

FOR LEASE

STEWART SQUARE

1959 Metropolitan Parkway SW
Atlanta, GA 30315

100,000+/- Rentable SF
Divisible

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G E O R G I A B R O K E R S

R E A L E S T A T E

Residential | Commercial

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EXECUTIVE SUMMARY

LEASE RATE

Contact Broker

TRIPLE NET

100,000 SF OR

3 spaces of 40,000sf, 40,000sf and 20,000sf are existing and can combined in various increments

See Floor Plan

Existing equipment is included

Property

Building SF	106,000sf +/- main floor 14,000sf +/-mezzanine
Parking spaces	543
Acreage	10.34
Built	1968
Zoned	MCR-1
Columns	On 40ft centers
Ceiling	19ft main floor

- The improvements are of concrete block, steel frame, and wood frame interior construction with exterior of painted concrete block, painted brick and painted wood and metal siding exterior.
- Site improvements include paved driveways and parking areas for 543± vehicles, signage, 2 docks

EXISTING EQUIPMENT: 30 bowling lanes, skating rink, fitness equipment, former full-service restaurant space with bar, lounge and dining patio, pool tables, miscellaneous other equipment.

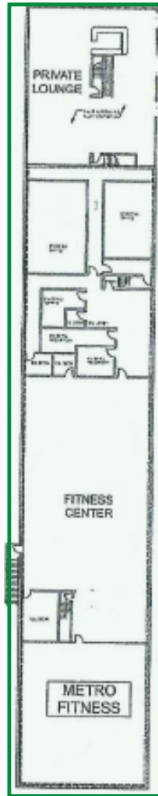
GEORGIA BROKERS
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FLOOR PLAN



