



# FOR SALE

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## 6945 Old National Hwy.

South Fulton Ga., 30296

### AVAILABLE SPACE

**.76 ac**

### ASKING PRICE

\$ 120,000

### Area

.76 ac. high traffic count with 100 ft frontage on Old National Hwy.

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### OFFICE

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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 Michael Bailey Commercial Realty 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 MICHAEL BAILEY COMMERCIAL REALTY

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

The success of the MBCRE organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each MBCRE 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 MBCRE 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

**165**

Companies

Presence in

**37**

Countries

**2,757**

Professionals

in the USA

**6,005**

YE Sales Transactions

**\$4.8 billion**

Sales Volume

**5,507**

YE Lease Transactions

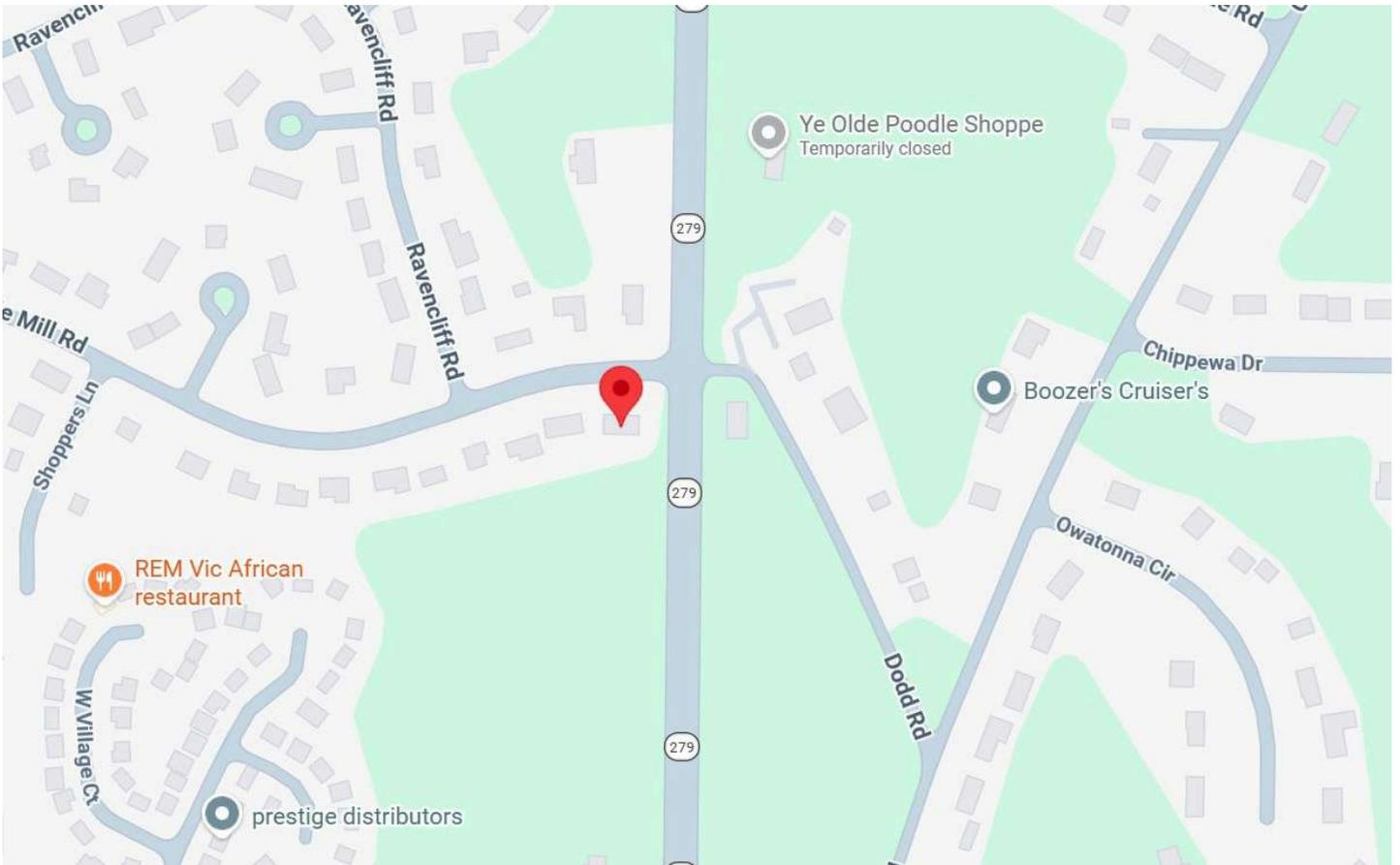
**\$1.3 billion**

Lease Volume

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## WHY US

### **CAPTURING UNREALIZED VALUE**

**Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.**

### **DIRECT CONTACT WITH MARKET PLAYERS**

**Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.**

### **VALUATING & MARKETING YOUR PROPERTY**

**We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.**

### **CONNECTED TO A GLOBAL BRAND**

**MBCRE has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.**

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## BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, MBCRE 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, 2022
- Top Broker in State -2023
- Top Office in Region, 2024
- Top Office in State, 2025

## SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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**PROPERTY INFORMATION**  
SECTION 1

**FOR SALE**

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**OFFERING SUMMARY**

<b>Price:</b>	<b>\$120,000</b>
<b>Available SF:</b>	<b>33,105</b>
<b>Lot Size:</b>	<b>.76 ac</b>
<b>Year Built:</b>	<b>NA</b>
<b>Building Size:</b>	<b>NA</b>
<b>Price / SF:</b>	<b>\$ 3.62</b>

**PROPERTY OVERVIEW**

Great buildable parcel with great visibility and high traffic count.

**PROPERTY HIGHLIGHTS**

**OTHER RESOURCES**

[listing website](#)

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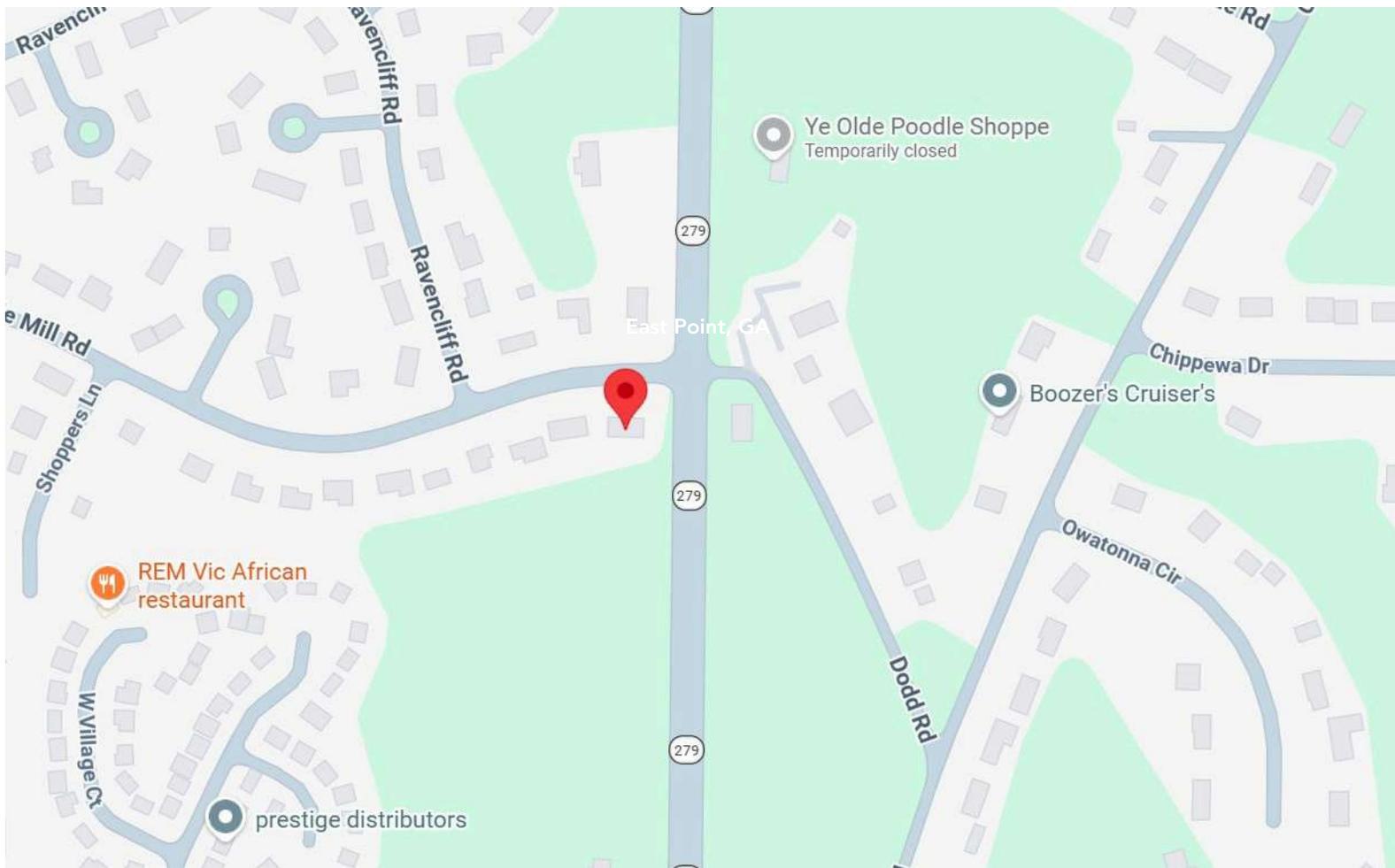
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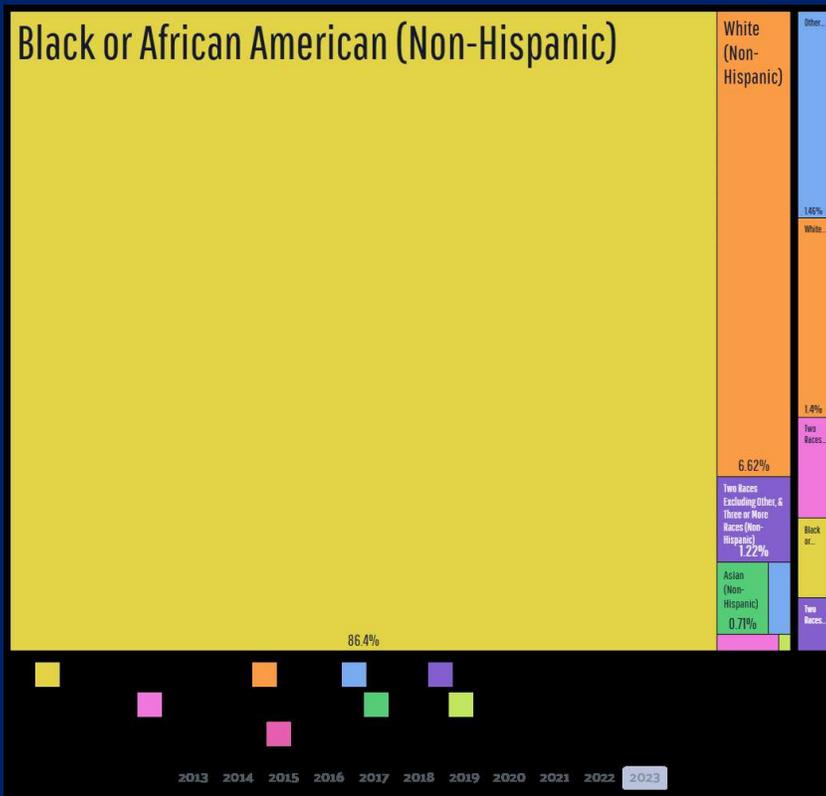
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## DEMOGRAPHICS SECTION 4



