

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



**SALE PRICE**

**\$2,400,000**



**CLICK TO VIEW VIDEO**

**Tiffany Baker**  
(205) 413-7152

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS**

# SALE

**116 THORNTON DRIVE**  
116 Thornton Dr Jonesboro, GA 30236

## **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.

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.

---

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

**116 THORNTON DRIVE**

116 Thornton Dr Jonesboro, GA 30236

Confidentiality & Disclaimer

Why CBC - Page 1

Recommendations

**6 PROPERTY INFORMATION**

Property Summary

Property Description

Additional Photos

Retailer Map

Location Map

Aerial Map

Demographics Map & Report

Advisor Bio 1

---

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

**116 THORNTON DRIVE**  
116 Thornton Dr Jonesboro, GA 30236

## 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

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER  
COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236

### THE PROPERTY

116 Thornton Dr  
Jonesboro, GA 30236

### SCOPE OF SERVICE

Coldwell Banker Commercial Metro Brokers to represent the Seller in the sale of 116 Thornton Drive

### MARKET INFO

An exceptional location both for business and life after-hours, 116 Thornton Drive is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

### RECOMMENDATION

Based on the information we have acquired about the Jonesboro, Stockbridge Market, we recommend the property be sold for \$2,400,000.00.

### ABOUT COLDWELL BANKER COMMERCIAL METRO BROKERS

Coldwell Banker Commercial Metro Brokers is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

### ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

---

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



SALE PRICE

\$2,400,000



CLICK TO VIEW VIDEO

Tiffany Baker  
(205) 413-7152



COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



[VISUAL MEDIA](#)

[VIDEO](#)

### OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	16.39 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	517	1,911	19,153
Total Population	1,667	6,302	57,958
Average HH Income	\$105,225	\$99,611	\$87,163

### PROPERTY DESCRIPTION

Introducing 116 Thornton Dr, Jonesboro, GA, 30236 – an exceptional opportunity for Land/Industrial investors. This property boasts 4 buildings on site. Zoned M-1, R, it provides versatility for a variety of industrial or manufacturing applications. Situated in the vibrant Jonesboro-Stockbridge area, this property offers a prime location for strategic business operations. With its historical charm and potential for growth, this property presents an ideal investment opportunity for those seeking to make a mark in the Land/Industrial sector.

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236

### PROPERTY DESCRIPTION

Introducing 116 Thornton Dr, Jonesboro, GA, 30236 – an exceptional opportunity for Land/Industrial investors. This property boasts 4 buildings on site. Zoned M-1, R, it provides versatility for a variety of industrial or manufacturing applications. Situated in the vibrant Jonesboro-Stockbridge area, this property offers a prime location for strategic business operations. With its historical charm and potential for growth, this property presents an ideal investment opportunity for those seeking to make a mark in the Land/Industrial sector.

