



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# JONESBORO RETAIL SPACE AVAILABLE

B2: 1,100 SF Retail  
B6: 1,100 SF Retail

Near US 41, Jonesboro Rd, Hwy 138  
Pylon Signage

SPIVEY PLAZA  
1423 STOCKBRIDGE ROAD, B2  
JONESBORO, GA 30236

YOUR SIGN

SPIVEY PLAZA

YOUR SIGN

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### Property Overview

Highly visible retail center on the busy Stockbridge Rd. in Jonesboro, GA. Spivey Plaza has a dedicated turn lane, two access points, pylon signage and ample parking, making this space everything a thriving business needs. The spaces available: a former dance studio and a former bakery with an under the sink grease trap. Spivey Plaza neighbors include: Lucky's Grocery Store, Janetta's House of Nursing Wound Care & IV Hydration and Builders of Tomorrow.

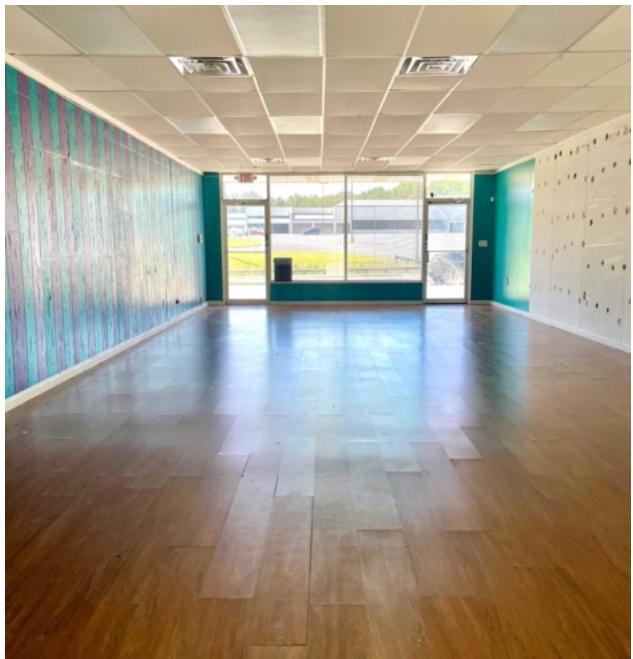
### Property Highlights

- Property is under renovations to enhance curb appeal
- Pylon signage and building signage
- High visibility and traffic counts (10,500)
- General Business zoning for variety of uses
- Ample parking, two access points, dedicated turn lane
- Near City Green/Center
- Convenient to Hwy 54, Hwy 138 and US 41
- 10 Miles to Hartsfield-Jackson International Airport

Address:: 1423 Stockbridge Road  
City, ST, Zip: Jonesboro, GA 30236  
County: GA - Clayton  
Available: 1,100 sq ft  
Parking Ratio: 10:1000  
Type: Retail

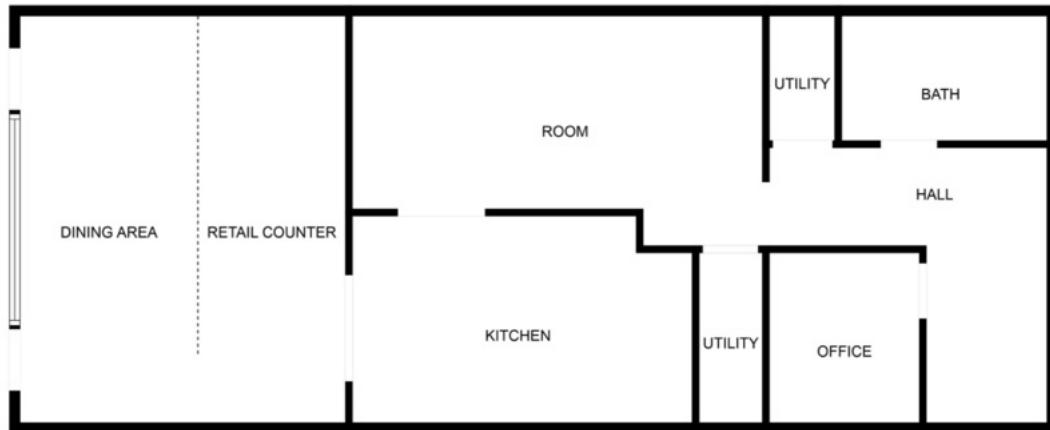
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## SUITE B2