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**Global Diversity**

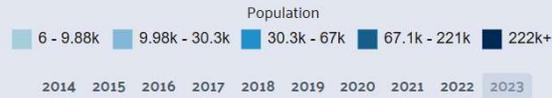
The PUMS dataset is not available at the Place level, so we are showing data for Georgia.

**MOST COMMON ORIGIN**

1. Mexico  
229,616 ± 11,639 people
2. India  
106,959 ± 7,990 people
3. Jamaica  
51,506 ± 5,559 people

In 2023, the most common birthplace for the foreign-born residents of Georgia was Mexico, the natal country of 229,616 Georgia residents, followed by India with 106,959 and Jamaica with 51,506.

Data from the [Census Bureau ACS PUMS 5-Year Estimate](#).



**POPULATION**

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	<b>8,278</b>	<b>77,004</b>	<b>186,613</b>
<b>Average age</b>	<b>33.3</b>	<b>34.5</b>	<b>34.0</b>
<b>Average age (Male)</b>	<b>33.0</b>	<b>32.8</b>	<b>32.2</b>
<b>Average age (Female)</b>	<b>33.4</b>	<b>35.5</b>	<b>35.5</b>

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
<b>Total households # of</b>	<b>3,466</b>	<b>30,407</b>	<b>72,048</b>
<b>persons per HH Average HH</b>	<b>2.4</b>	<b>2.5</b>	<b>2.6</b>
<b>income Average house value</b>	<b>\$47,818</b>	<b>\$43,737</b>	<b>\$41,993</b>
	<b>\$135,205</b>	<b>\$156,276</b>	<b>\$161,401</b>

\* Demographic data derived from 2010 US Census

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