### LOCATION DESCRIPTION

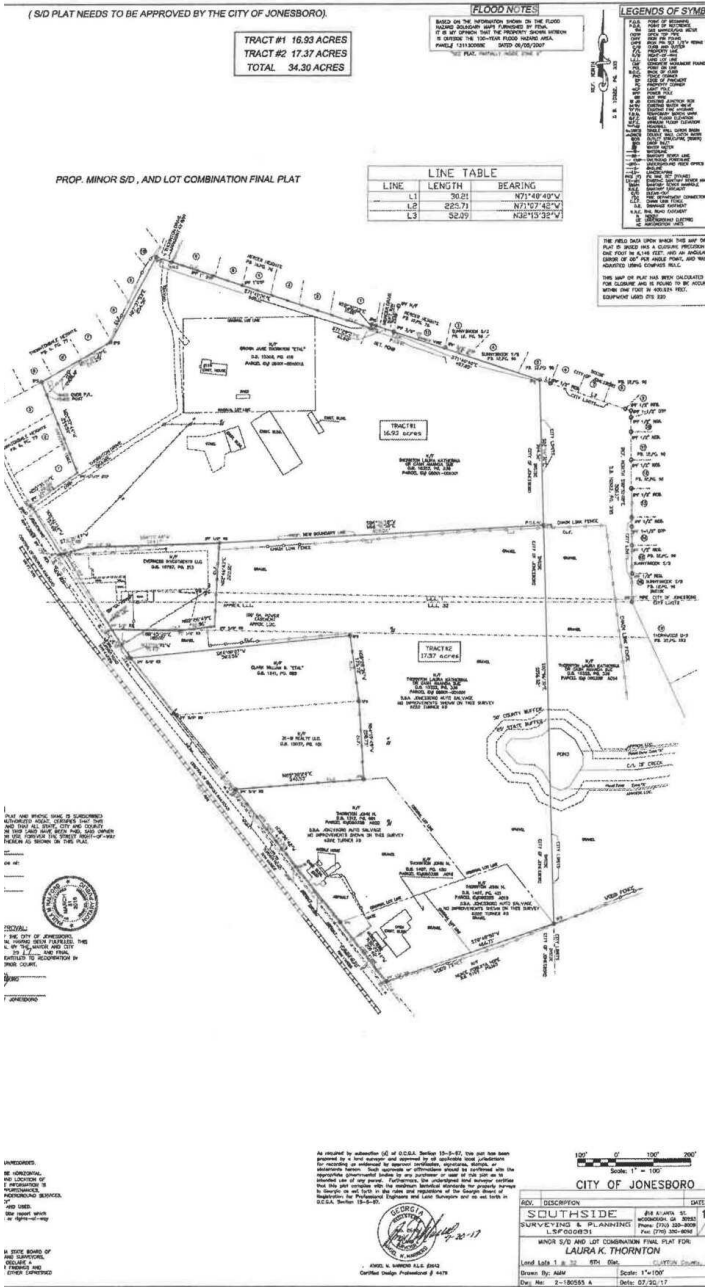
Discover the thriving opportunity within the vibrant Jonesboro and Stockbridge market. Located in a prime area known for its expanding business landscape, the surrounding community offers access to key amenities such as Southlake Mall and Spivey Hall, providing a diversity of retail and entertainment options. With close proximity to major highways and multiple corporate headquarters, the area is a beacon for prospective land and office investors seeking strategic growth potential. Embrace the dynamic energy of this location and capitalize on the undeniable appeal of this evolving market.

### SITE DESCRIPTION

The subject property is located at 116 Thornton Road in Jonesboro, Clayton County, Georgia, along a well-traveled commercial corridor with direct frontage on Thornton Road. The site benefits from strong visibility and accessibility, making it well-suited for a variety of commercial or redevelopment uses.

The parcel is generally level to gently sloping and appears to be of a regular configuration, allowing for efficient site planning and development. The property is accessible via Thornton Road, a primary arterial roadway that provides convenient connectivity to major thoroughfares including Tara Boulevard (U.S. Highway 19/41) and Interstate 75, both of which are within close proximity. Surrounding land uses consist of a mix of commercial, retail, light industrial, and residential developments, contributing to consistent traffic flow and local demand. Utilities, including water, sewer, electricity, and telecommunications, are available to the site.

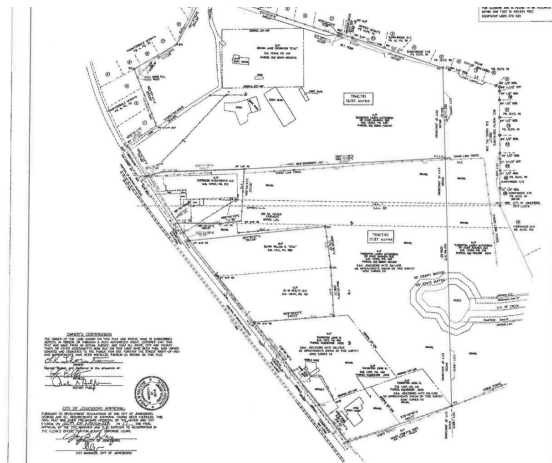
The property is situated within a growing area of Clayton County, offering proximity to Hartsfield-Jackson Atlanta International Airport and the greater Atlanta metropolitan area, making it an attractive location for investors, owner-users, or developers.



# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



**Tiffany Baker**  
(205) 413-7152

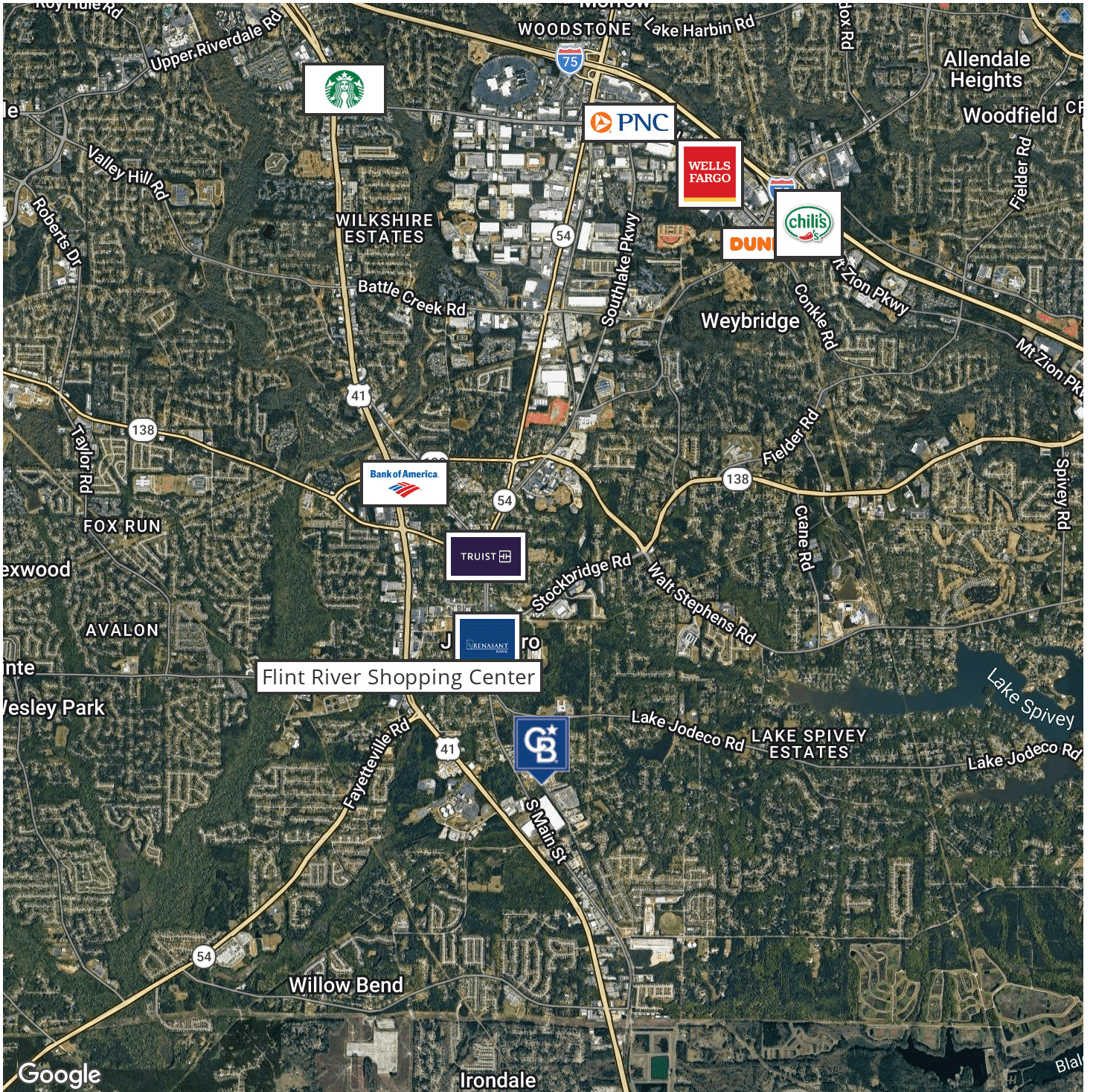


**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



**Tiffany Baker**  
(205) 413-7152

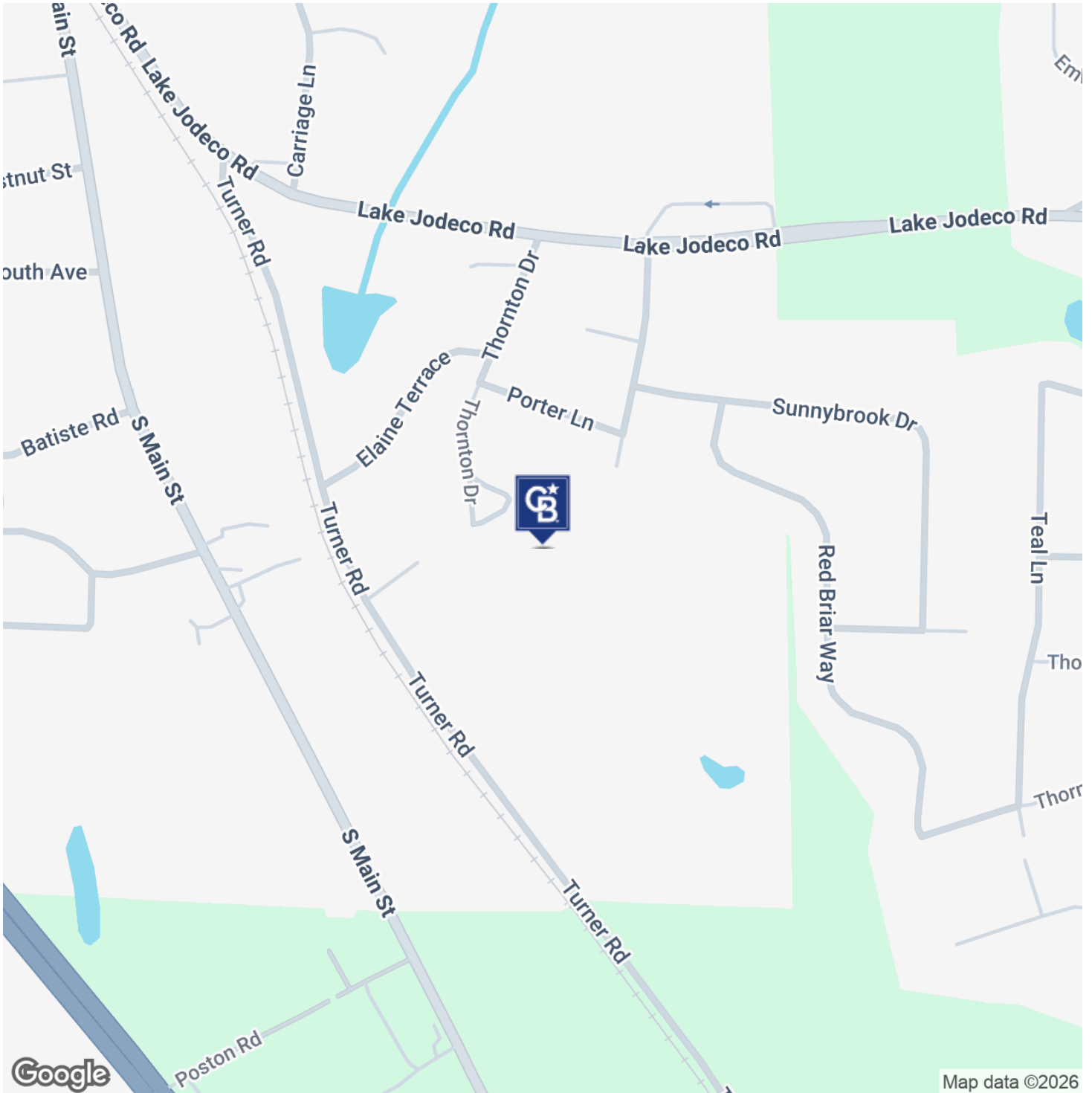


**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



**Tiffany Baker**  
(205) 413-7152

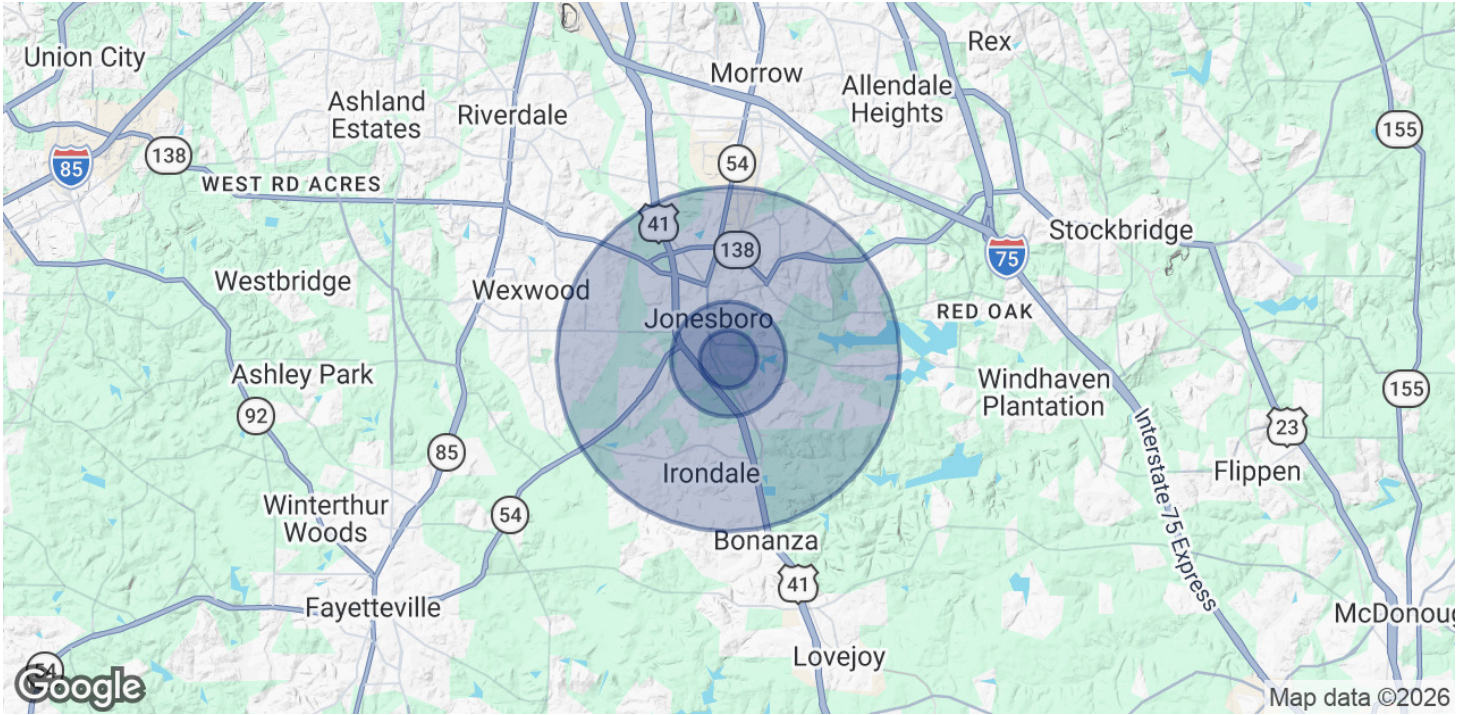


**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

## 116 THORNTON DRIVE

116 Thornton Dr Jonesboro, GA 30236



### POPULATION

### 0.5 MILES

### 1 MILE

### 3 MILES

Total Population	1,667	6,302	57,958
Average Age	37.3	37.1	34.7
Average Age (Male)	34.9	33.9	32.3
