



real

2365 COUNTY LINE ROAD SW, ATLANTA, GA 30331



COMMERCIAL PROPERTY

FOR

Sale

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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



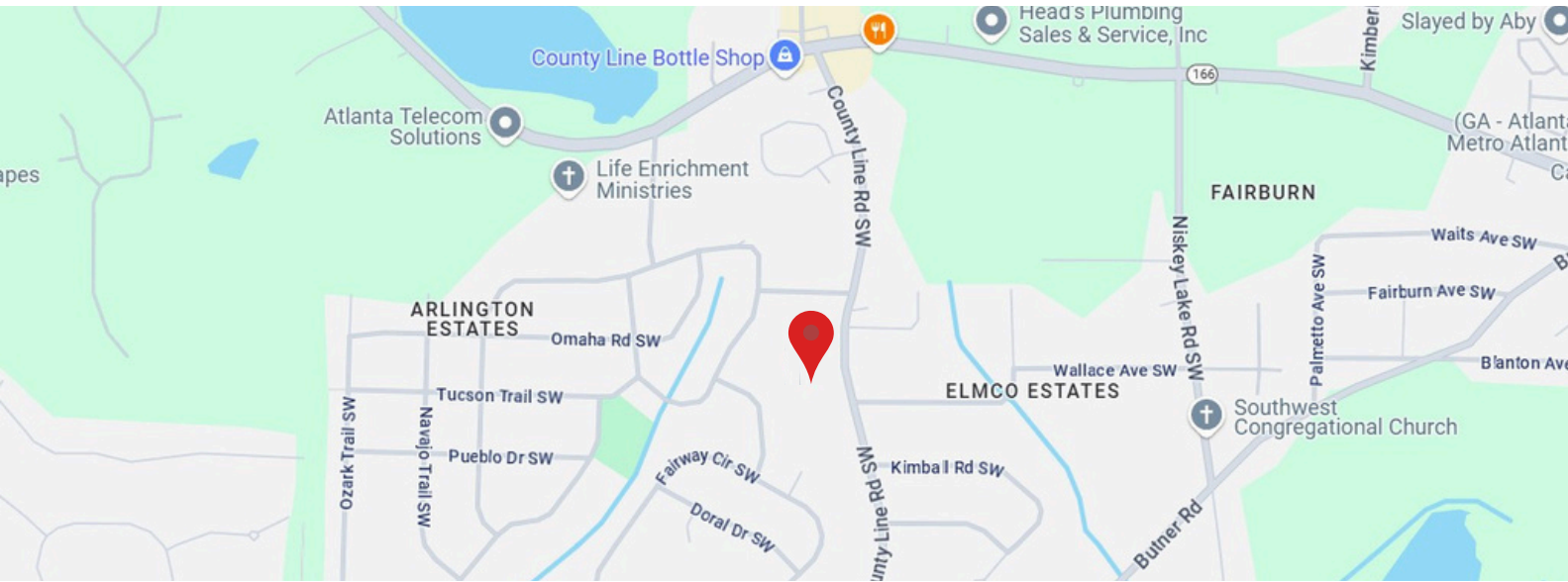
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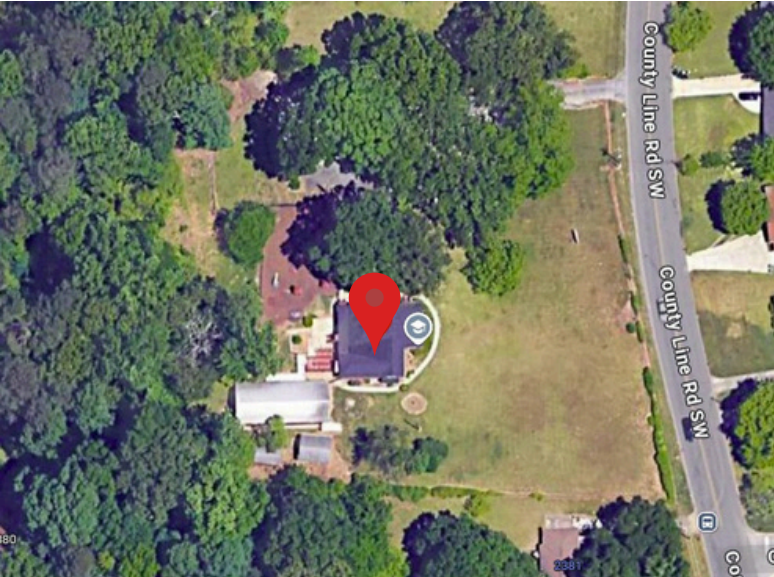




