

# SALE / LEASE

## RALSTON PROFESSIONAL BUILDING

149 S McDonough St Jonesboro, GA 30236



### PROPERTY DESCRIPTION

This office building is located at a great location in downtown Jonesboro, with very short distance (less than 10 miles) drive to Atlanta Airport. Next to the Clayton County's courthouse and other county government buildings. Walking distance to café, restaurants and park.

### PROPERTY HIGHLIGHTS

- The tenant have only rent and Cam charges that covers all the expenses.
- 2 Stories Building, renovated in recent years and great interior conditions. Plenty of parking spaces, it is one of the primary office building in Jonesboro GA. Great road access, only 8.6 miles to exit 228 on I-75, and 5 miles to exit 1 on I-675.
- This building accommodates variety of the clientele.

### OFFERING SUMMARY

Sale Price:	\$1,430,000
Lease Rate:	Negotiable
Number of Units:	14
Available SF:	10,000 SF
Lot Size:	0.602 Acres
Building Size:	10,000 SF
Zoning:	C- Commercial
APN:	13241D F007

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,125	59,514	170,763
Total Population	6,954	166,165	451,448
Average HH Income	\$50,550	\$59,892	\$63,224

Adam Shekarabi  
770 632 1774



COLDWELL BANKER  
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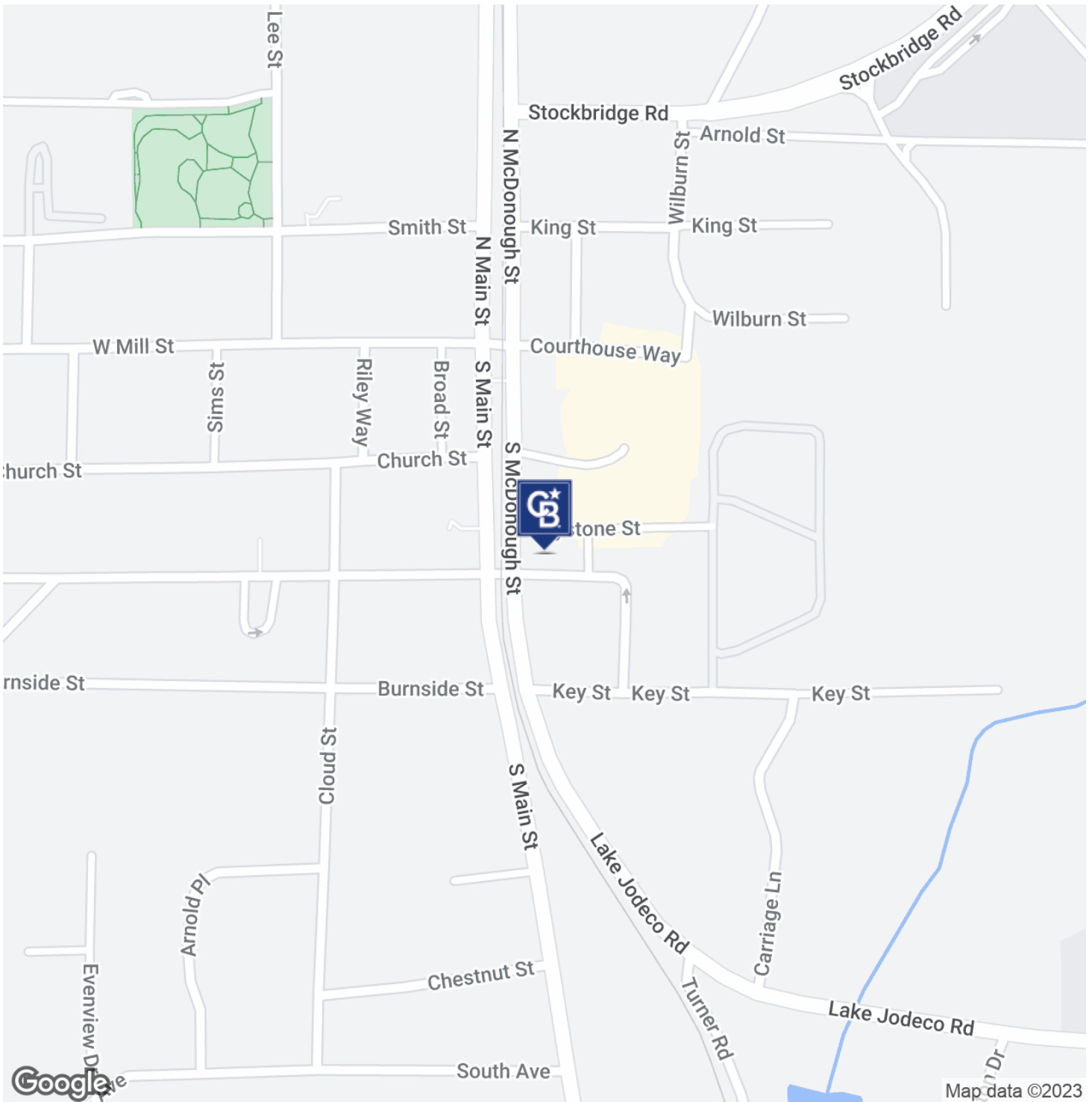