Average Age (Female)	44.4	43.9	37.6

### HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 3 MILES

Total Households	517	1,911	19,153
# of Persons per HH	3.2	3.3	3
Average HH Income	\$105,225	\$99,611	\$87,163
Average House Value	\$206,916	\$205,447	\$227,987

2023 American Community Survey (ACS)

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# SALE

**116 THORNTON DRIVE**  
116 Thornton Dr Jonesboro, GA 30236



## TIFFANY BAKER

Comm Sales Associate

tiffany.baker@cbcmetrobrokers.com

Direct: (205) 413-7152 | Cell: (205) 413-7152

GA #411696

### PROFESSIONAL BACKGROUND

Born in Atlanta, Ga, Tiffany grew up in Birmingham, AL and moved back to her favorite city in 2018. Her extensive knowledge of the city of Atlanta and upcoming areas makes her a great candidate for Commercial Real Estate.

In addition to her extensive CRE knowledge, she is well versed in marketing and negotiation and has a far reach with business owners and operators in Atlanta along with connections in the Mayor's office.

Specializing in Commercial leases, sales, purchases and business brokering.

### MEMBERSHIPS

Member of Atlanta Board of Commercial Realtors

Member of Georgia Association of Business Brokers

#### Metro Brokers

5775 Glenridge Drive Building D, Suite 200  
Atlanta, GA 30328  
678.320.4800

---

**Tiffany Baker**  
(205) 413-7152



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS