

## Automotive Building

FOR SALE OR LEASE

4652 Jonesboro Road  
Forest Park, GA 30297

### PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
678-320-4800  
Butchspr@gmail.com

## EXECUTIVE SUMMARY

---

### The Property

4652 Jonesboro Road  
Forest Park, GA 30297

## PROPERTY SPECIFICATIONS

---

<b>Property Type:</b>	Commercial Building
<b>Building:</b>	3,660 s.f.
<b>Land:</b>	0.259 Acres
<b>Tax ID:</b>	13048D A017
<b>2019 Taxes:</b>	\$2,533.21
<b>Zoning:</b>	General Business

## PRICE

---

<b>Sale Price:</b>	\$275,000
<b>Price per s.f.:</b>	\$75.14

## LEASE INFORMATION

---

<b>Lease Type:</b>	Modified Gross
<b>Lease Rate:</b>	\$2,500 / mo.



## Property Description

---

**This 3,660+/- s.f. commercial building in Forest Park is located on Jonesboro Road between I-75 Exit 233 and I-285 Exit 55 in an ideal location. Formerly used as a driveline service shop this building is well suited for a wide variety of uses. Features large shop area with room for a vehicle lift, Sales Counter, two offices, two restrooms and a waiting area. This property is located in an established high traffic corridor just moments from the Fort Gillem redevelopment, Clayton State University, State and National Archives and a plethora of residences and businesses.**

## Location Highlights

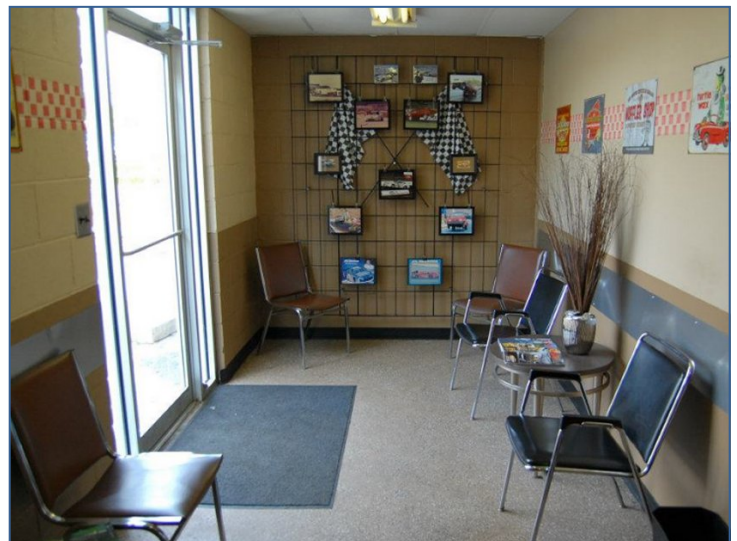
---

- Easy Access to I-75 and I-285
- High Exposure Location
- Approximately 11 Miles to Downtown Atlanta
- Close Proximity to Many Other Area Businesses