**Rear of Building - Ample Parking for  
overflow cars or trucks**  
**1,100 SF - \$16.36 + \$2.73 CAM = \$ 1,749.92**

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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

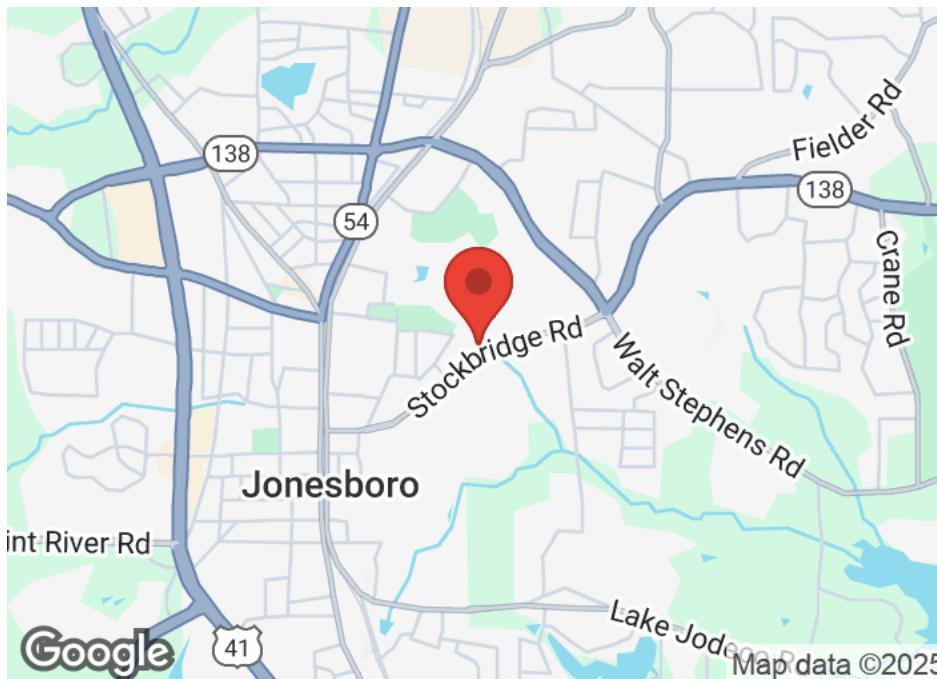
**Former bakery with an under the sink grease trap.**

