



South Park Plaza

907-909 S Park St, Carrollton, GA 30117



COLDWELL BANKER
COMMERCIAL
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South Park Plaza

\$10.00 - \$15.00 /SF/YR

Prime office/mixed-retail space available immediately in South Park Plaza 907-909 Building- the heart of Carrollton! Located less than 10 minutes from West Georgia College and just 2 minutes from the busy Publix shopping center, this versatile property offers high visibility and convenient access. Anchored by Piedmont Urgent Care, this location is perfect for small businesses seeking a vibrant, high-traffic community setting. Move-in ready and ideal for rapid occupancy. Building 907- Suite C available now/ Suite D available beginning of November 2024. Building 909- Suite H1 & H2 available now. Don't miss out on this fantastic opportunity to grow your business!...

- Heavy daytime traffic; 2 miles from University of West GA, less than 2 minutes from Publix Shopping Center



Rental Rate:	\$10.00 - \$15.00 /SF/YR
Total Space Available:	6,746 SF
Max. Contiguous:	3,326 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	2
Frontage:	198' on Park St
Gross Leasable Area:	21,216 SF
Walk Score ®:	49 (Car-Dependent)
Rental Rate Mo:	\$1.17 /SF/MO

1st Floor Ste B

Space Available	540 SF
Rental Rate	\$14.00 /SF/YR
Date Available	November 15, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Currently used as a salon. Hookup for 3 wash bowls present. CAM- \$4/SF *does not include utilities

1

1st Floor Ste C

Space Available	540 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

VACANT- CAM- \$4/SF *does not include utilities

2

1st Floor Ste D

Space Available	540 SF
Rental Rate	\$14.00 /SF/YR
Date Available	November 01, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Suite C and D could be combined to make a total of 1080 SF.

3

1st Floor Ste H1

Space Available	3,326 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Previously used as an office for an insurance company. 2 Levels. Open Lobby, 7 private offices, 2 bathrooms, Break room. CAM \$4/SF *Utilities are not included.

4

1st Floor Ste H2

Space Available	1,800 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Blank Canvas. Needs complete Buildout. 2nd Floor- Lower Level- Back of Building Entry. CAM \$4/SF *Utilities are not included.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
BenchMark Physical Therapy	-	
Piedmont Healthcare	-	



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Property Photos



907 Front