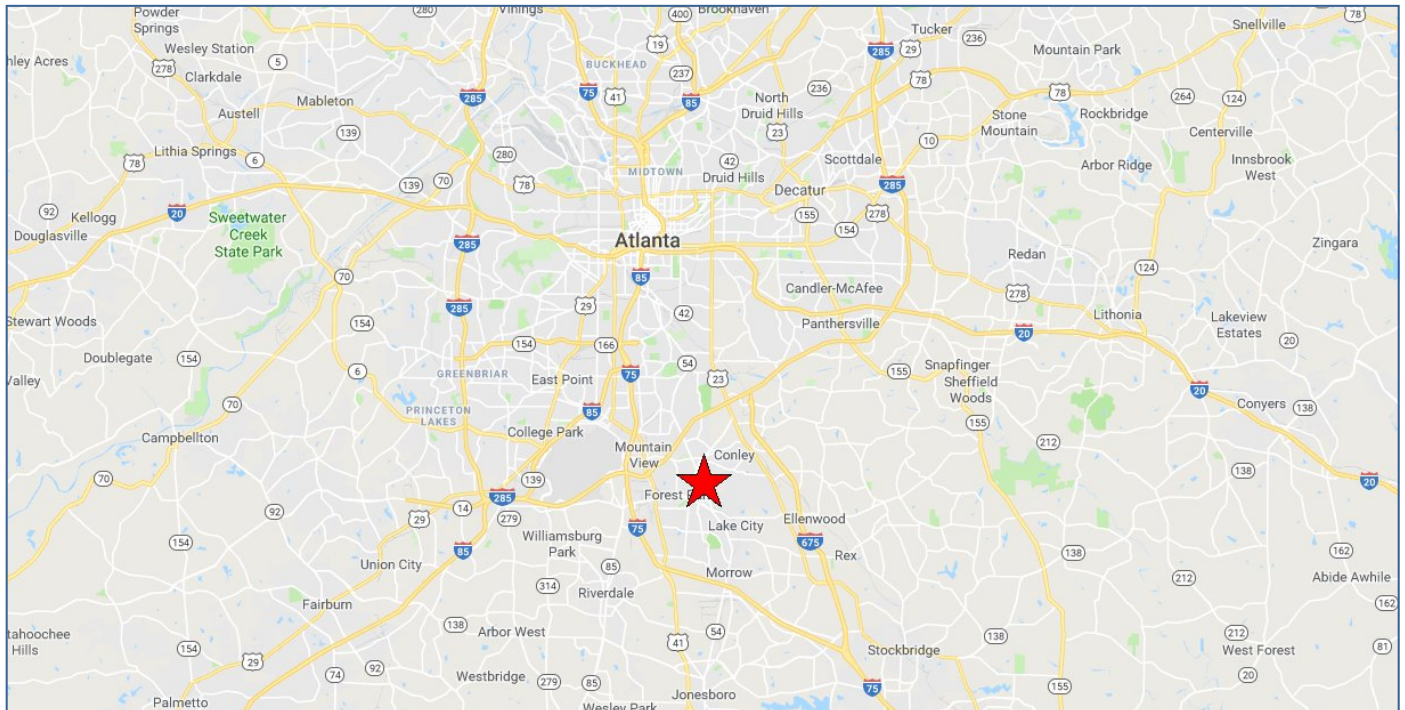