**Rear of Building - Ample Parking for overflow cars or trucks**

**1,100 SF - \$16.36 + \$2.73 CAM  
=\$ 1,749.92 / month**



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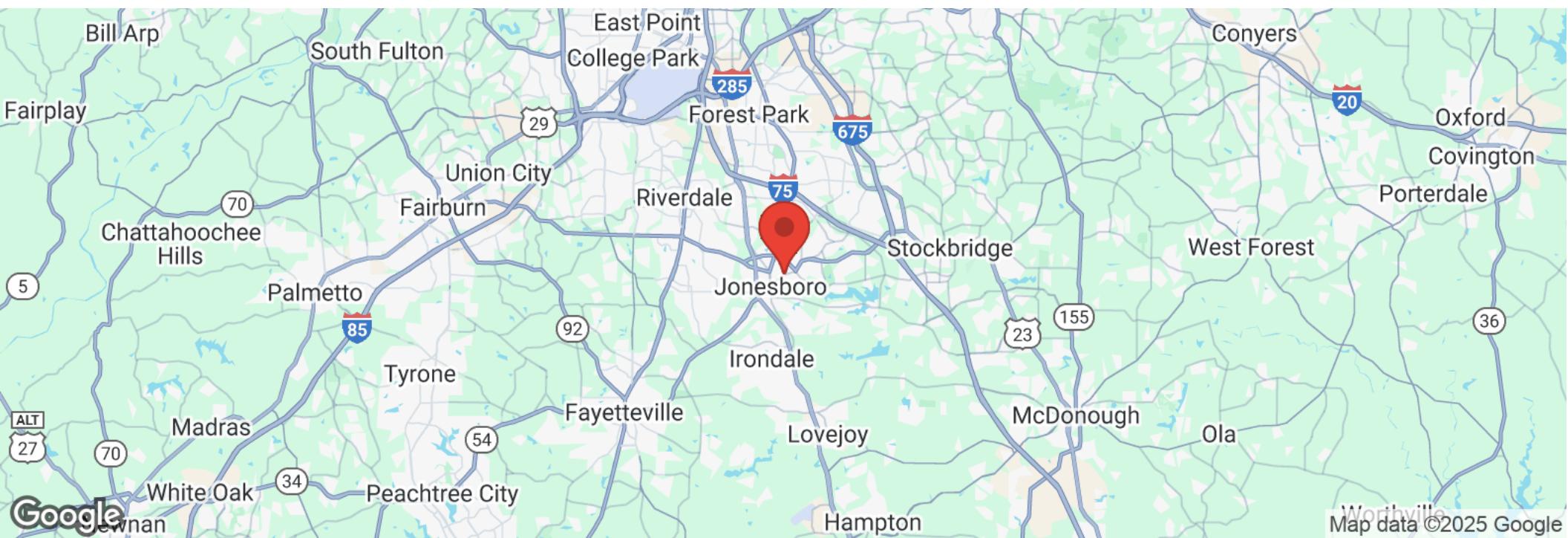


Spivey Plaza is convenient to Hwy 138 (Walt Stephens Rd), Jonesboro Rd (Hwy 54) and US 41. Just a quick 3 minutes to the desirable Lee Park and City Center and surrounded by new development. It's just 10 miles to the Hartsfield-Jackson International Airport or 15 miles from the vibrant and bustling Downtown, Grant Park and Beltline.

