



6550 Mt Zion Blvd, Morrow, GA 30260

**\$16.92/SF/YR**

**\$1.41/SF/MO**

Shoppes Of Morrow

Retail | 1 space available | 2,041 sq. ft.



Reginald Jackson  
404.474.4153

Listing Added: 12/10/2020

Listing Updated: 09/09/2024



**Building Details**

Property Type	Retail, Office, Restaurant	Subtype	Coworking, Creative Office, Restaurant, Retail, office, Beauty Salon
Tenancy	Multiple	Total Building SQFT	15,585
Vacant SQFT	2,622	Land Acres	1.5
Lot Size (acres)	77,972	Year Built	2008
Buildings	1	Taxes (cost per SQFT)	\$1.45
Total Parking Spaces	70	Zoning	GB
APN	12-0117D-00B-001	Submarket	Morrow
Submarket Cluster	Forest Park/Morrow		

**Building Description**

## Common FAQ about unit(s):

- Tenant pays for Lights, Water and Gas (Water is sub-metered)
- Space is ideal for restaurant. office and retail.
- 30 day moratorium
- Deposit due at lease signing- \$4,000 for unit 109-110.
- First month's rent and CAM due at lease signing
- \$400 water deposit due at lease signing
- AS-IS

Located in the Shoppes of Morrow complex, unit 101 and 102 is ideal for restaurant space, Retail or could potentially be used as a dispensary (See details below). The tenant pays for Lights, Water, and Gas (Water is sub-metered).

\*\*If you have a dispensary business and are applying for this listing please check with The City of Morrow for proper licensing, otherwise, we will not be able to accept your application.

**Apply Here!** (<https://reggiejacksonrealty.managebuilding.com/Resident/rental-application/new>)- <https://reggiejacksonrealty.managebuilding.com/Resident/public/home> (<https://reggiejacksonrealty.managebuilding.com/Resident/public/home>).

\*\*Application Fee: \$100 per Applicant (If you have a co-signer, your co-signer must complete their own application).\*\*

**Building Highlights**

- Dedicated Turn Lane
- Poly Sign

Building Location (1 Location)

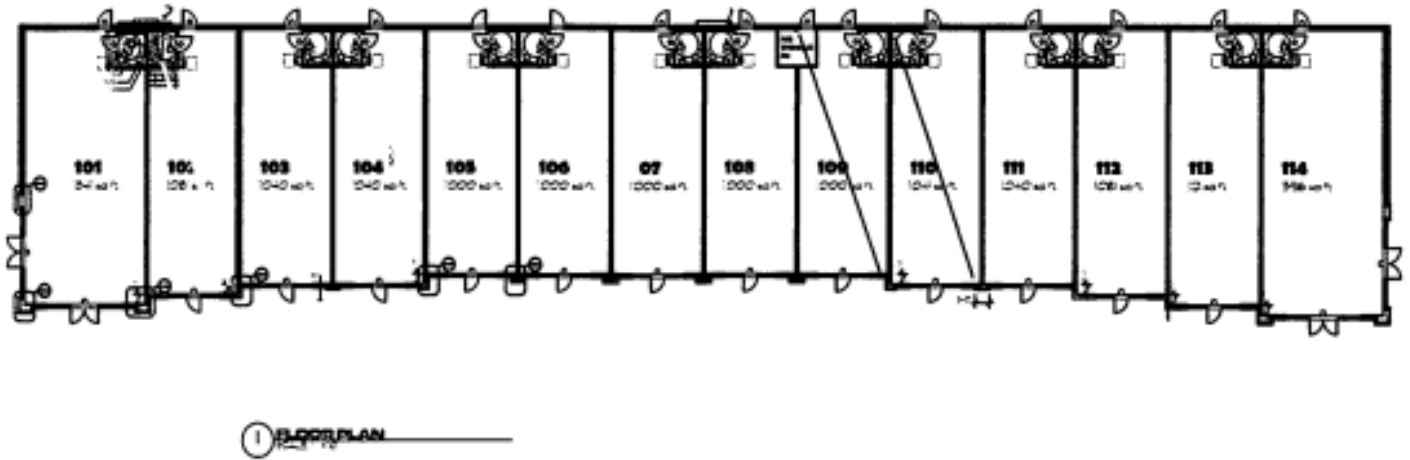


6550 Mt. Zion Blvd - Unit 109 and 110 Details

Tenants are responsible for all utilities (electrical, gas, and water). Ideal for office or retail, this space is perfect for a beauty salon. Unit 109 includes four booths, a front desk, and a waiting room, while Unit 110 features six salon chairs, a washing sink, and a waiting area. The back area offers laundry and storage, providing a functional setup to enhance client experience and streamline operations. Rent is \$3500.32/month, including CAM.