LOCATION OF *Subject Property*



Legend:  Subject Property



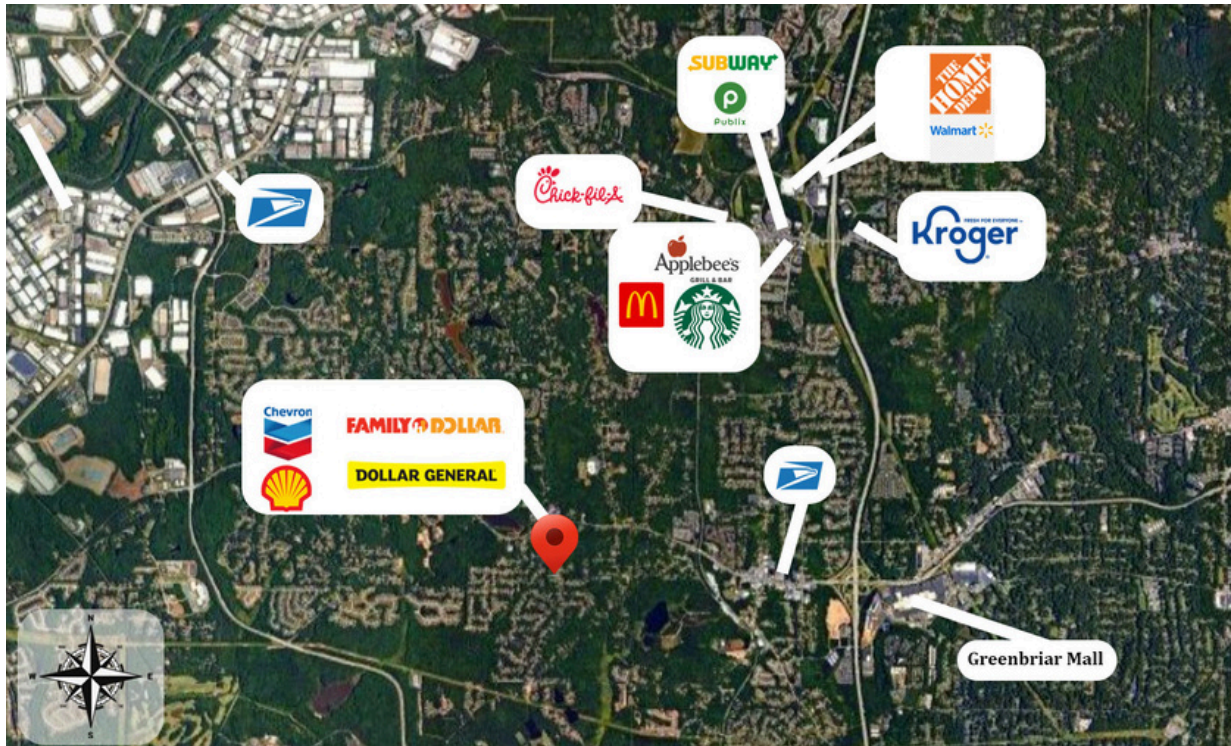
Legend:  Subject Property



Legend:  Subject Property

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PROXIMITY TO *Establishments*

