

# 3529 MAIN STREET

COMMERCIAL OPPORTUNITY

±1.29 ACRES

COLLEGE PARK, FULTON COUNTY, GEORGIA



VIRGINIA AVE

MAIN ST / HIGHWAY 29

WALKER & DUNLOP  
INVESTMENT SALES



# 3529 MAIN STREET

## COMMERCIAL OPPORTUNITY

COLLEGE PARK, FULTON COUNTY, GEORGIA

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### WALKER & DUNLOP | ATLANTA

3350 Peachtree Road NE

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Walker & Dunlop Investment Sales, LLC | Firm License # 263036

BRO License # 274875 | 404.384.3900

WALKER & DUNLOP

# PROPERTY OVERVIEW

Walker & Dunlop Investment Sales is pleased to present the opportunity to purchase +/-1.29 acres of commercial land as well as the existing commercial building in College Park, Fulton County, Georgia. This site is located along US-29/Main Street and is approximately one mile from Interstate 85 Exit 73 (Virginia Ave/College Park).

<b>ZONING:</b>	Downtown Commercial
<b>UTILITIES:</b>	All available to site <i>*Subject to Independent Verification</i>
<b>FRONTAGE:</b>	Just over 200' of road frontage along Main St/US-29
<b>BUILDING SIZE:</b>	5,408 SF
<b>LOCATION COUNTS:</b>	Within one mile of Hartsfield-Jackson Atlanta Airport 5+ new residential developments underway in the area
<b>DEMOGRAPHICS:</b>	Main Street has a traffic count of 13,600 cars per day Virginia Avenue has a traffic count of 8,570 cars per day 2024 Average Household Income \$76,405 within 1 mile 2024-2029 one-mile population growth estimate: 4.0% 2024-2029 one-mile household growth estimate: 4.0% <i>Year: 2024   Source: GDOT, CoStar</i>
<b>PRICE:</b>	\$1,150,000





**DOWNTOWN ATLANTA**  
13 MIN





**HARTSFIELD-JACKSON ATLANTA  
INTERNATIONAL AIRPORT**



VIRGINIA AVE

HARDIN AVE

MAIN ST

MAIN ST

HOWELL SLADE CIR

VIRGINIA AVE



# NEARBY SALES ACTIVITY

**3137 MAIN ST - TITLE MAX BUILDING**  
**\$456,000 (\$388.80 PSF)**  
**0.16 ACRES**  
**1,196 SF**  
**JUNE 2022**

**3321 MAIN ST - SCRAPED SITE**  
**\$456,000**  
**0.7 ACRES**  
**(\$651,429 PRICE/ACRE)**  
**DECEMBER 2019**

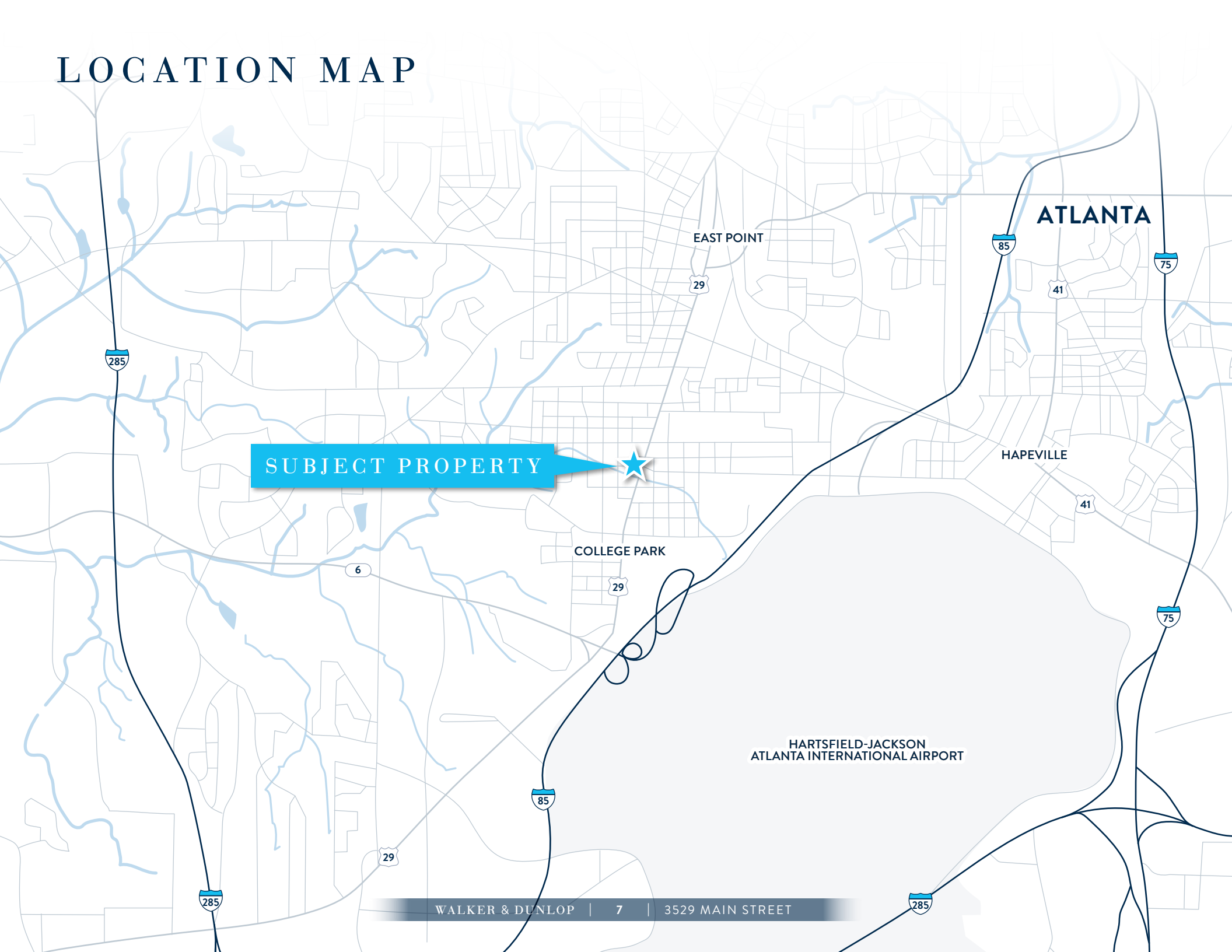
**3333 MAIN ST - RESTAURANT**  
**\$599,000 (\$279.12 PSF)**  
**0.5 ACRES**  
**2,146 SF**  
**JUNE 2022**

**SUBJECT  
PROPERTY**

**3569 MAIN ST - RESTAURANT**  
**\$550,000 (\$278.52 PSF)**  
**0.3 ACRES**  
**1,974 SF**  
**FEBRUARY 2023**



# LOCATION MAP



SUBJECT PROPERTY

ATLANTA

EAST POINT

HAPEVILLE

COLLEGE PARK

HARTSFIELD-JACKSON  
ATLANTA INTERNATIONAL AIRPORT









## ATLANTA

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