Listing Type	Direct	Space Subtype	Coworking,Creative Office
RSF	2,041 SF	USF	2,041 SF
Space Available	8/15/24	Parking	70
Rate (Per SF)	\$16.92 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Total CAM (Per SF/YR)	\$3.66
Total Rate (Per SF/YR)	\$20.58	Total Monthly Rent	\$3,500.32
Days on Market	1154 days		

6550 Mt. Zion Blvd - Unit 109 and 110 Floorplan

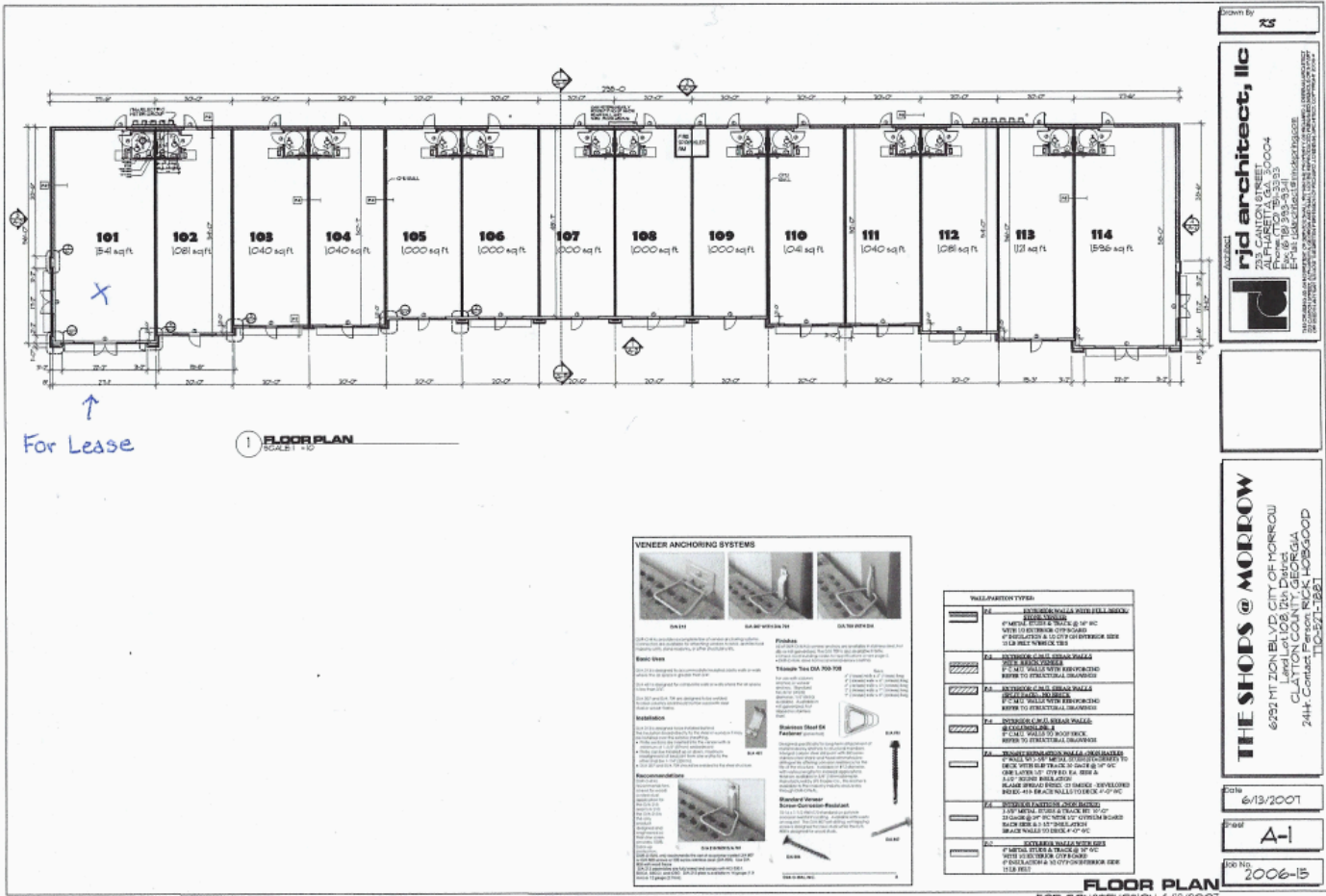


6550 Mt. Zion Blvd - Unit 101 Details

Apply HERE- <https://reggiejacksonrealty.managebuilding.com/Resident/public/home> -1500 gal grease trap - Tenant pays for Lights, Water and Gas (Water is sub-metered) - Space is ideal for restaurant, office and retail.-30 day moratorium, only CAM due during moratorium -Deposit due at lease signing- \$3000 for Unit 101 Only or \$5000 for Unit 101 and 102. -First month's rent and CAM due at lease signing -\$400 water deposit due at lease signing -\$2,529.81 month Rent -\$470/month CAM -AS-IS

