



2365 COUNTY LINE ROAD SW, ATLANTA, GA 30331



COMMERCIAL PROPERTY
FOR *Sale*

Peter Beckford
REALTOR®

BECKFORD REALTY
404-547-3151
BECKFORDREALTY@GMAIL.COM

TABLE OF *Contents*

		ABOUT THE PROPERTY
		Description 2
		Property Features 2
		MAPS
		Location of Subject Property 3
		Proximity to Establishments 4
		TRAFFIC COUNTS
		Est. Daily Traffic Counts 5
		Historical Counts 5
		PHOTOS
		Property Photos 6
		Floor Plans 8
		IV



2365 COUNTY LINE ROAD SW, ATLANTA, GA 30331

Seize this rare chance to own and operate a fully equipped daycare center in the heart of Southwest Atlanta! Whether you're an experienced childcare operator ready to expand, an entrepreneur eager to build your legacy, or an investor, this established facility offers everything you need to hit the ground running.

This proven operation boasts a spacious layout to accommodate 86 children with room for future growth by increasing enrollment and introducing new programs. The property features a main school building, a well-maintained school trailer, and a dedicated turf playground that accommodates up to 61 kids at once—all thoughtfully designed to foster fun, safety, and learning.

The expansive open green space at the front of the property offers endless possibilities for—



4 CLASSROOMS



3 RESTROOMS



2,428
SQFT

outdoor activities, school events, and creative expansion. All licensing and permits are current and in good standing, making for a smooth transition to new ownership.

Please note: This sale includes real estate and furniture only. The business is not included.

The property is fully operational and ready for its next chapter. For more details, contact the listing agent directly.



 **\$620,000.00**

PROPERTY FEATURES

- New roof on main building 2022
- 2 Star Quality Rating
- ABEKA preschool curriculum
- CAPS quality rated
- Business license and special permitting in place
- *Transition support can be arranged for a fee*
- Two offices
- 1 kitchen
- 1 pantry

