

3529 MAIN STREET

COMMERCIAL OPPORTUNITY

±1.29 ACRES

COLLEGE PARK, FULTON COUNTY, GEORGIA



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COMMERCIAL OPPORTUNITY

COLLEGE PARK, FULTON COUNTY, GEORGIA

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WALKER & DUNLOP | ATLANTA

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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).

ZONING: Downtown Commercial

UTILITIES: All available to site

*Subject to Independent Verification

FRONTAGE: Just over 200' of road frontage along Main St/US-29

BUILDING SIZE: 5,408 SF

LOCATION COUNTS: Within one mile of Hartsfield-Jackson Atlanta Airport

5+ new residential developments underway in the area

DEMOGRAPHICS: 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%

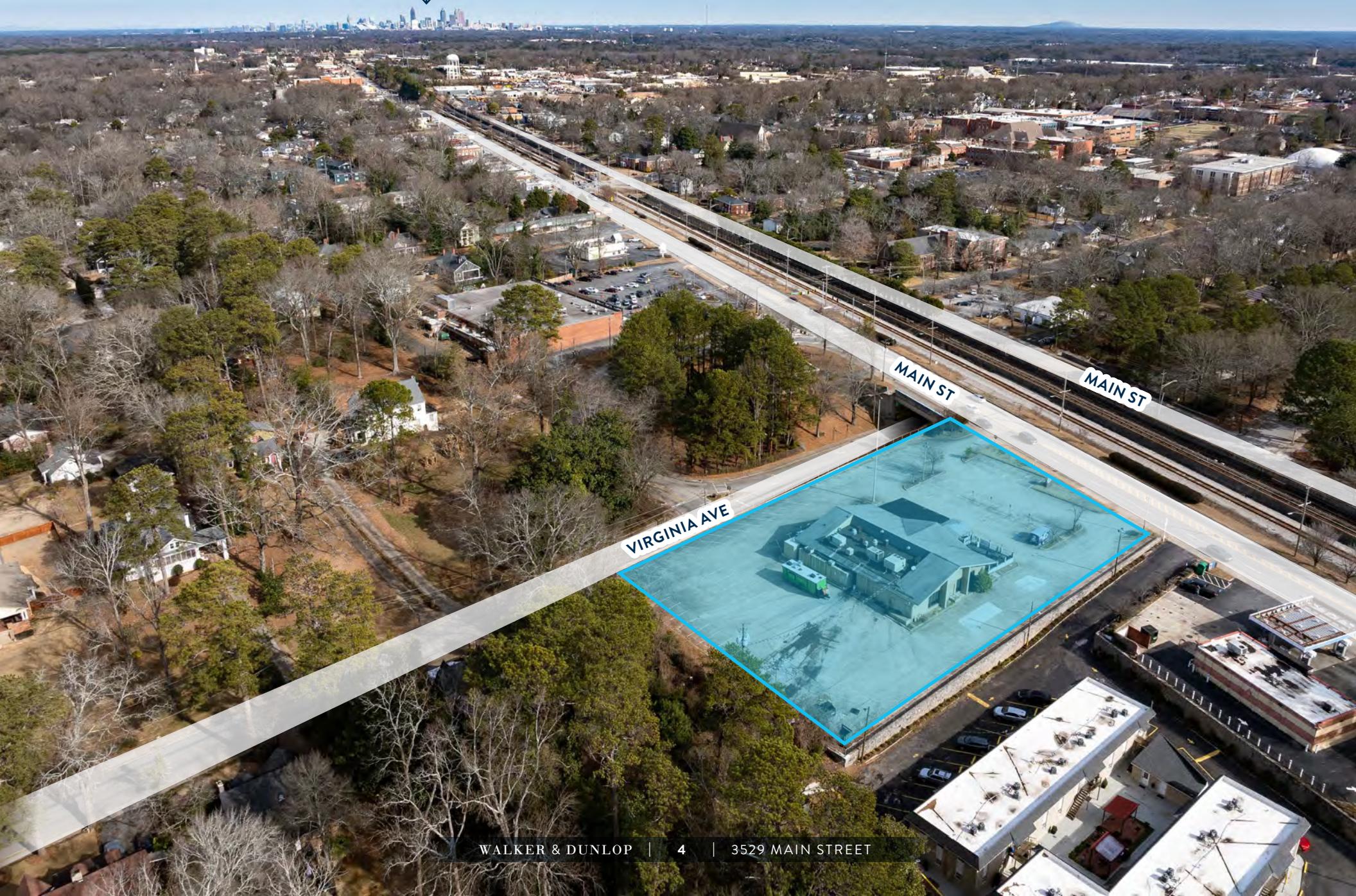
Year: 2024 / Source: GDOT, CoStar

PRICE: \$1,150,000



DOWNTOWN ATLANTA
13 MIN

N



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT



NEARBY SALES ACTIVITY

SUBJECT PROPERTY

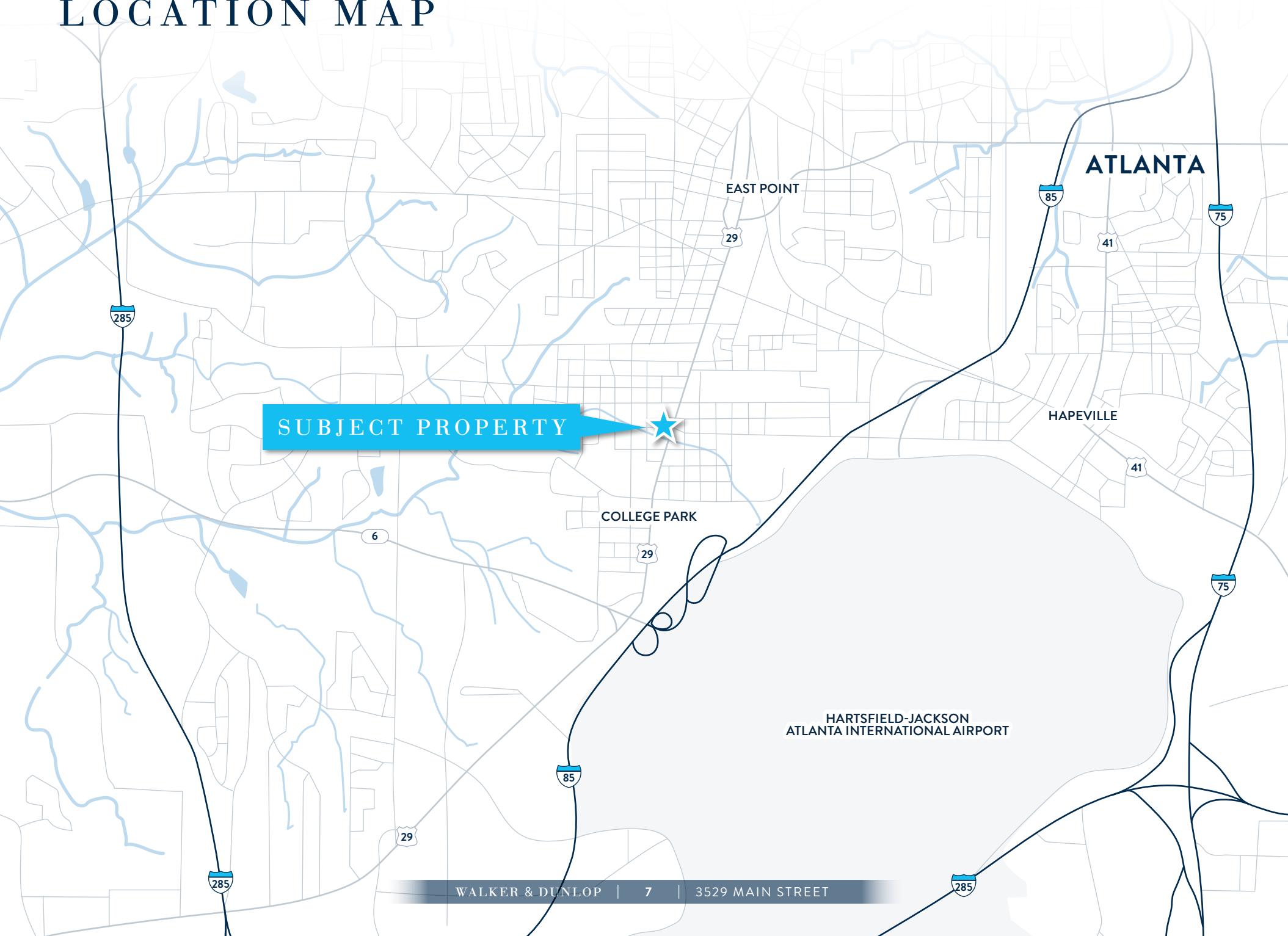
3321 MAIN ST - SCRAPED SITE
\$456,000
0.7 ACRES
(\$651,429 PRICE/ACRE)
DECEMBER 2019