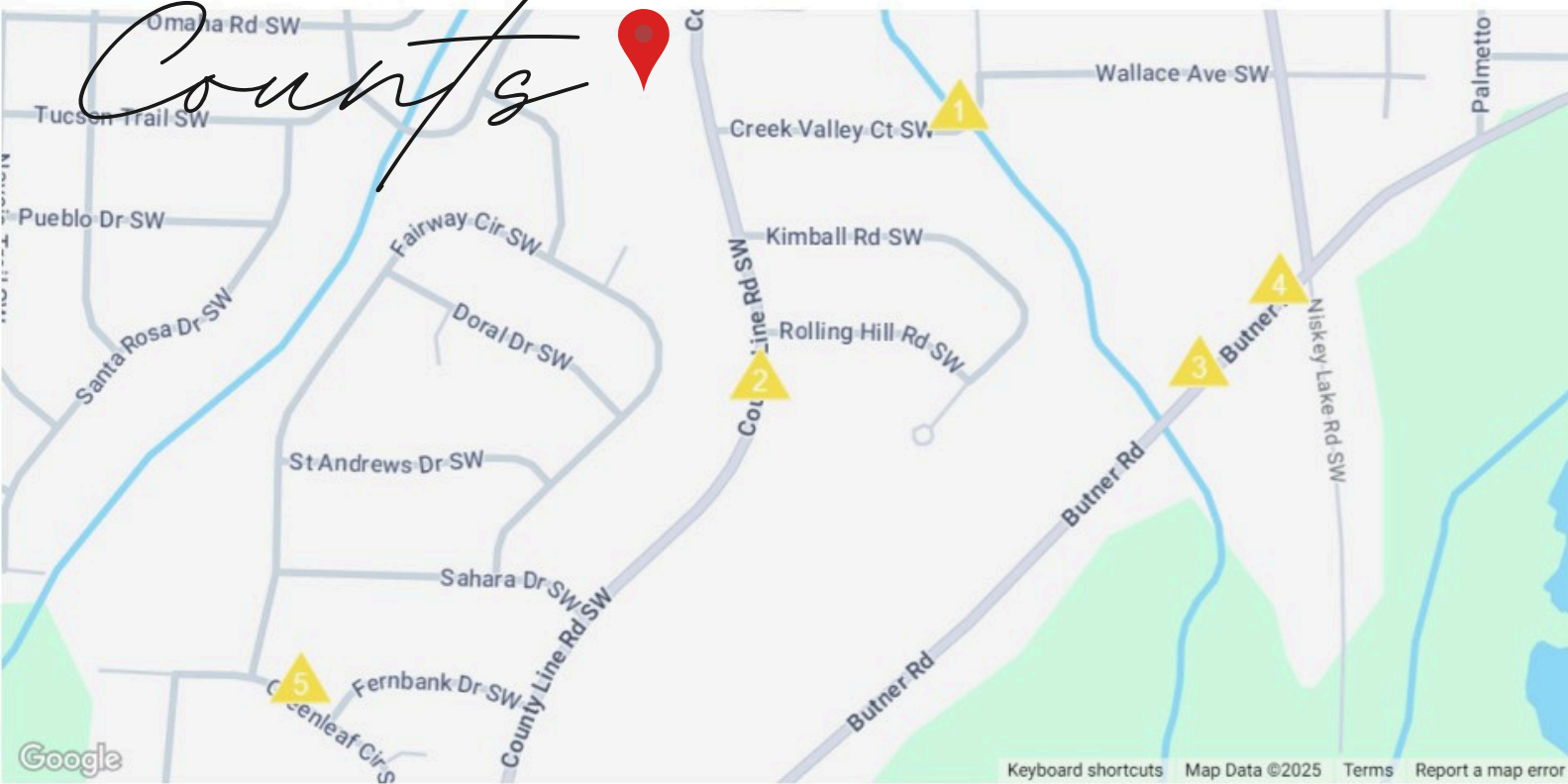


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TRAFFIC

Counts



Daily Traffic Counts: ▲ Up 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: –

Historical counts

Year	Count	Type
2022	380	AADT
2019	370	AADT
2018	370	AADT
2004	960	AADT

2

2,351

2024 Est. daily traffic counts

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

Historical counts

Year	Count	Type
2022	2,140	AADT
2019	2,570	AADT
2018	2,520	AADT
2013	2,560	AADT

3

3,400

2022 Est. daily traffic counts

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

Historical counts

Year	Count	Type
2019	4,190	AADT
2018	4,160	AADT
2013	2,830	AADT

4

3,401

2024 Est. daily traffic counts

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

Historical counts

Year	Count	Type
2019	4,190	AADT
2018	4,160	AADT
2013	2,830	AADT

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
2004	2,250	AADT
2003	485	AADT

