

# Parkwood Portfolio Overview

Prime Commercial Property for Sale | 542 Parkwood Way, Jonesboro, GA 30236

Offered by Marion Webb, Broker – MRB Legacy Realty | 678-489-8206

## 530 & 542 Parkwood Way:

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- **Total Building Size:** 5888 sq. ft.
  - **Total Lot Size:** 23,724 sq. ft.
  - **Parking:** 30+ parking spaces
  - **Suggested Combined Listing Price:** Negotiable
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## Executive Summary

MRB Legacy Realty is pleased to present an exceptional investment opportunity comprising two well-appointed commercial properties located in the thriving business district of Jonesboro, Georgia. These properties offer a combined total of approximately 5,885 square feet of versatile office space, strategically positioned to provide significant visibility and accessibility. Both properties are in close proximity to major transportation routes, including Tara Boulevard, and are conveniently located near Hartsfield-Jackson Atlanta International Airport and a variety of dining establishments.

## Property Overview

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### 1. 530 Parkwood Way, Jonesboro, GA 30236

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- **Building Size:** Approximately 3,100 square feet
  - **Lot Size:** 0.2 acres (8,712 square feet)
  - **Year Built:** 1984
  - **Zoning:** Mixed Use - Commercial (C3)
  - **Features:**
    - All-brick, two-story construction
    - 10+ spacious offices/conference rooms, each accommodating multiple workstations
    - Elegant reception area
    - Break room/kitchenette
    - Three restrooms
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# Parkwood Portfolio Overview

- **Location Highlights:**

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- High-traffic commercial area
  - Convenient access to Tara Boulevard
  - Close to major restaurants and retail establishments
  - Approximately 20 minutes to Hartsfield-Jackson Atlanta International Airport
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## 2. 542 Parkwood Way, Jonesboro, GA 30236

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- **Building Size:** Approximately 2,785 square feet
  - **Lot Size:** 0.356 acres (15,507 square feet)
  - **Year Built:** 1979 renovated in 2023
  - **Zoning:** Mixed Use District – Zoned Commercial C3
  - **Features:**
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- All-brick, single-story construction
  - 14+ offices/meeting rooms, each suitable for multiple desks
  - Inviting reception area
  - Kitchenette
  - Four restrooms
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- **Location Highlights:**

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- Situated at the intersection of Parkwood Way and Tara Boulevard
  - High-traffic commercial corridor
  - Proximity to major dining options and retail centers
  - Easy access to Hartsfield-Jackson Atlanta International Airport
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# Parkwood Portfolio Overview

## Investment Highlights

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- **Strategic Location:** Both properties are located in a bustling commercial hub with high visibility and traffic, enhancing business opportunities and tenant desirability.
  - **Versatile Space:** The combined office spaces offer flexible layouts suitable for a variety of professional uses, including medical, legal, and administrative offices.
  - **Established Infrastructure:** All-brick constructions with well-maintained interiors and functional amenities provide a turnkey solution for investors or owner-occupiers.
  - **Proximity to Amenities:** Close to major transportation routes, the airport, and a plethora of dining and retail options, ensuring convenience for employees and clients alike.
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## Financial Overview

**Limited financial information is available upon request.** Prospective buyers are encouraged to conduct their own due diligence to verify all financial data.

## Market Overview

Jonesboro, Georgia, serves as a dynamic suburban community within the Atlanta metropolitan area. The local real estate market has demonstrated resilience and growth, driven by its strategic location, economic development initiatives, and proximity to Atlanta's urban core. The area's commercial sector benefits from a diverse mix of businesses, a growing population, and ongoing infrastructure improvements.

## Terms of Sale

The properties are offered for sale collectively or individually. Sale terms are negotiable and will be considered on a case-by-case basis. All offers must be submitted in writing and will be subject to seller approval.

## Confidentiality and Disclaimer

This Offering Memorandum has been prepared by MRB Legacy Realty for informational purposes only and does not purport to contain all the information necessary to evaluate a purchase of the properties. All projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the properties. No representations or warranties, expressed or implied, are made as to the accuracy or completeness of this information. Prospective purchasers should conduct their own due diligence and consult with their own advisors.

## Contact Information

For further information or to schedule a property tour, please contact:

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