

LEASE

7130 MOUNT ZION BLVD

7130 Mount Zion Blvd Jonesboro, GA 30236

LEASE RATE

\$25.00 SF/yr



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

Amit Grover
404 966 1019

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+
Professionals

4,970
YE Lease Transactions

Presence in
40 COUNTRIES

\$9.2 BILLION
Sales Volume

11,989
YE Sales Transactions

\$1.63 BILLION
Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Metro Brokers is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SCOPE OF SERVICE

Coldwell Banker Commercial Metro Brokers to represent the landlord in the lease of 7130 Mount Zion Blvd.

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PROPERTY DESCRIPTION

Elevate your practice at 7130 Mount Zion Blvd, Jonesboro's premier medical corridor. This spacious combination of configured and vanilla box office options awaits your bespoke design, catering to your medical practice's specific needs. Enjoy unparalleled visibility, accessibility, and the chance to shape your space from scratch. Nestled in Jonesboro's vibrant medical hub, ample parking ensures effortless access for staff and patients alike. Seize this unique opportunity to craft a state-of-the-art, patient-centric environment at Jonesboro's coveted address.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,389	65,059	193,709
Total Population	6,223	180,442	502,784
Average HH Income	\$61,947	\$57,259	\$60,939

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	15
Available SF:	1,092 - 7,266 SF
Lot Size:	7,088,213,880 SF
Building Size:	34,605 SF
Zoning:	OI
APN:	12083D C006

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LOCATION DESCRIPTION

Jonesboro, GA, near Atlanta, showcases a vibrant mix of dynamic growth and diverse demographics. Its expanding urban landscape, rich in amenities, welcomes businesses and residents from varied backgrounds. Among its offerings, there's a notable demand for medical offices, highlighting the city's commitment to healthcare and well-being. Modern infrastructures, a burgeoning professional community, and efficient transport make Jonesboro a prime choice. Opportunity intersects with cultural depth here, making it ripe for medical practitioners seeking a thriving locale.

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,092 - 7,266 SF

Lease Term:	60 months
Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,186 - 7,266 SF	NNN	\$25.00 SF/yr	Developed Office
Suite 2	Available	1,186 - 7,266 SF	NNN	\$25.00 SF/yr	Undeveloped Space
Suite 3	Available	1,186 - 7,266 SF	NNN	\$25.00 SF/yr	Undeveloped Space
Suite 4	Available	1,186 - 7,266 SF	NNN	\$25.00 SF/yr	Undeveloped Space
Suite 5	Available	1,186 - 7,266 SF	NNN	\$25.00 SF/yr	Undeveloped Space
Suite 6	Available	1,092 - 7,266 SF	NNN	\$25.00 SF/yr	Developed Office
Suite 10	Available	1,287 SF	NNN	\$25.00 SF/yr	Developed Office