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

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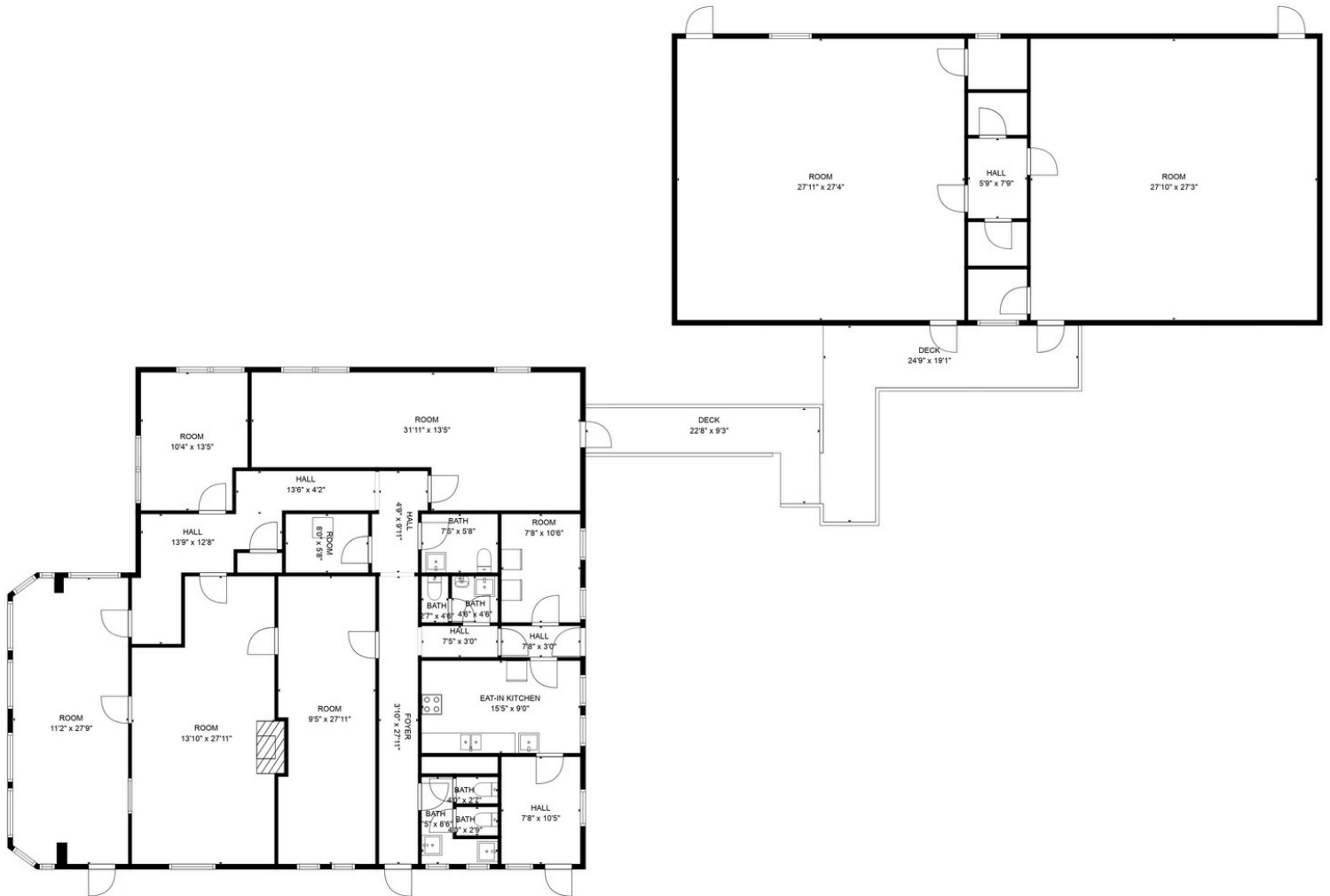
PROPERTY *Photos*



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

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