Peter Beckford

REALTOR®
BECKFORD REALTY
404-547-3151
BECKFORDREALTY@GMAIL.COM

LOCATION OF Subject Property



Legend:  **Subject Property**



Legend:  **Subject Property**

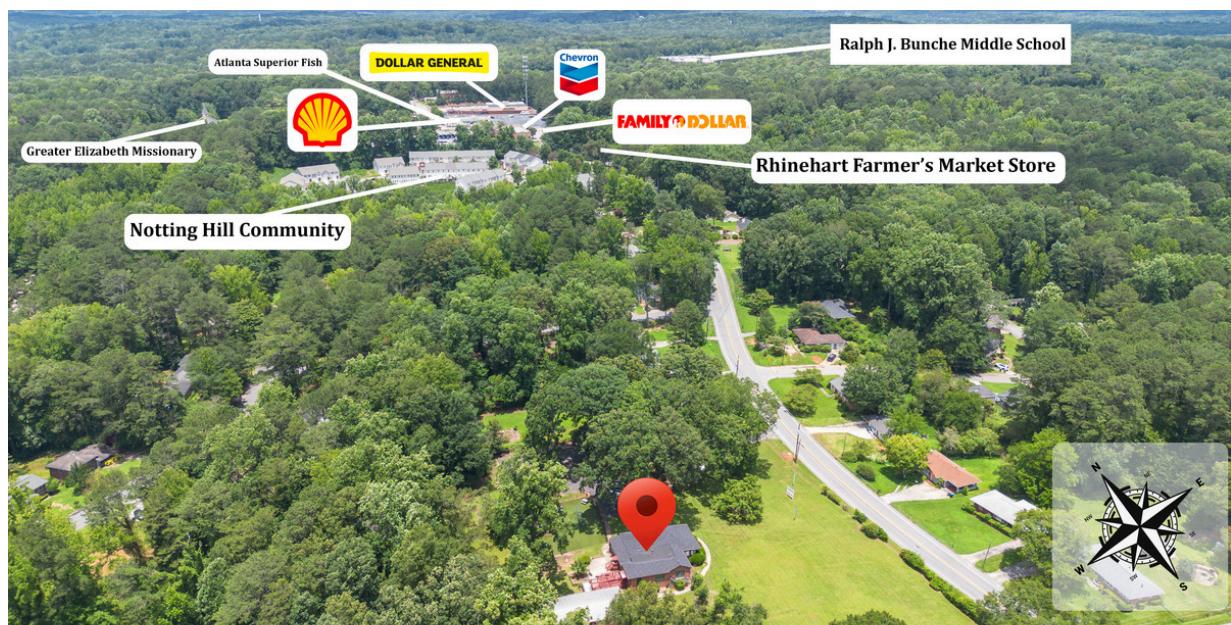
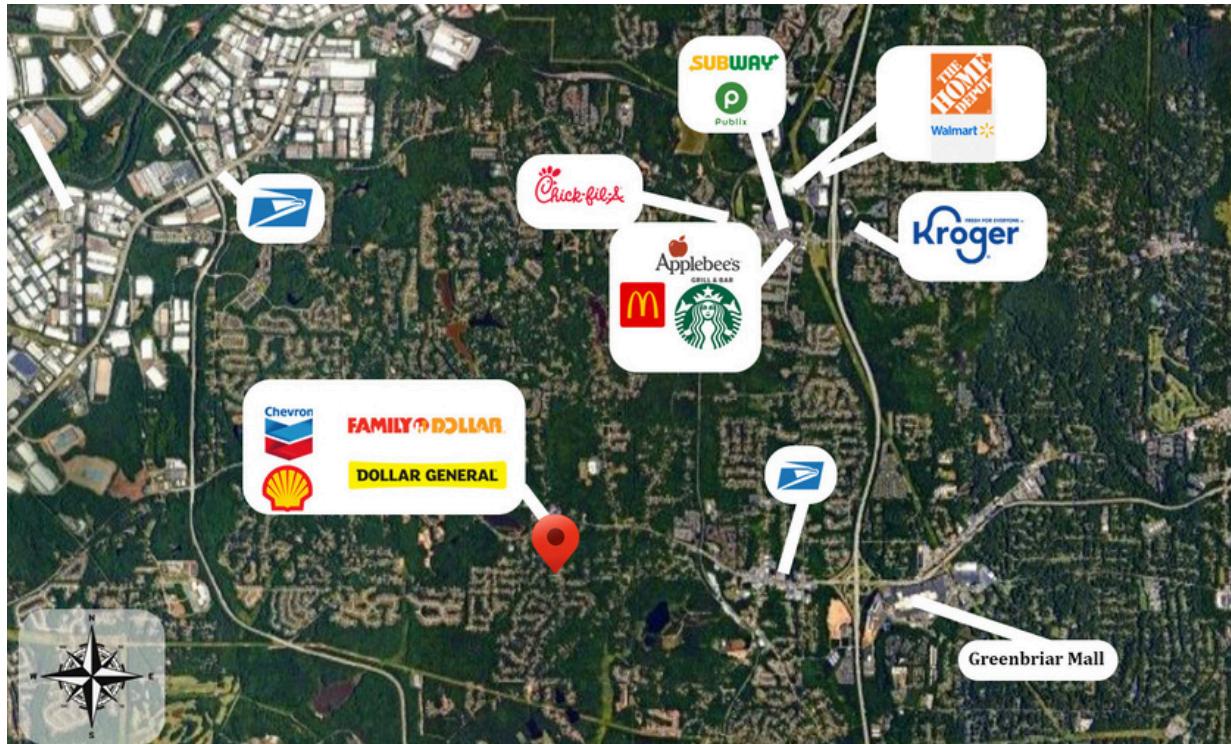