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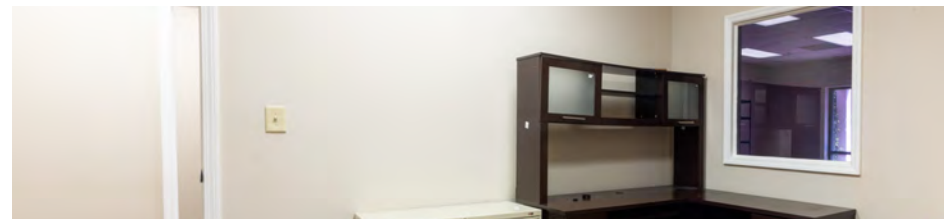
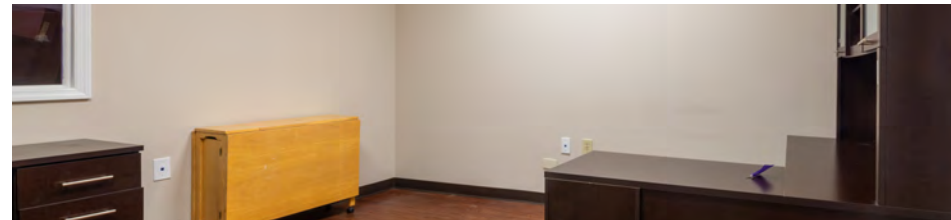
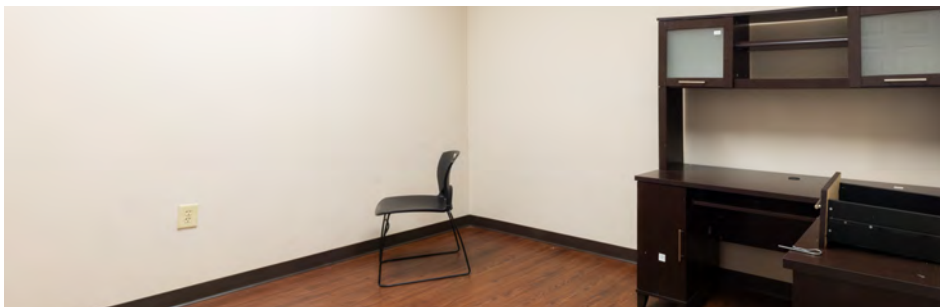
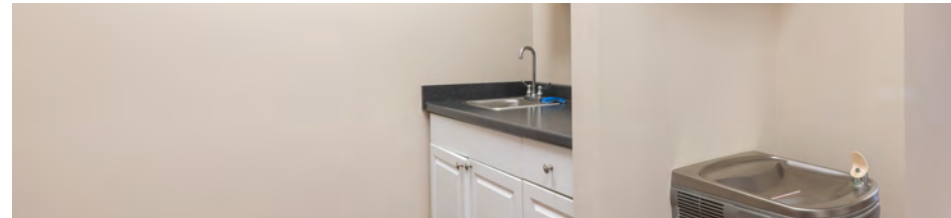
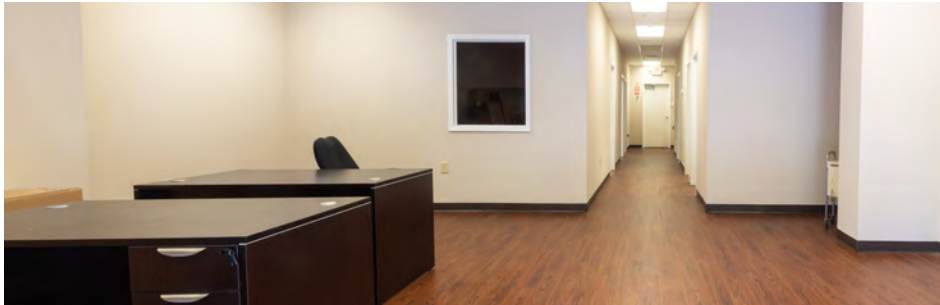


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LEASE (SUITE 1)

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LEASE (SUITE 2-5)