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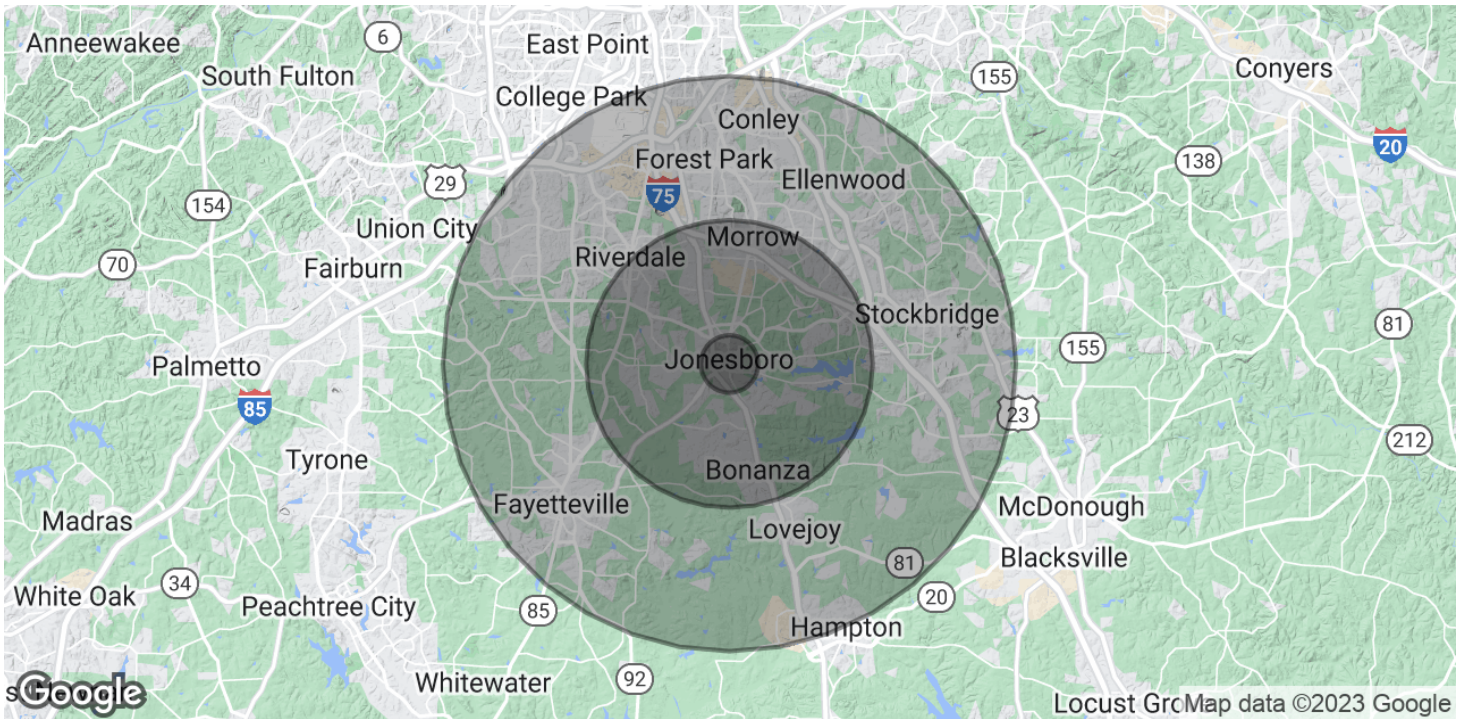
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,954	166,165	451,448
Average Age	32.2	33.2	35.5
Average Age (Male)	25.4	31	33.5
Average Age (Female)	37.1	35.5	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,125	59,514	170,763
# of Persons per HH	3.3	2.8	2.6
Average HH Income	\$50,550	\$59,892	\$63,224
Average House Value	\$94,332	\$113,911	\$135,080

\* Demographic data derived from 2020 ACS - US Census

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