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## BUSINESS MAP





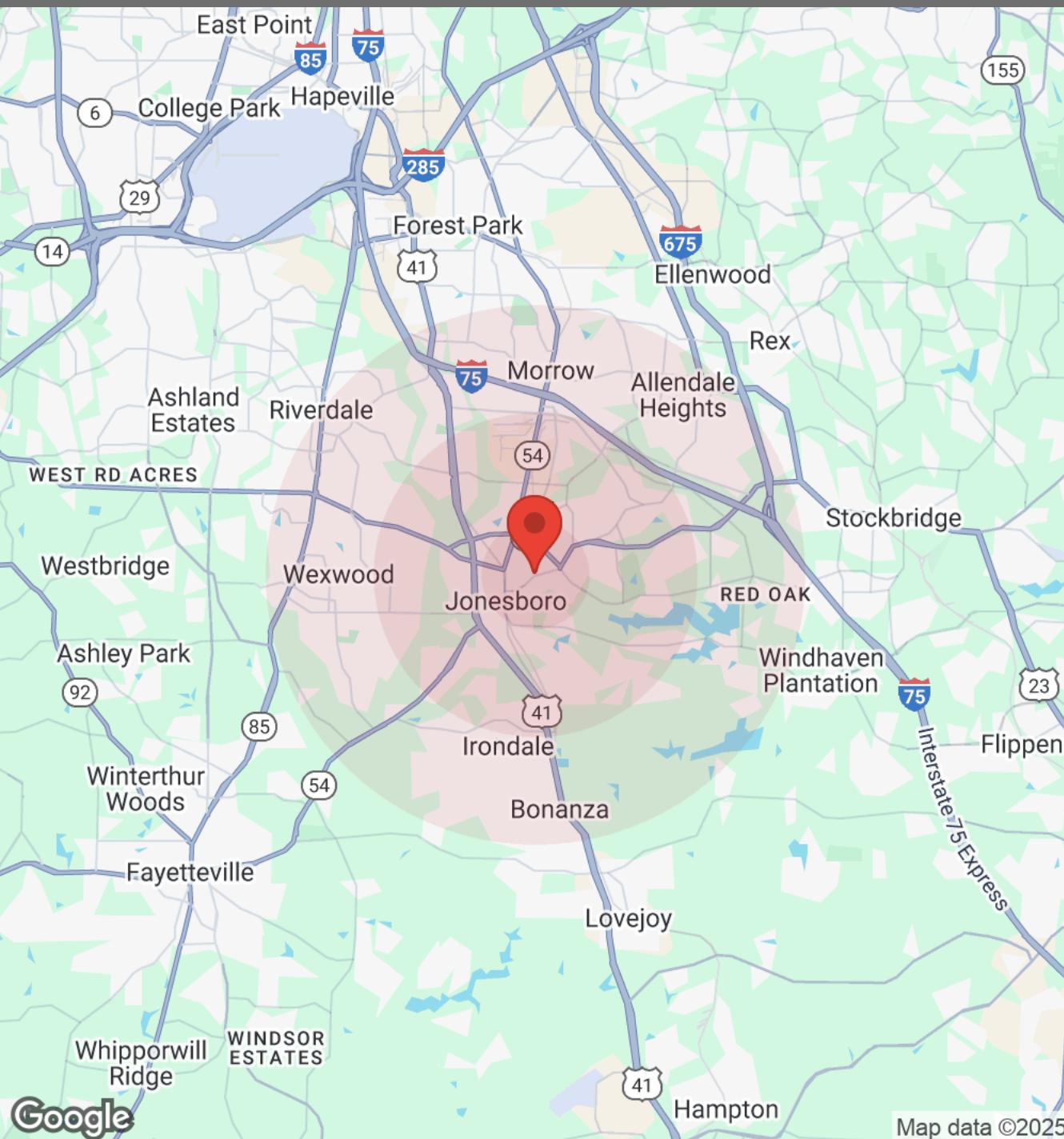
## Jonesboro, GA

Uncover Jonesboro, Georgia, a historical gem with growth and development in Clayton County, located just 10 miles from the Atlanta Airport and a short 15-miles to downtown Atlanta. This tight-knit community provides a small-town allure while offering easy access to modern amenities. Immerse yourself in local festivals, green spaces, and a rich history.



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# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,148	27,960	85,206
Female	2,577	30,823	95,241
Total Population	4,725	58,783	180,447

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	997	11,748	37,176
Ages 15-24	657	8,355	27,280
Ages 25-54	1,754	23,242	72,566
Ages 55-64	565	6,974	21,114
Ages 65+	752	8,463	22,312

Race	1 Mile	3 Miles	5 Miles
White	565	5,802	15,518
Black	3,197	41,148	124,942
Am In/AK Nat	8	82	217
Hawaiian	2	12	54
Hispanic	572	7,512	24,667
Asian	266	2,927	11,097
Multi-Racial	94	1,087	3,356
Other	21	212	595

Income	1 Mile	3 Miles	5 Miles
Median	\$51,875	\$70,098	\$62,505
< \$15,000	366	2,394	6,594
\$15,000-\$24,999	111	923	4,384
\$25,000-\$34,999	200	1,870	5,726
\$35,000-\$49,999	180	2,183	8,391
\$50,000-\$74,999	222	3,908	12,248
\$75,000-\$99,999	252	3,206	9,801
\$100,000-\$149,999	259	4,050	10,258
\$150,000-\$199,999	70	1,431	3,905
> \$200,000	109	1,435	2,909

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,943	23,339	70,081
Occupied	1,767	21,402	64,217
Owner Occupied	840	10,655	31,533
Renter Occupied	927	10,747	32,684
Vacant	175	1,938	5,864

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# **DONALD B EDWARDS JR**

## **Commercial Director and Associate Broker**

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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