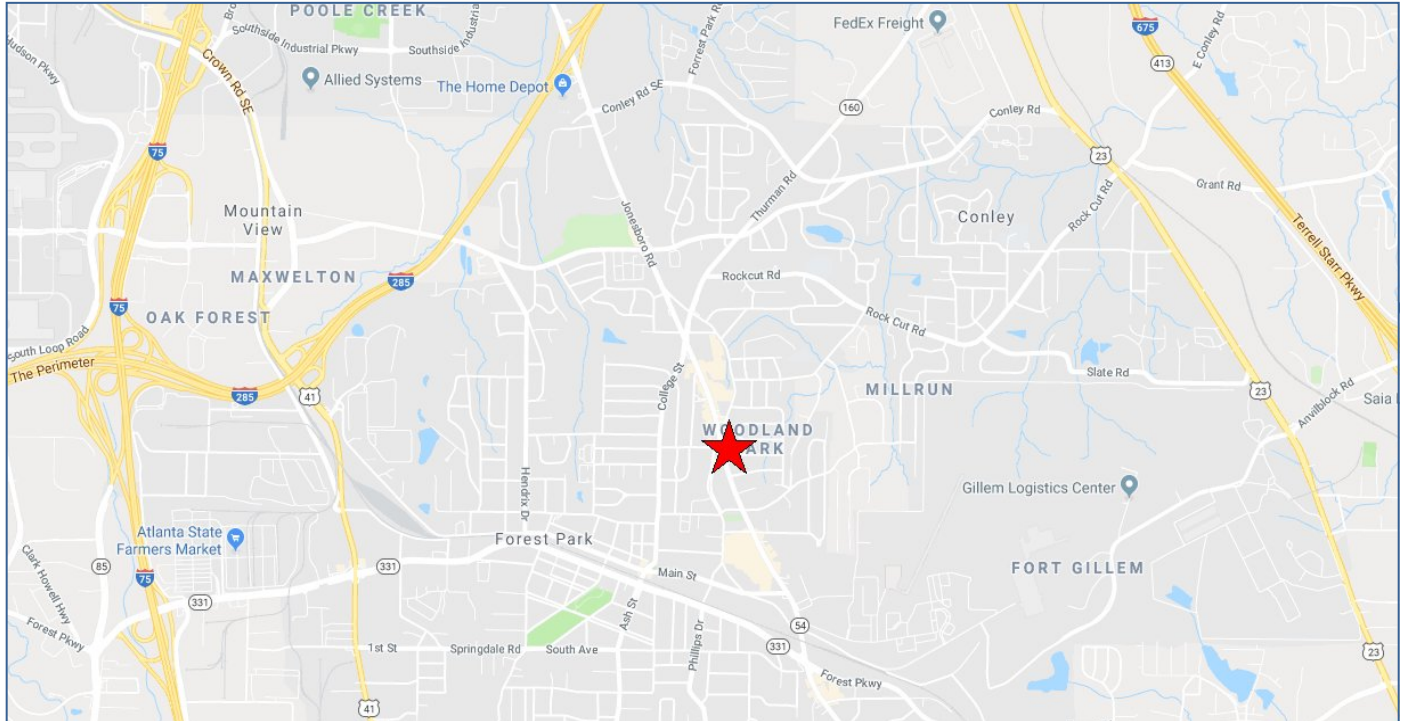
AERIAL



PHOTOS



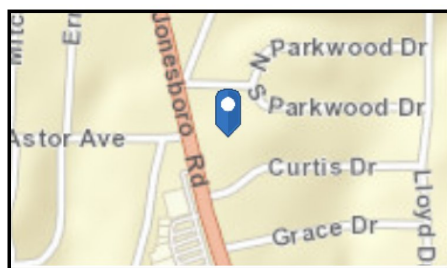
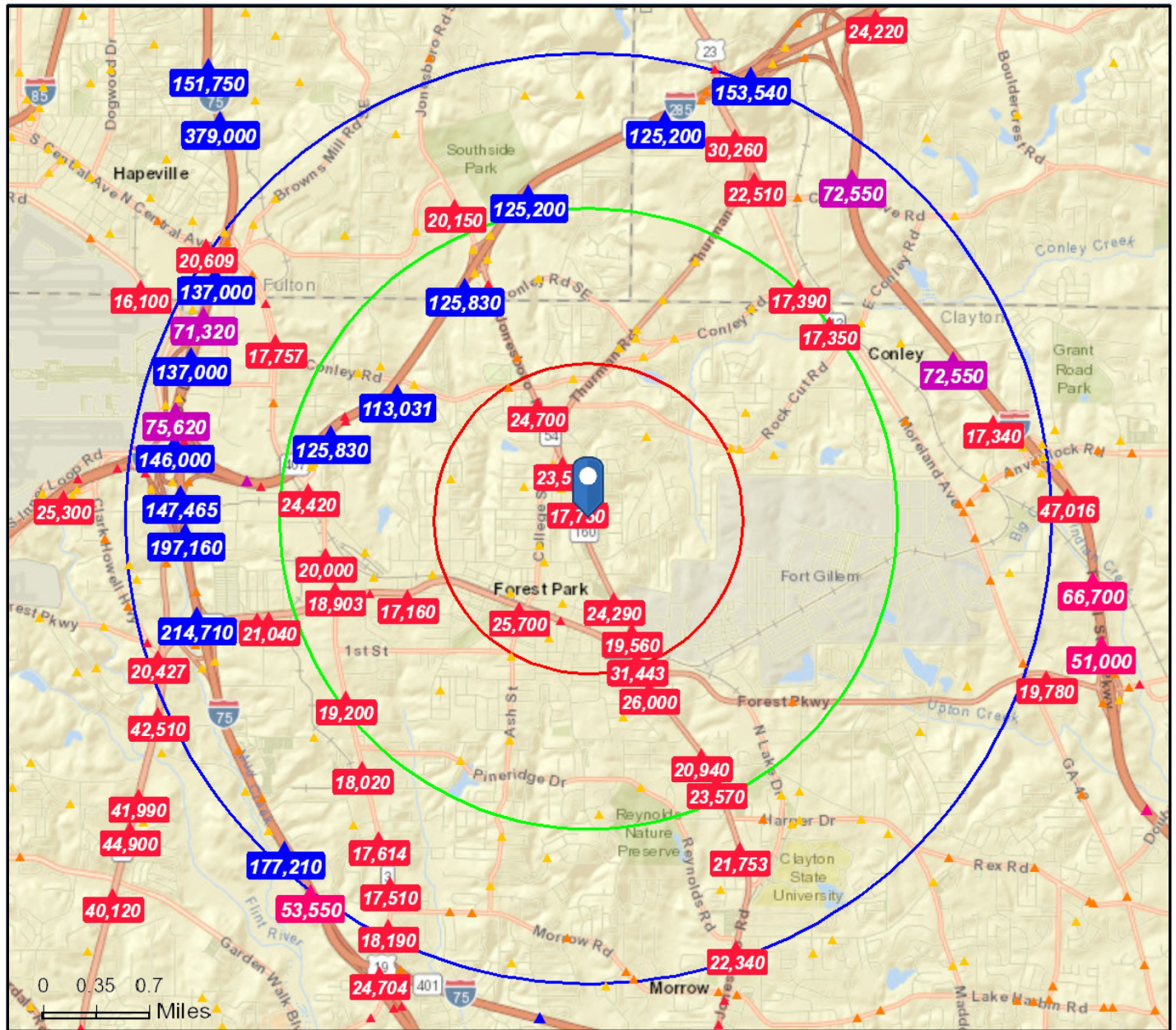
MAPS



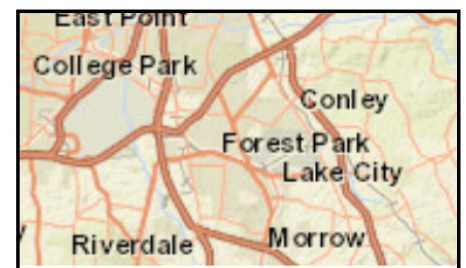
Traffic counts

4652 Jonesboro Rd, Forest Park, Georgia, 30297  
Rings: 1, 2, 3 mile radii


Latitude: 33.62766  
Longitude: -84.35490



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



DEMOGRAPHICS - 3 Miles

		Demographic and Income Profile					
4652 Jonesboro Road		4652 Jonesboro Rd, Forest Park, Georgia, 30297		Prepared by Esri			
Ring: 3 mile radius				Latitude: 33.62766			
				Longitude: -84.35490			
Summary		Census 2010		2017		2022	
Population		40,986		43,503		45,392	
Households		13,385		14,114		14,720	
Families		9,005		9,367		9,704	
Average Household Size		2.98		3.00		3.00	
Owner Occupied Housing Units		6,453		6,159		6,399	
Renter Occupied Housing Units		6,932		7,955		8,321	
Median Age		30.5		31.6		32.2	
Trends: 2017 - 2022 Annual Rate		Area		State		National	
Population		0.85%		1.03%		0.83%	
Households		0.84%		1.01%		0.79%	
Families		0.71%		0.92%		0.71%	
Owner HHs		0.77%		0.99%		0.72%	
Median Household Income		1.21%		2.05%		2.12%	
Households by Income		2017		2022			
		Number		Percent		Number	
						Percent	
<\$15,000		2,556		18.1%		2,639	
\$15,000 - \$24,999		2,425		17.2%		2,391	
\$25,000 - \$34,999		2,211		15.7%		2,070	
\$35,000 - \$49,999		2,337		16.6%		2,180	
\$50,000 - \$74,999		2,491		17.6%		2,583	
\$75,000 - \$99,999		1,133		8.0%		1,521	
\$100,000 - \$149,999		755		5.3%		1,048	
\$150,000 - \$199,999		115		0.8%		157	
\$200,000+		90		0.6%		131	
Median Household Income		\$34,186				\$36,310	
Average Household Income		\$44,570				\$50,688	
Per Capita Income		\$15,211				\$17,164	
Population by Age		Census 2010		2017		2022	
		Number		Percent		Number	
						Percent	
0 - 4		3,834		9.4%		3,796	
5 - 9		3,263		8.0%		3,499	
10 - 14		2,831		6.9%		3,373	
15 - 19		3,283		8.0%		3,490	
20 - 24		3,503		8.5%		3,523	
25 - 34		6,640		16.2%		6,905	
35 - 44		5,729		14.0%		6,124	
45 - 54		5,104		12.5%		5,070	
55 - 64		3,468		8.5%		4,498	
65 - 74		1,912		4.7%		3,202	
75 - 84		1,059		2.6%		1,466	
85+		360		0.9%		447	
Race and Ethnicity		Census 2010		2017		2022	
		Number		Percent		Number	
						Percent	
White Alone		10,970		26.8%		10,270	
Black Alone		19,549		47.7%		23,122	
American Indian Alone		187		0.5%		178	
Asian Alone		2,984		7.3%		3,759	
Pacific Islander Alone		21		0.1%		22	
Some Other Race Alone		6,136		15.0%		6,602	
Two or More Races		1,139		2.8%		1,439	
Hispanic Origin (Any Race)		11,472		28.0%		11,527	
						26.7%	

DEMOGRAPHICS - 3 Miles

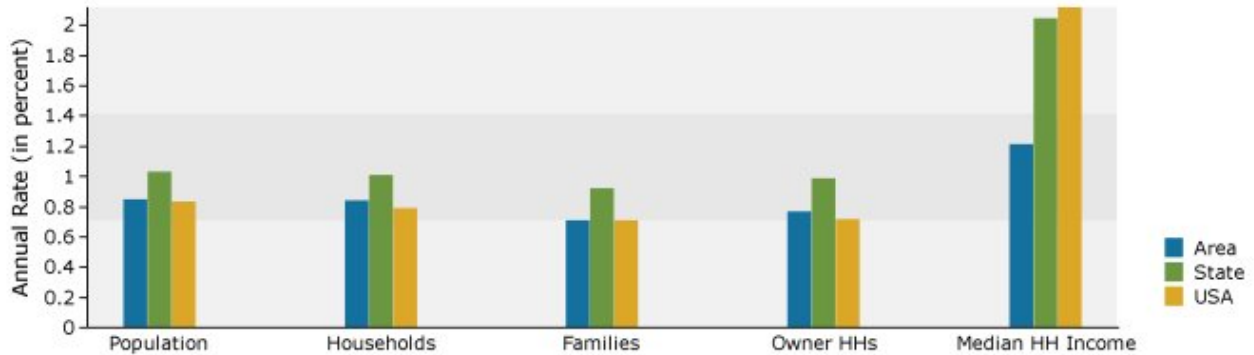


**Demographic and Income Profile**

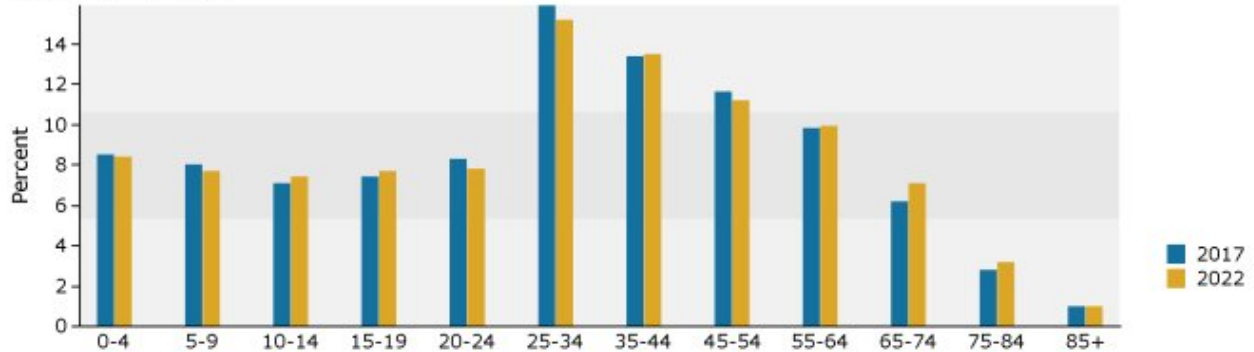
4652 Jonesboro Road  
4652 Jonesboro Rd, Forest Park, Georgia, 30297  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 33.62766  
Longitude: -84.35490

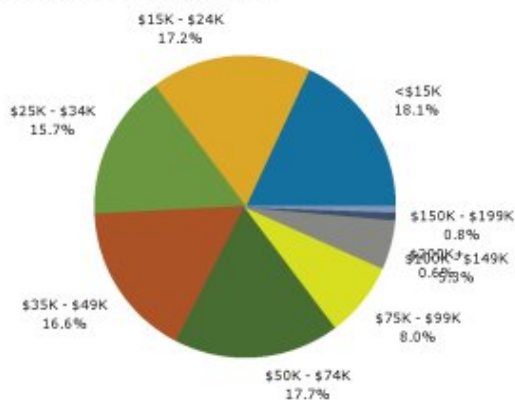
Trends 2017-2022



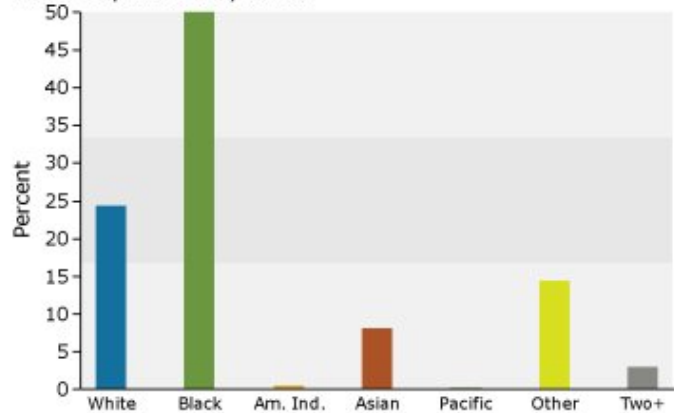
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 26.5%



Agent profile



## Butch Springer, CCIM

Associate Broker  
Coldwell Banker Commercial Metro Brokers  
1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818  
Fax: 678-610-6170  
Email: [Butchspr@gmail.com](mailto:Butchspr@gmail.com)  
Web: [www.butchspringer.com](http://www.butchspringer.com)

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

---

**For more information, please contact:**

**Butch Springer, CCIM**  
**COLDWELL BANKER COMMERCIAL**  
**Metro Brokers**  
1401 Highway 20W  
McDonough, GA 30253

Phone: (678) 320-4800  
Fax: (678) 610-6170  
Mobile: (770) 527-1818  
butchspr@gmail.com  
Georgia Brokerage License: 183192

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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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.