Listing Type	Direct	RSF	1,541 SF
USF	1,560 SF	Parking	70 spaces
Rate (Per SF)	\$19.7 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Total CAM (Per SF/YR)	\$3.66
Total Rate (Per SF/YR)	\$23.36	Total Monthly Rent	\$2,999.71
Days on Market	1357 days		

6550 Mt. Zion Blvd - Unit 101 Floorplan



6550 Mt. Zion Blvd - Unit 102 Details

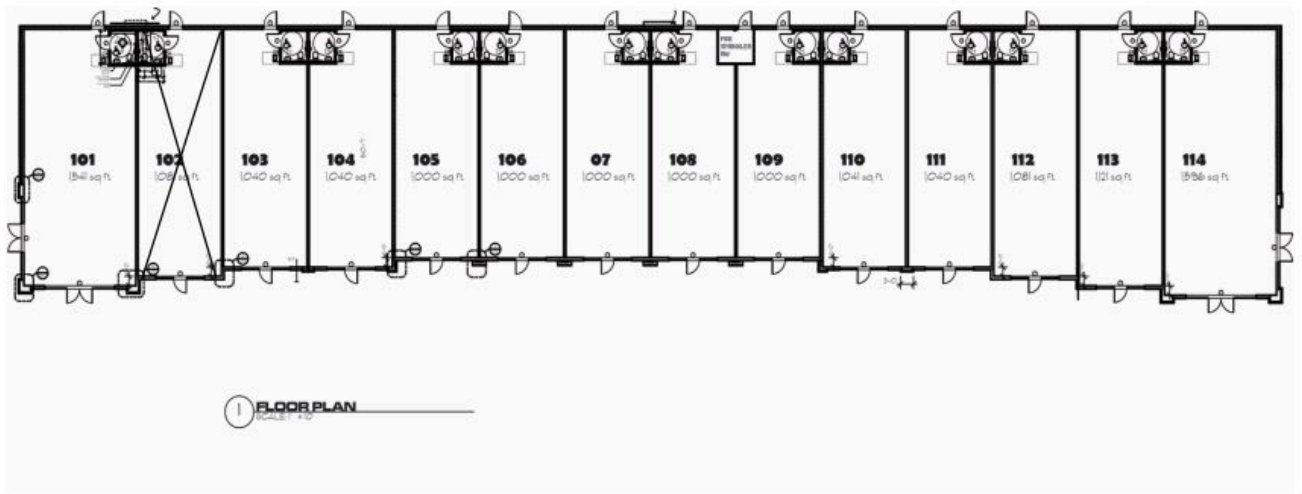
Apply HERE- <https://reggiejacksonrealty.managebuilding.com/Resident/public/home> - Tenant pays for Lights, Water and Gas (Water is sub-metered) - Space is ideal for restaurant, office and retail.-30 day moratorium, only CAM due during moratorium -Deposit due at lease signing-\$3000 for unit 102 Only or \$5000 for Unit 101 and 102 -First month's rent and CAM due at lease signing -\$400 water deposit due at lease signing -\$1524.21/month Rent - \$329.71/month CAM -AS-IS

Listing Type	Direct	RSF	1,081 SF
USF	1,081 SF	Parking	70 spaces
Rate (Per SF)	\$16.92 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Total CAM (Per SF/YR)	\$3.66
Total Rate (Per SF/YR)	\$20.58	Total Monthly Rent	\$1,853.92
Days on Market	1213 days		



6550 Mt. Zion Blvd - Unit 102 Floorplan

EXHIBIT "B"