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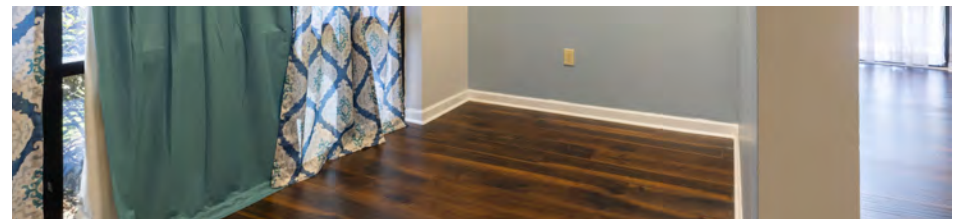
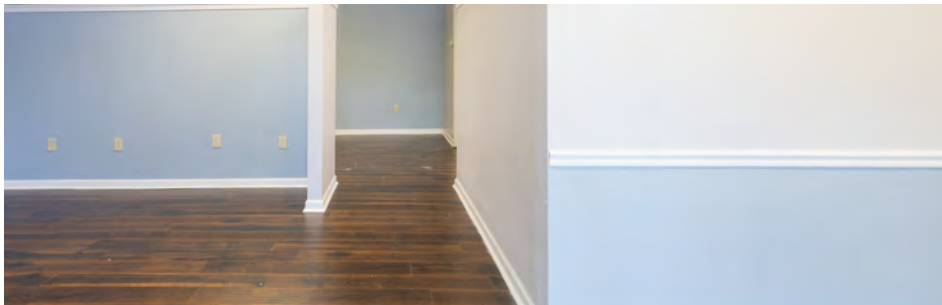
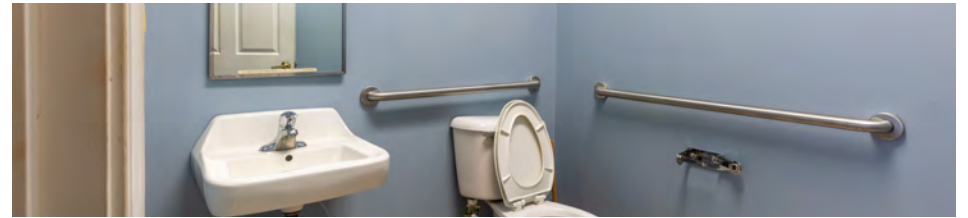
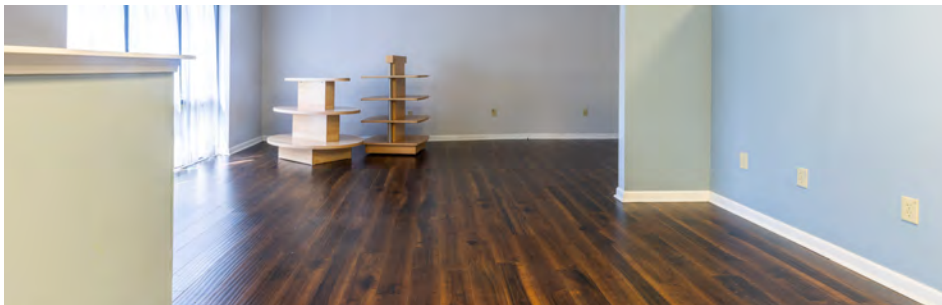
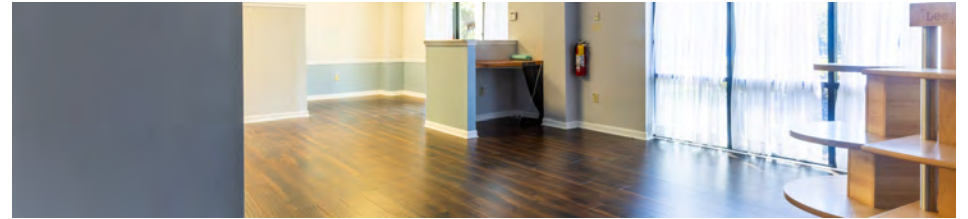


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LEASE (SUITE 6)

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LEASE (SUITE 10)