Legend:  **Subject Property**

Peter Beckford

REALTOR®
BECKFORD REALTY
404-547-3151
BECKFORDREALTY@GMAIL.COM

PROXIMITY TO Establishments



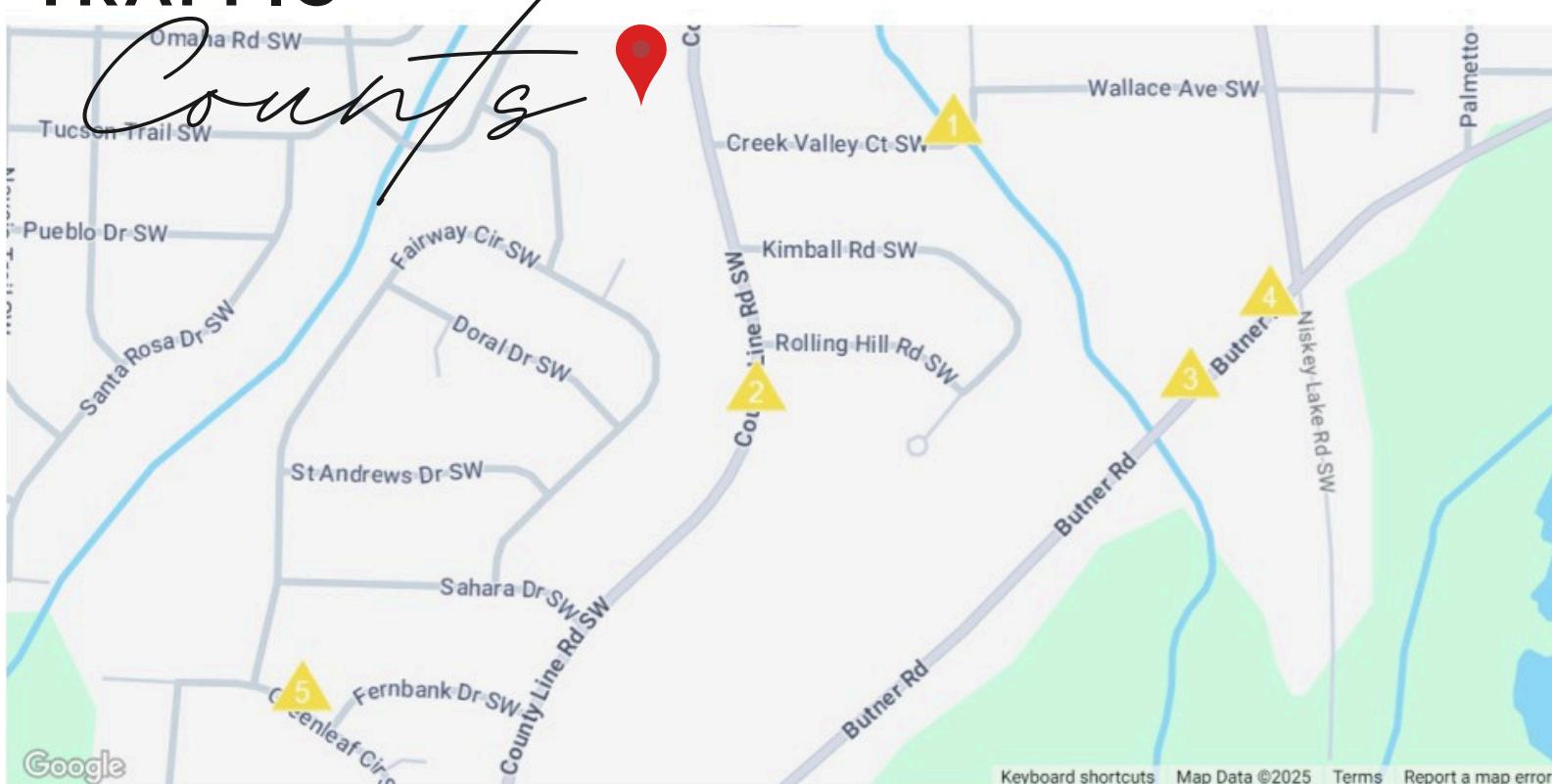
Peter Beckford

REALTOR®
BECKFORD REALTY
404-547-3151
BECKFORDREALTY@GMAIL.COM



TRAFFIC

Counts



Daily Traffic Counts:

- Up to 6,000 / day
- 6,001 – 15,000
- 15,001 – 30,000
- 30,001 – 50,000
- 50,001 – 100,000
- Over 100,000 / day

1

373

2024 Est. daily traffic counts

Street: Creek Valley Court Southwest
Cross: Wallace Ave SW
Cross Dir: NE
Dist: –

2

2,351

2024 Est. daily traffic counts

Street: County Line Road Southwest
Cross: Proposed St
Cross Dir: S
Dist: –

3

3,400

2022 Est. daily traffic counts

Street: Butner Road
Cross: Niskey Lake Rd SW
Cross Dir: NE
Dist: 0.03 miles

4

3,401

2024 Est. daily traffic counts

Street: Butner Rd
Cross: Niskey Lake Rd SW
Cross Dir: NE
Dist: –

5

1,407

2024 Est. daily traffic counts

Street: Greenleaf Cir SW
Cross: Fernbank Dr SW
Cross Dir: SE
Dist: –

Historical counts

Year Count Type

2022 ▲ 380 AADT

2019 ▲ 370 AADT

2018 ▲ 370 AADT

2004 ▲ 960 AADT

Historical counts

Year Count Type

2022 ▲ 2,140 AADT

2019 ▲ 2,570 AADT

2018 ▲ 2,520 AADT

2013 ▲ 2,560 AADT

Historical counts

Year Count Type

2019 ▲ 4,190 AADT

2018 ▲ 4,160 AADT

2013 ▲ 2,830 AADT

Historical counts

Year Count Type

2004 ▲ 2,250 AADT

2003 ▲ 485 AADT

Historical counts

Year Count Type

2004 ▲ 2,250 AADT

2003 ▲ 485 AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Peter Beckford

REALTOR®
BECKFORD REALTY
404-547-3151
BECKFORDREALTY@GMAIL.COM



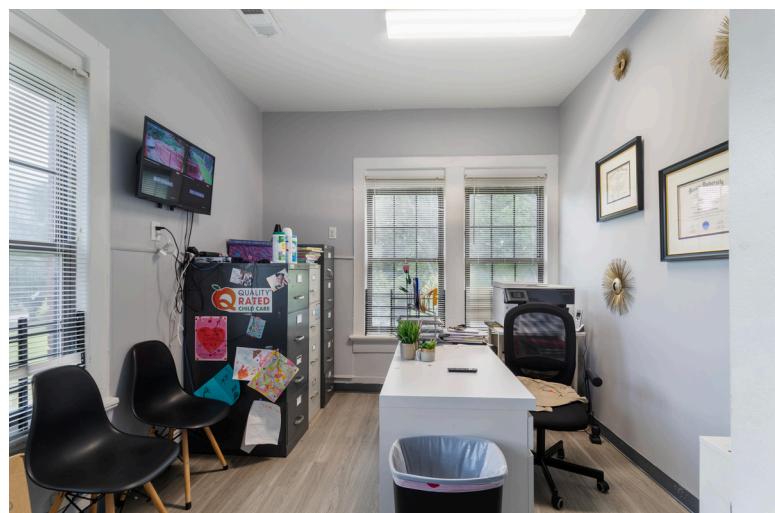
PROPERTY

Photos

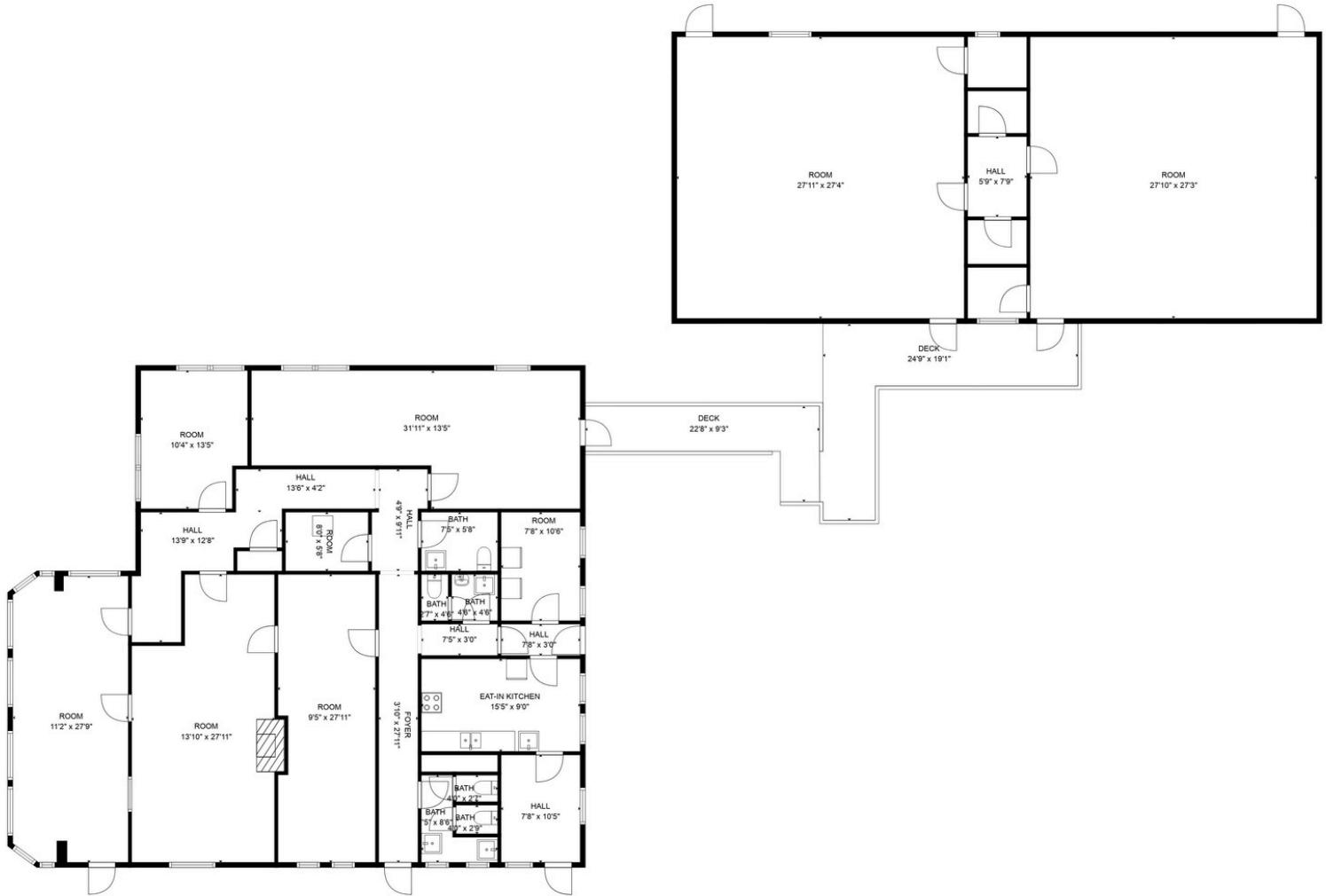


PROPERTY

Photos



FLOOR *Plans*



TOTAL: 4074 sq. ft
 FLOOR 1: 4074 sq. ft
 EXCLUDED AREAS: DECK: 336 sq. ft
 WALLS: 192 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FOR MORE INFO,

please contact

