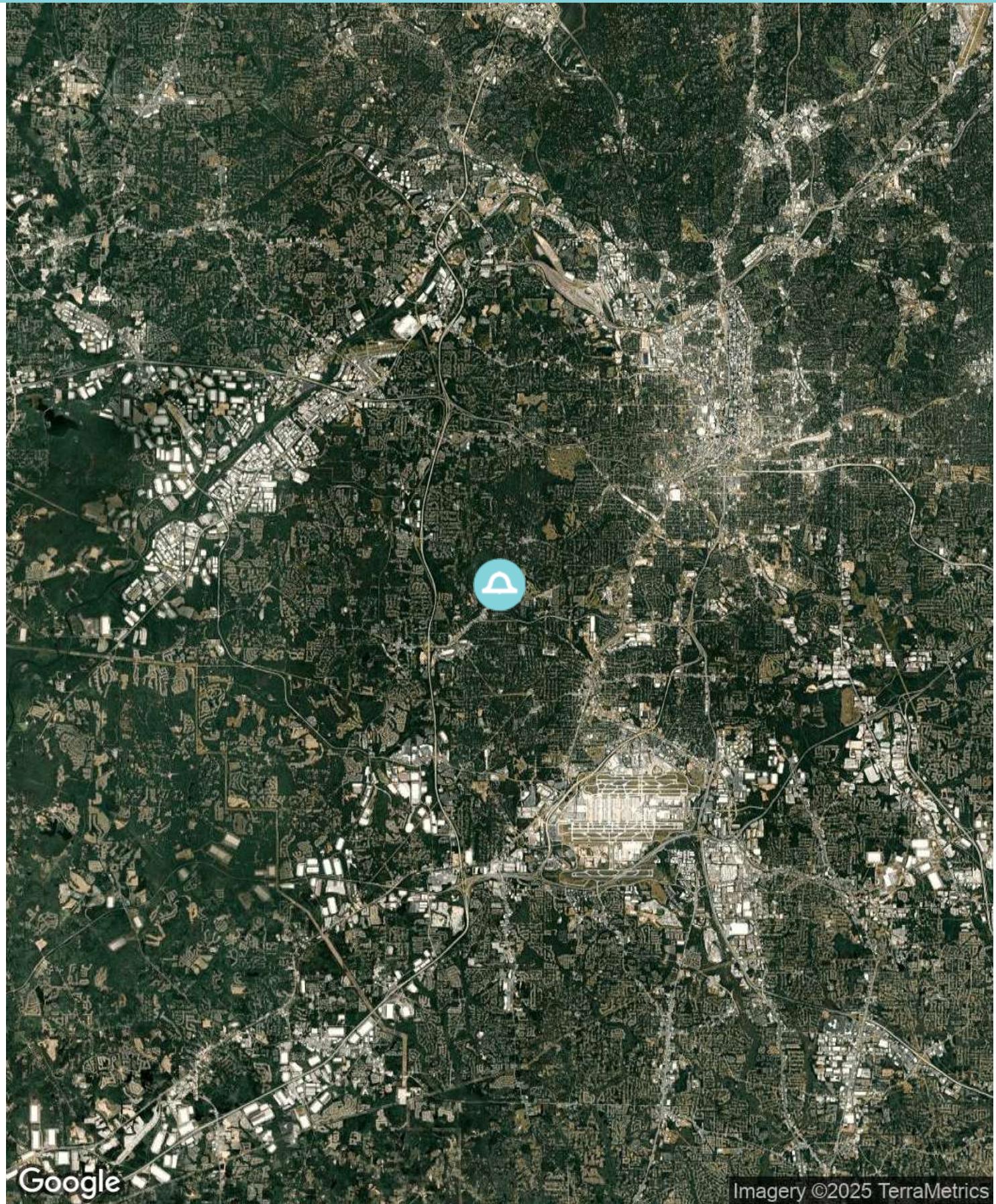
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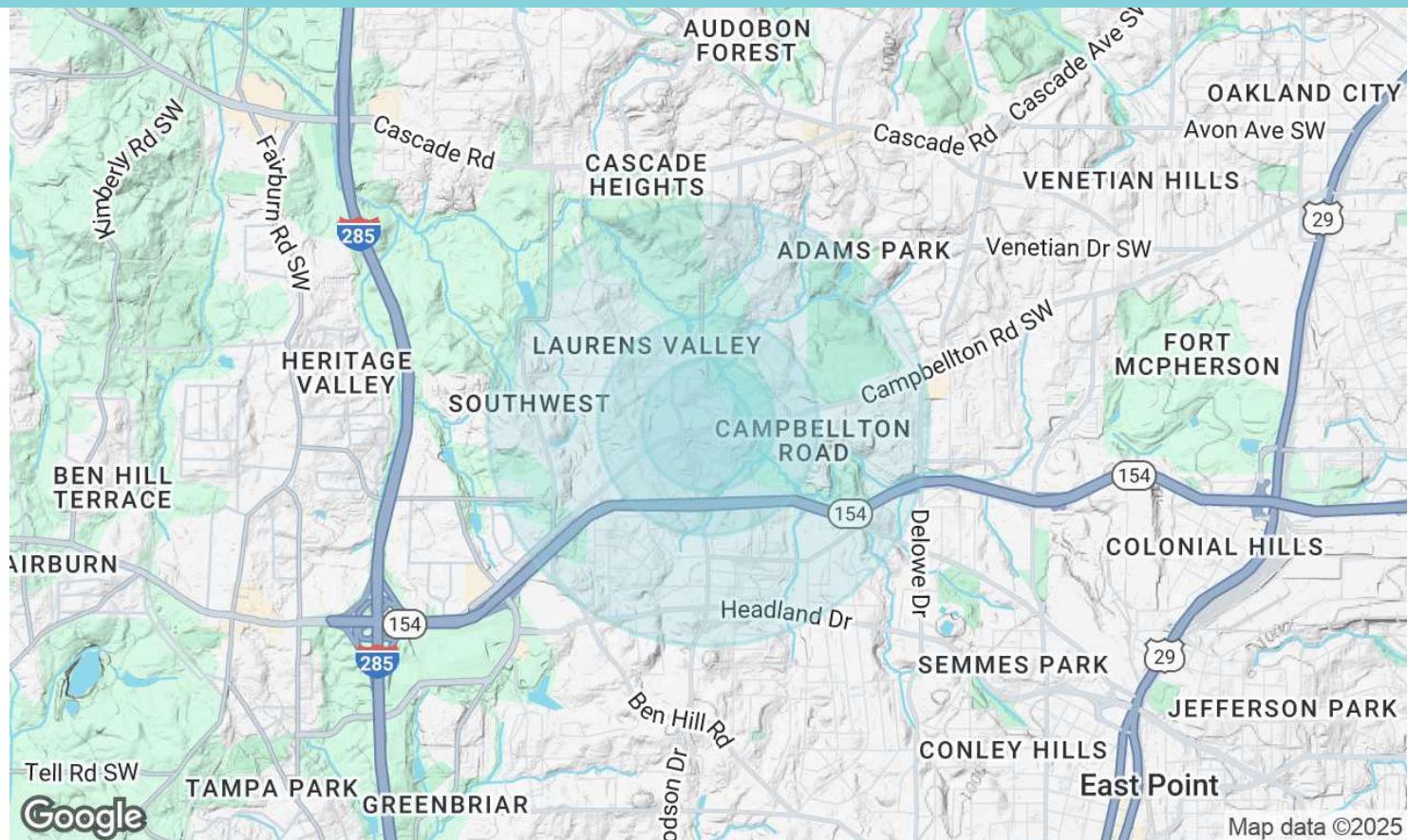
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	614	1,911	9,585
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	42	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	262	796	4,058
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,067	\$82,573	\$73,863
Average House Value	\$214,467	\$242,740	\$288,718

Demographics data derived from AlphaMap

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**Parker Buchanan**

Senior Associate

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Direct: **404.372.8701**

### Professional Background

Parker Buchanan has been specializing in industrial, truck parking, as well as IOS investment sales for 5+ years. He has completed multiple transactions totaling \$31,000,000+. In 2021, Parker received the achievers award at a respected national commercial real estate firm. Parker also notably achieved the award for Top Producer in 2023 for BellStreet. He received his Bachelor degree in Finance at Wofford College.

**BellStreet**

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