

OFFERING MEMORANDUM



139 N Main Street | Jonesboro, Georgia 30236
Historic Downtown Jonesboro Adaptive Reuse Opportunity

EXECUTIVE SUMMARY

Gallery Commercial Real Estate is pleased to present the offering of **139 N Main Street**, a prominent former bank building located in **Historic Downtown Jonesboro**, the **County Seat of Clayton County, Georgia**. This well-constructed, highly visible asset presents a compelling opportunity for **owner-users, investors, developers, nonprofits, and public-private partnerships** seeking a strategically located property with adaptive reuse potential.

The property contains approximately **9,385± square feet** and benefits from **57 on-site parking spaces**, supplemented by abundant public parking nearby—an exceptional feature for a downtown historic district. Zoned **H-1 (Historic District)**, the building allows for a broad range of permitted uses, including restaurant, food and beverage, professional office, cultural, entertainment, institutional, and community-serving concepts.

Offered at **\$1,999,000**, the property is positioned as a **value-add / adaptive reuse opportunity**, allowing a buyer to establish their own income stream and long-term vision in a growing South Metro Atlanta market.

PROPERTY OVERVIEW

- **Address:** 139 N Main Street, Jonesboro, GA 30236
- **County:** Clayton County (County Seat)
- **Building Size:** ±9,385 SF
- **Zoning:** H-1 Historic District
- **Current Use:** Former Bank Branch
- **Condition:** Vacant / Well-Maintained
- **Parking:** 57 on-site spaces + nearby public parking
- **Asking Price:** \$1,999,000



LOCATION HIGHLIGHTS

- Located in **Historic Downtown Jonesboro**, the civic and governmental center of Clayton County
- Strong Main Street visibility and walkability
- Proximity to City Hall, county offices, arts and cultural assets
- Convenient access to I-75, I-285, and regional roadways
- Short drive to **Hartsfield-Jackson Atlanta International Airport**
- Part of a downtown area experiencing continued public and private reinvestment

INVESTMENT HIGHLIGHTS

- Landmark downtown building with strong architectural presence
- Significant on-site parking for a historic downtown asset
- Flexible interior layout suitable for multiple reuse strategies
- Located in the **County Seat**, benefiting from daily governmental and civic activity
- Positioned within a growing and diverse county of nearly **300,000 residents**
- Opportunity to leverage historic character while creating modern functionality
- Ideal for owner-users, mission-driven organizations, or redevelopment investors

ZONING & PERMITTED USES (H-1 HISTORIC DISTRICT)

The H-1 Historic District zoning supports a wide range of adaptive reuse opportunities, including but not limited to:

- Restaurant / Food & Beverage
- Wine Bar / Brewery / Tasting Room (subject to approvals)
- Professional or Medical Office
- Cultural or Arts Facility
- Entertainment Venue
- Nonprofit or Institutional Use
- Educational or Training Facility
- Community-Oriented Uses

Buyer to verify specific use compliance with the City of Jonesboro.

MARKET OVERVIEW

- **Clayton County Population:** ~298,000
- **ZIP Code 30236 Population:** ~52,000
- Diverse and growing demographic base
- Increasing focus on downtown revitalization, placemaking, and tourism
- Strong regional connectivity to Metro Atlanta

FINANCING CONSIDERATIONS

Potential financing strategies may include:

- SBA 504 or SBA 7(a) (owner-user)
- Conventional bank financing
- Historic tax credit exploration (subject to eligibility)
- Public-private partnership structures
- Mission-driven or community investment capital

Financing options subject to lender and buyer qualifications.

PRICING & TERMS

- **Asking Price:** \$1,999,000
- **Cap Rate:** Not applicable (vacant / value-add asset)
- **Disposition Type:** Sale

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is for informational purposes only and does not constitute a contract or offer. All information contained herein is believed to be accurate but has not been independently verified. Prospective purchasers are encouraged to conduct their own due diligence. Gallery Commercial Real Estate makes no representations or warranties regarding the accuracy or completeness of the information.

FOR MORE INFORMATION, CONTACT:

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