

3900 Bakers Ferry Rd SW

Atlanta, GA 30331



FOR SALE

Parker Buchanan

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BellStreet

For Sale

3900 Bakers Ferry Rd SW Atlanta, GA 30331



Property Description

Introducing a rare opportunity for daycare business owners in Atlanta, Georgia. This established 2,520 square foot building, occupying .688 acres of land, is fully functional and currently in operation as a licensed daycare facility. With a license for 40 occupants, this turnkey property provides an ideal foundation for daycare operations, offering ample space for growth and development. Situated in a prime location, this property is perfectly positioned to cater to the needs of the local community and presents an attractive prospect for daycare owner/operator.

Property Highlights

- 2,520 SF building
- Currently an operational daycare
- Licensed for 40
- .688 Acres

Offering Summary

Sale Price:	\$450,000
Lot Size:	0.688 Acres
Building Size:	2,520 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	341	889	3,262
Total Population	972	2,415	8,221
Average HH Income	\$84,987	\$81,005	\$65,103

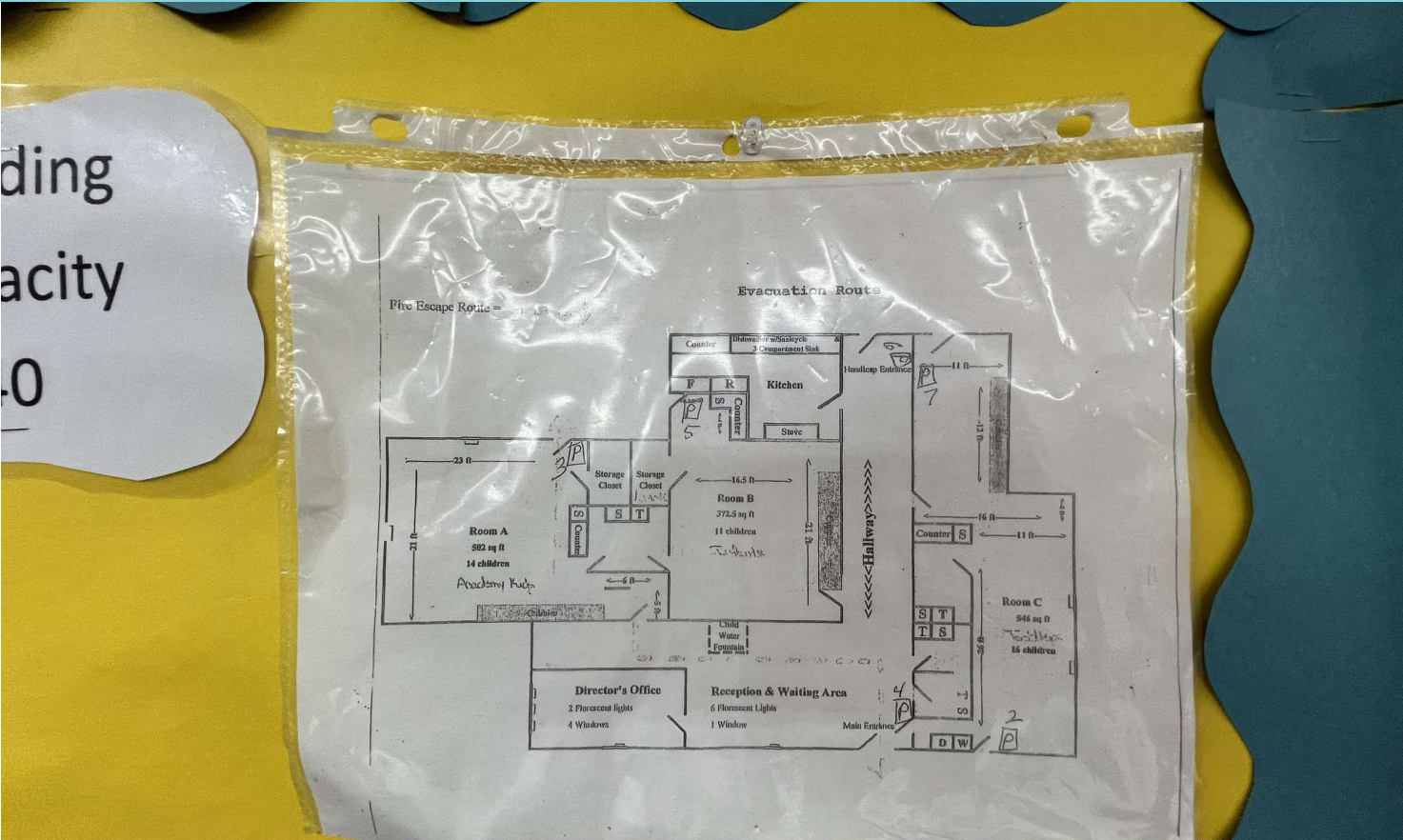
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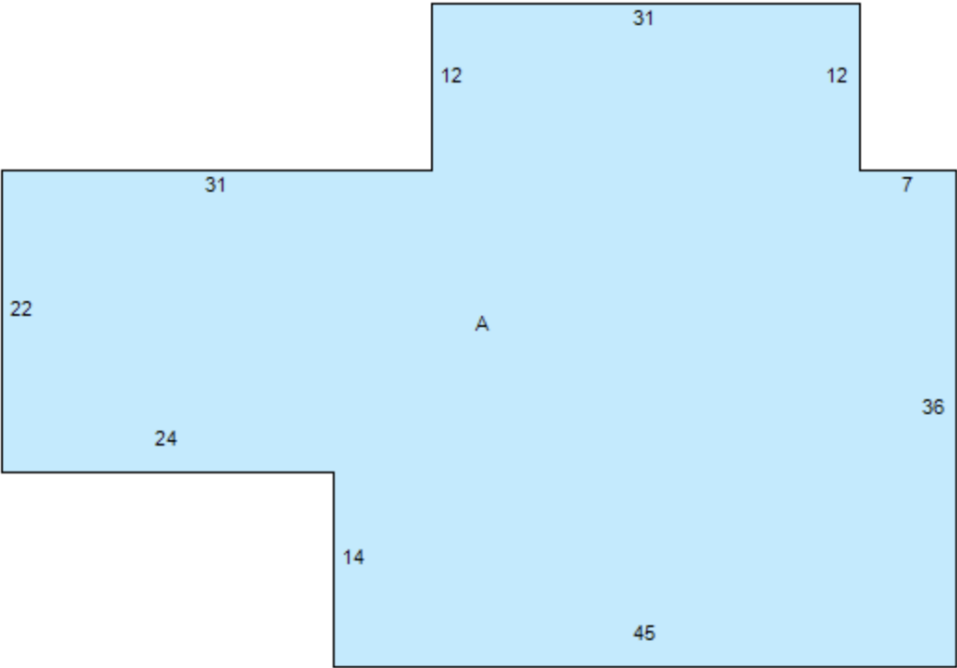


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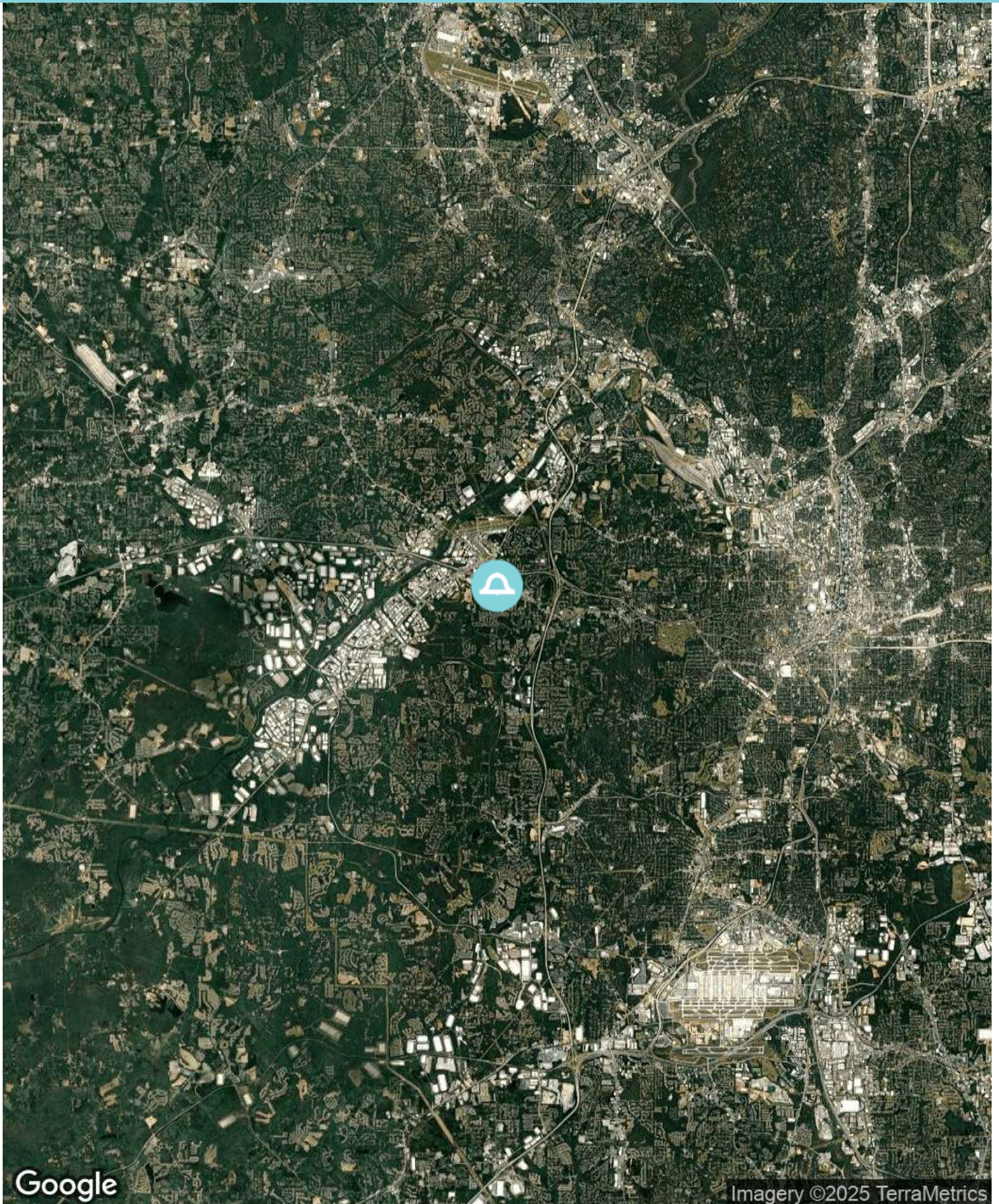


Room Type	Area
A 025	2520



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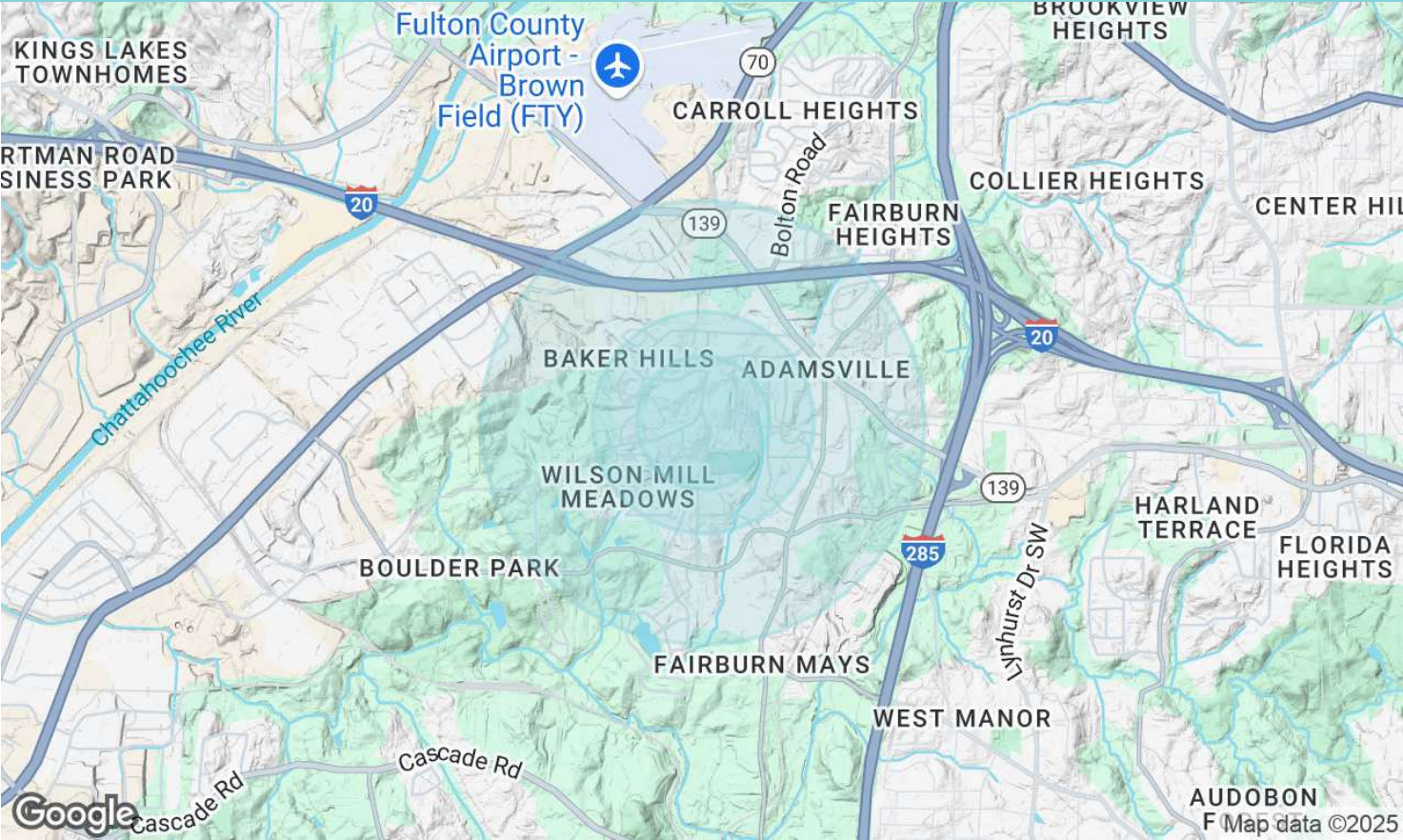


Google

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	972	2,415	8,221
Average Age	42	43	40
Average Age (Male)	39	40	37
Average Age (Female)	44	45	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	341	889	3,262
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$84,987	\$81,005	\$65,103
Average House Value	\$156,018	\$181,236	\$228,194

Demographics data derived from AlphaMap

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Parker Buchanan

Senior Associate

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Direct: **404.372.8701**

Professional Background

Parker Buchanan has been specializing in industrial, truck parking, as well as IOS investment sales for 5+ years. He has completed multiple transactions totaling \$31,000,000+. In 2021, Parker received the achievers award at a respected national commercial real estate firm. Parker also notably achieved the award for Top Producer in 2023 for BellStreet. He received his Bachelor degree in Finance at Wofford College.

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