

500 THORNTON RD SUITE 5

LITHIA SPRINGS GA, 30122

FOR LEASE

2,860 SF AUTOMOTIVE SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been retained as the exclusive brokers to arrange the leasing of the 500 Thornton Rd Suite 5, Lithia Springs GA, 30122.

The Prime 2,860 SF automotive space ideal for service, repair, or specialty automotive uses. This versatile facility features six drive-in doors, providing exceptional access and workflow efficiency. The layout includes a well-appointed office/reception area, perfect for greeting customers and managing operations, along with a functional shop space designed to accommodate multiple vehicles at once. Excellent visibility and convenient access make this location ideal for attracting and serving a steady flow of customers. Ample parking and flexible layout support a wide range of automotive-related businesses.

HIGHLIGHTS

- 2,860 SF
- \$16.86 PSF NNN
- 6 Drive-In Doors
- Reception Area
- 1.5 Miles from I-20
- Automotive Space

// SUITE 5



// LOCATION OVERVIEW



ABOUT THE AREA: LITHIA SPRINGS

Lithia Springs, Georgia, is a growing suburban community offering excellent access to major highways like I-20 and I-285, making it ideal for businesses seeking connectivity to Atlanta and surrounding areas. Known for its proximity to key retail, automotive, and industrial hubs, Lithia Springs attracts a diverse workforce and customer base. With a strategic location near Six Flags Over Georgia and various distribution centers, it's an attractive area for automotive, retail, and service-oriented businesses. Enjoy a thriving business environment with competitive rents and a supportive local community in this rapidly developing area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	17,400	79,500	177,600
Tot. Households	7,314	28,879	65,031
Avg. Household Income	\$51,000	\$66,000	\$70,800

// BROKER PROFILES



Jonah Siegel

Commercial Associate

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From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance. With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.connection therewith.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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