Mezzanine Floor Plan



② SECOND FLOOR PLAN

4 roll up doors for patio

patio

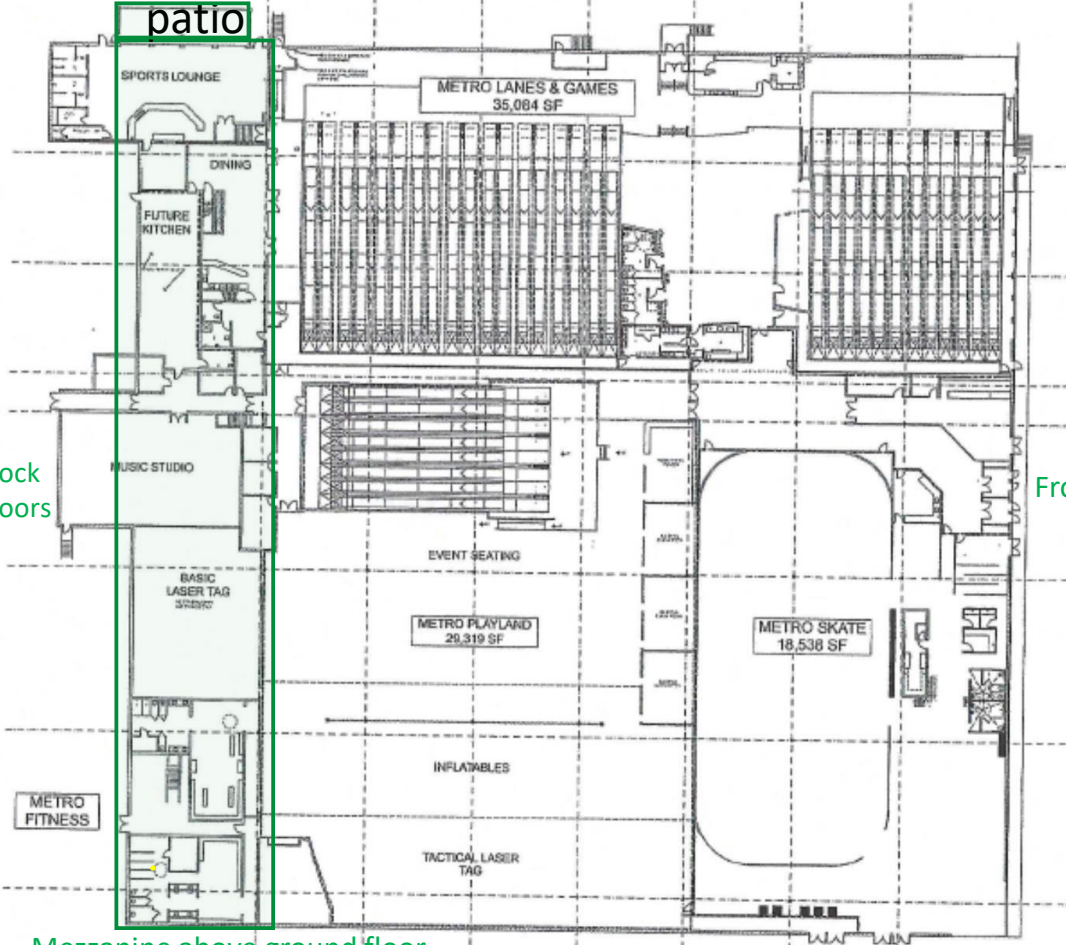
2 dock doors

Mezzanine above ground floor

① GROUND FLOOR PLAN

Main Floor

Mezzanine

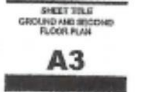
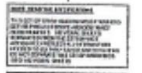


Ceiling varies 16 to 19ft clear height
Columns on 40 ft centers

Front Doors

Mezzanine: +/- 47 X 320 = 15,000
Main Floor: +/- 313 X 320 = 100,000
Other; +/- 5,000