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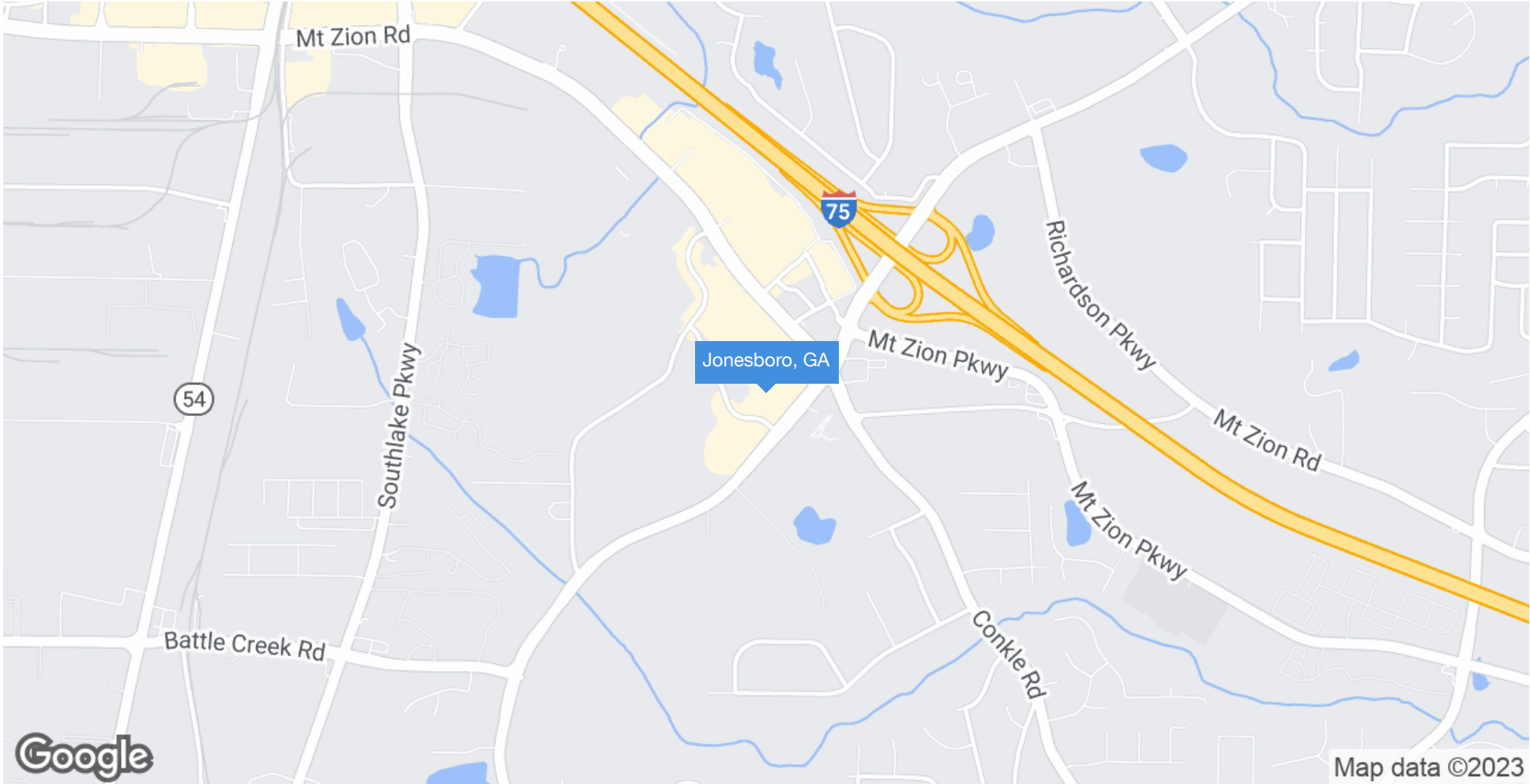
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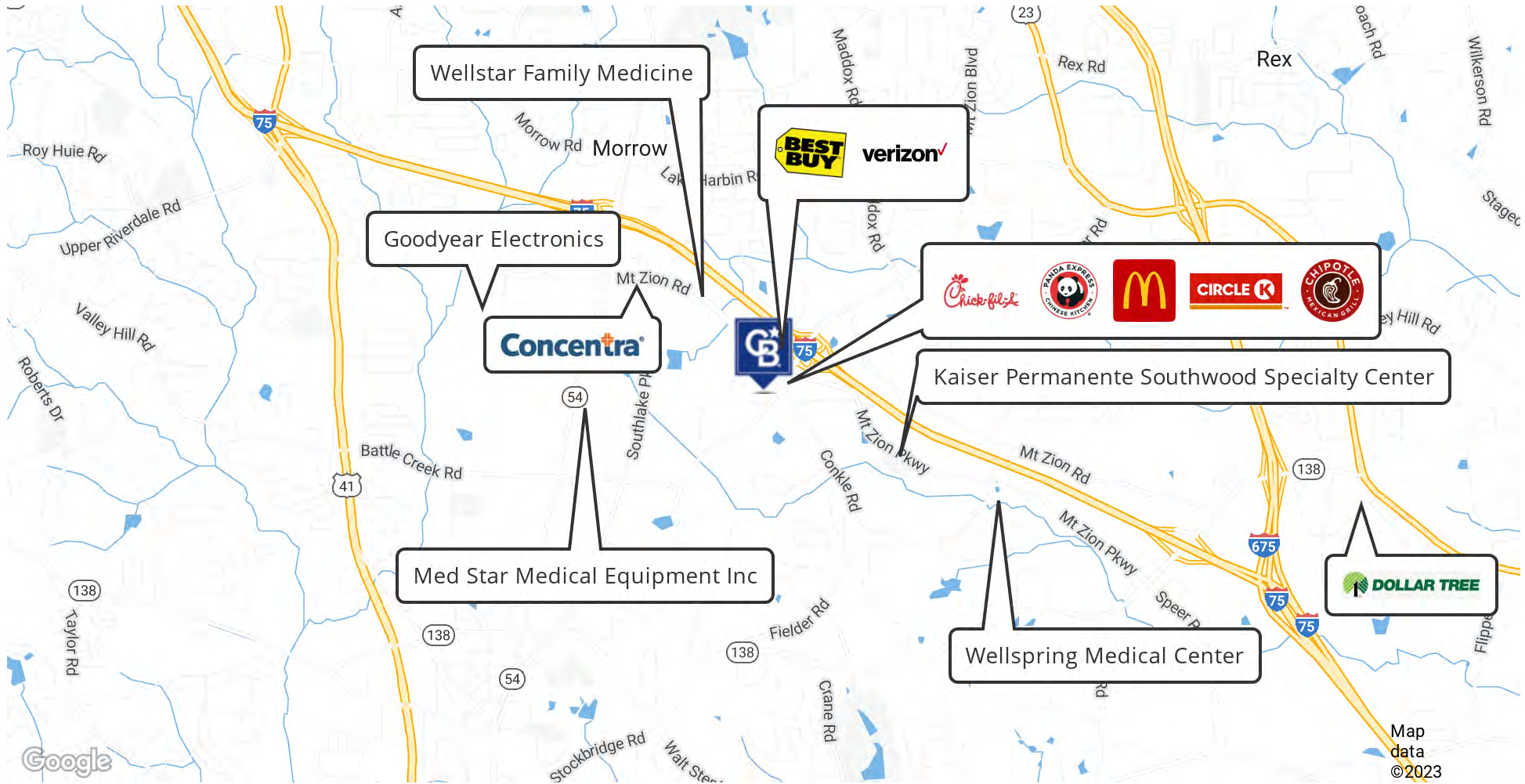
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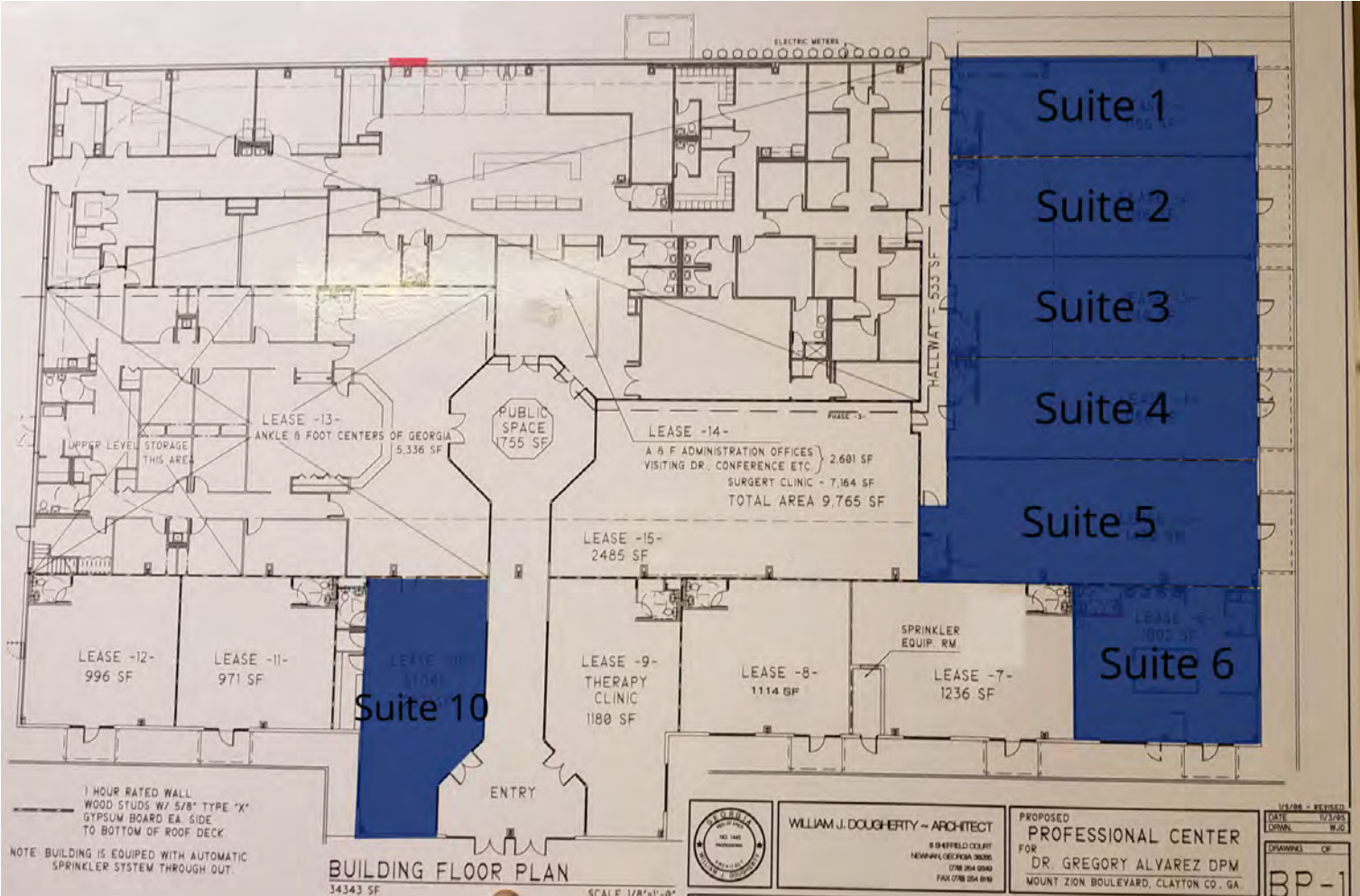