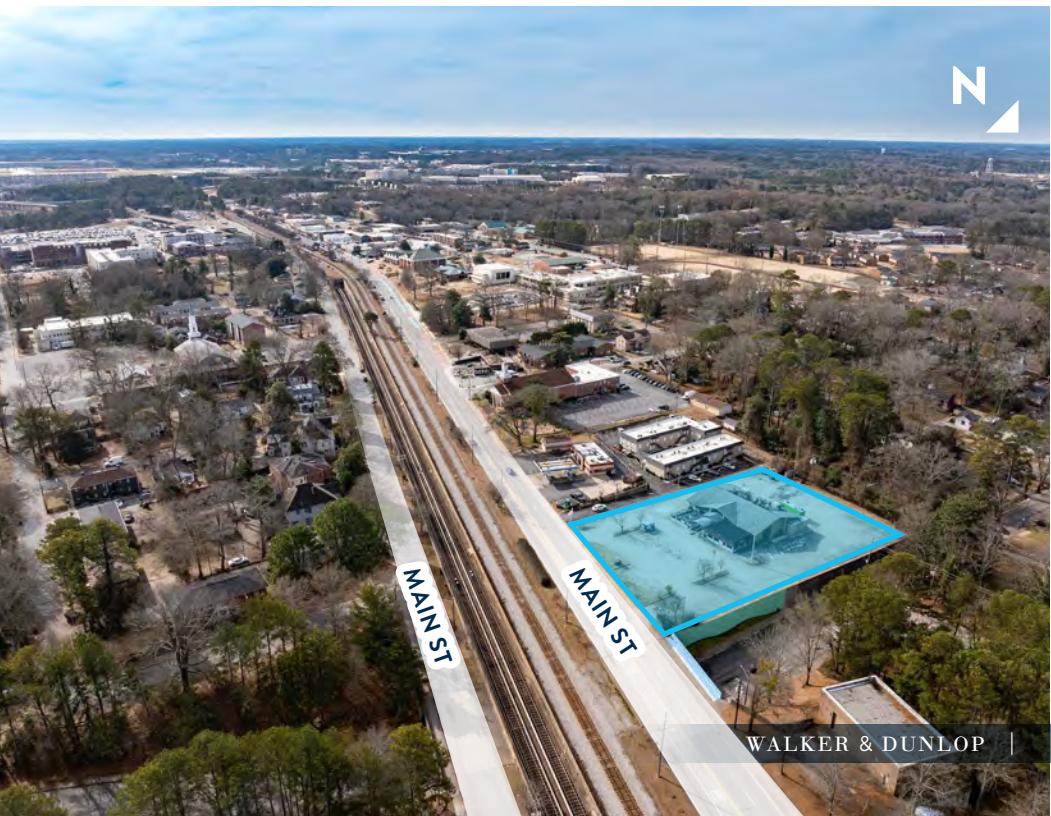
3137 MAIN ST - TITLE MAX BUILDING
\$456,000 (\$388.80 PSF)
0.16 ACRES
1,196 SF
JUNE 2022

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

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

LOCATION MAP







ATLANTA

3350 Peachtree Road NE
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