



4 Forest Circle Newnan GA

4 Forest Cir, Newnan, GA 30265



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\$575,000

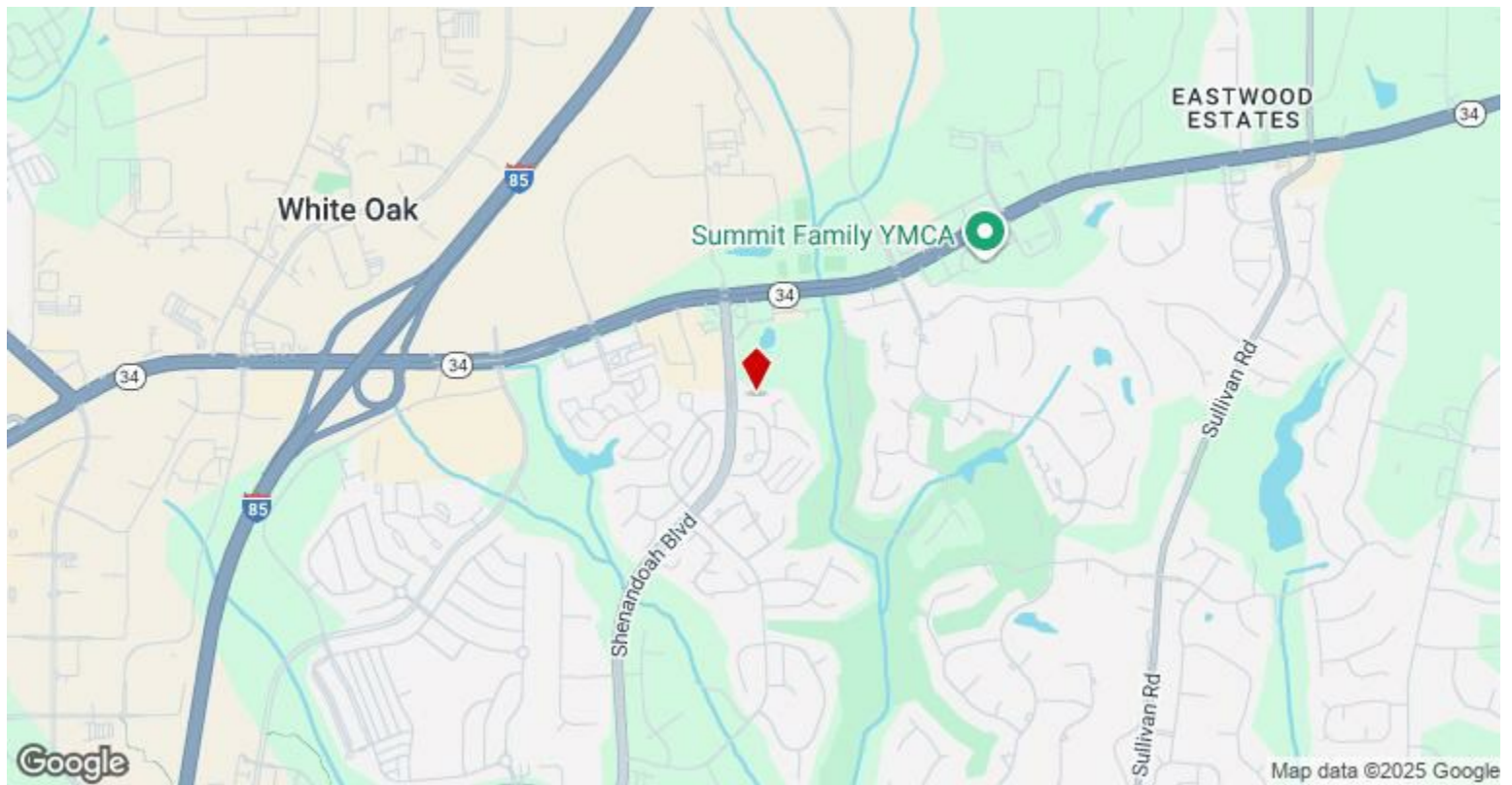
Nestled just off Shenandoah Boulevard, this adaptable facility sits in a vibrant corridor surrounded by restaurants, retail, a church, and a nearby apartment community. The location offers steady traffic, strong visibility, and built-in convenience for users and visitors. The sellers are highly motivated, presenting a strategic opportunity for an owner-occupant or investor seeking functional space with multiple use paths. Previously operated as a daycare and currently serving as a medical school, the property is already equipped for educational, medical, training, or community-service operations.

Could serve as a great location for ABA office, daycare, medical or general office....

- Large Exam Rooms & Classrooms
- Spacious Back Office
- 3 Restrooms
- Expansive Fenced Backyard



Price:	\$575,000
Property Type:	Retail
Property Subtype:	Day Care Center
Building Class:	C
Sale Type:	Investment
Lot Size:	1.00 AC
Gross Building Area:	3,943 SF
No. Stories:	1
Year Built:	1979
Tenancy:	Single
Parking Ratio:	7.35/1,000 SF
Zoning Description:	1
APN / Parcel ID:	W02-181
Walk Score ®:	58 (Somewhat Walkable)



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Property Photos



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