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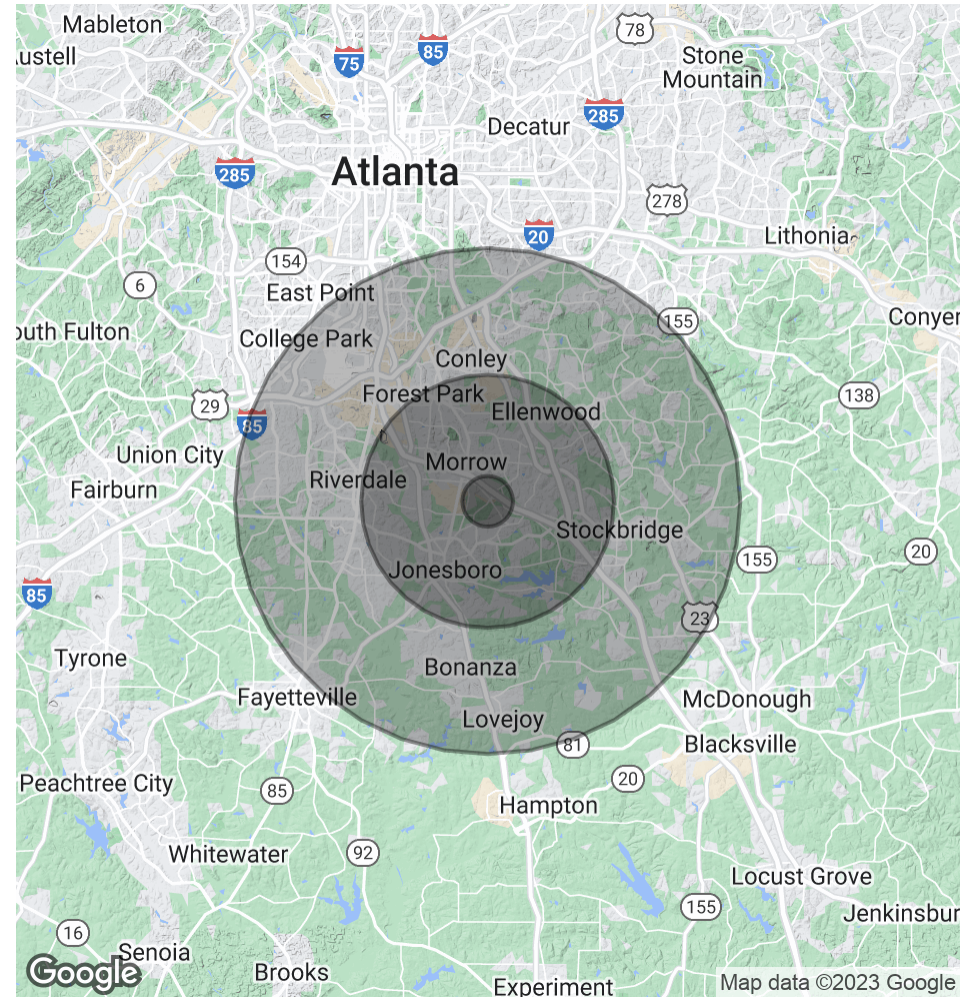
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,223	180,442	502,784
Average Age	35.2	32.8	35.4
Average Age (Male)	32.5	30.2	33.1
Average Age (Female)	34.3	35.3	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,389	65,059	193,709
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$61,947	\$57,259	\$60,939
Average House Value	\$56,651	\$109,314	\$133,259

* Demographic data derived from 2020 ACS - US Census



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