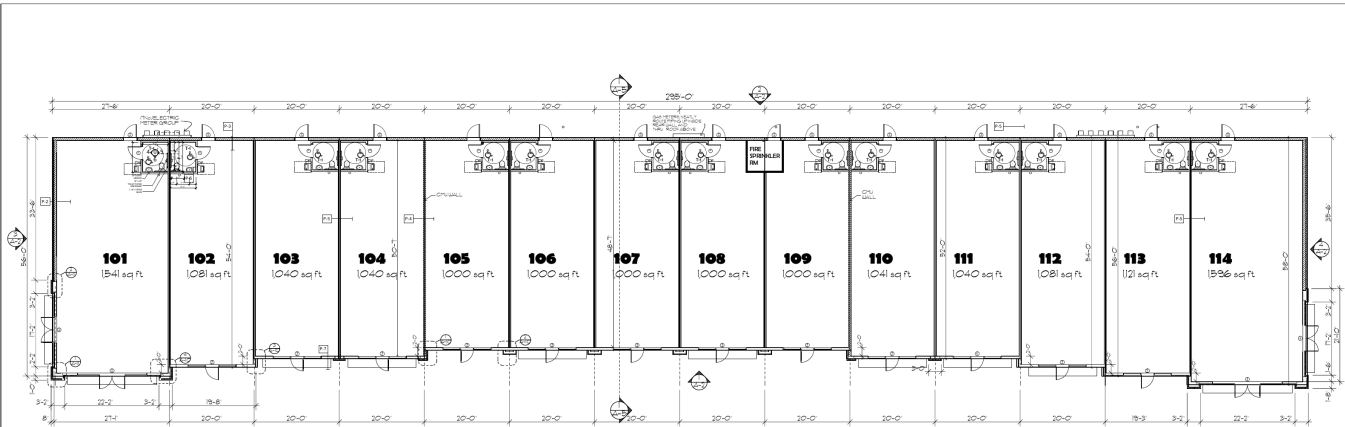


6550 Mt Zion Blvd #103 Details

6550 Mt. Zion Blvd (Unit 103) Retail Space (approx. 1,040 sqft) Available for rent Monthly Rent: \$1,500 Monthly CAM Charges: \$314.07 (\$3.66/Sqft) Utilities (Water): TBD Tenants are responsible for all utilities and CAM charges. Located in the Shoppes of Morrow complex, unit 103 is ideal for office space, Retail or could potentially be used as a dispensary (See details below). The unit was previously rented as a tax office. The tenant pays for Lights, Water, and Gas (Water is sub-metered). \*\*

Listing Type	Direct	Space Subtype	Creative Office,Coworking
RSF	1,040 SF	Space Available	6/14/22
Parking	70 spaces	Days on Market	818 days

6550 Mt Zion Blvd #103 Floorplan



1 FLOOR PLAN SCALE: 1/8" = 1'-0"

**VENEER ANCHORING SYSTEMS**

**Basic Uses**

- DA 113: Use on exterior walls with brick or stone veneer. The anchor is installed in the mortar joint of the brick or stone. The anchor is installed in the mortar joint of the brick or stone.
- DA 107 with DA 114: Use on exterior walls with brick or stone veneer. The anchor is installed in the mortar joint of the brick or stone. The anchor is installed in the mortar joint of the brick or stone.
- DA 109 with DA 114: Use on exterior walls with brick or stone veneer. The anchor is installed in the mortar joint of the brick or stone. The anchor is installed in the mortar joint of the brick or stone.

**Installation**

1. Drill hole in mortar joint of brick or stone.

2. Clean hole of dust and debris.

3. Insert anchor into hole.

4. Tighten anchor with nut and washer.

**Recommendations**

- Use on exterior walls with brick or stone veneer.
- Use on exterior walls with brick or stone veneer.
- Use on exterior walls with brick or stone veneer.

WALL PARTITION TYPES	DESCRIPTION
1	EXTERIOR WALLS WITH FULL BRICK VENEER IF METAL STUDS @ 16" OC WITH 1/2" EXTERIOR GYPSUM BOARD IF INSULATION IS ON INTERIOR SIDE IS LA FLEET WORKING THIS
2	EXTERIOR FULL SHEAR WALLS WITH BRICK VENEER IF METAL STUDS WITH BRACING REFER TO STRUCTURAL DRAWINGS
3	EXTERIOR FULL SHEAR WALLS WITH FULL BRICK VENEER IF METAL STUDS WITH BRACING REFER TO STRUCTURAL DRAWINGS
4	EXTERIOR FULL SHEAR WALLS WITH FULL BRICK VENEER IF METAL STUDS WITH BRACING REFER TO STRUCTURAL DRAWINGS
5	TERMINATION WALLS - UNBRACED IF WALL WITH 1/2" METAL STUDS REFER TO DRAWING WITH GYPSUM BOARD OR 1/2" GYPSUM BOARD IF METAL STUDS WITH BRACING REFER TO STRUCTURAL DRAWINGS
6	INTERIOR PARTITION - UNBRACED IF METAL STUDS @ 16" OC WITH 1/2" GYPSUM BOARD IF INSULATION IS ON INTERIOR SIDE IS LA FLEET WORKING THIS
7	EXTERIOR WALLS WITH METAL STUDS @ 16" OC WITH 1/2" EXTERIOR GYPSUM BOARD IF INSULATION IS ON INTERIOR SIDE IS LA FLEET WORKING THIS

FLOOR PLAN FOR CONSTRUCTION: 6/13/2007

Drawn By: **RS**

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**THE SHOPS @ MORROW**  
 6550 MT ZION BLVD, CITY OF MORROW  
 CLAYTON COUNTY, GEORGIA  
 24HR. CONTACT: P. RICK HOBGOOD  
 TEL: 678-271-1887

Date: **6/13/2007**

Sheet: **A-1**

Job No: **2006-15**

Property Photos (10 photos)