TOTAL SF +/- 120,000



INTERIOR PHOTOS

Former Tenant



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LOCATION MAPS & HIGHLIGHTS

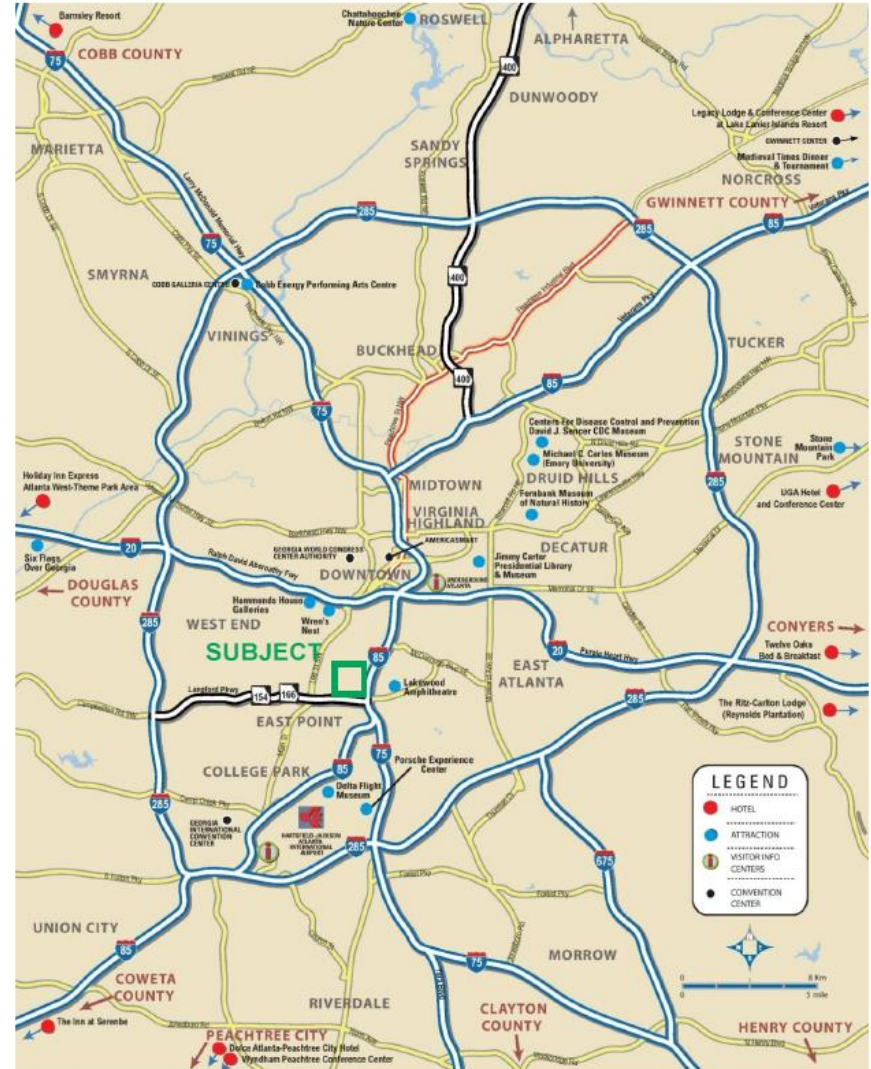
- **Population**

3 mile	96,052
5 mile	237,178
- **Housing** \$337,000 avg price 6-mos ended 10/20/2023; 30315 zip code**
- **Avg HH Income***

1 mile	\$62,251
3 mile	\$58,639
5 mile	\$75,628
- **Traffic Count** 16,200 (Ga DOT)
- **Area Land Use** Office, Industrial Retail, Education, Medical, Airport
- **Location**

3.5 miles north of Hartsfield-Jackson Airport
 3.5 miles south of ATL CBD/State Capitol
- **Access**

Thoroughfare: Immediate access to I-75/85; all of Metro ATL
 Surface Street: N/S: SR 19/41: 2-4 lane transverses Metro ATL
 E/W: SR 154/166: thru SE and SW ATL
- **Metropolitan Parkway** provides shopping, restaurants, higher learning education, entertainment, medical and other support services to the densely populated area of SW ATL



** First Multiple Listing Service

* US Census Bureau

Buyer to verify all information deemed important

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- 1. ATL CBD
- 2. Atlanta Technical College
- 3. Atlanta Metropolitan State University
- 4. ATL Board of Education Bus Depot
- 5. Metro Mart USA and Value Village
- 6. 3 buildings: Family Dollar; Metro Wings; Latin Cafe
- 7. 3 buildings: Kemper Café, Loya Insurance; J&J Seafood
- 8. Building: Auto Zone; Driveway: 1959 Metropolitan owned ingress egress
- 9. Captain D's
- 10. Brookside Park Apartments
- 11. Uniroyal Tire overflow parking
- 12. Uniroyal Tire
- 13. Chiropractor
- 14. Crossroads Shopping Center
- 15. Dollar Tree



Mercedes Benz Stadium

A. I-75/85

B. Metropolitan Parkway

Atlanta Beltline

Metropolitan Library

Cellairis Amphitheatre at La

Metro Family Fun Center



8/27/21 9:27am

Hartsfield International Airport 3.5 mi due south

Kroger 1.2 mi south
Super Walmart 1.5mi south

Wellstar ATL Medical Ctr 1.6mi SW

I-75/85 S →

Wendy's McDonald's

Hartland Station Apts – Now Complete

in/out ←

Metro Family Fun Center (MFFC)

See Floor Plan Slide

Fitness entrance

See other Aerial Photos for additional labelling

Pedal Cart Course *

Restaurant exterior entrance

* 8/2021: installation underway – now complete

Hippo Slide *

Distances are approximate as measured via Google Earth Pro from MFFC and are not warranted by Georgia Brokers Real Estate

8/27/21 9:28am

Industrial Users

Tyler Perry Movie Studio

SR 154/166 (Lakewood Fwy)

Apartments

Hartland Station
Apts – Now Complete

Lakewood Dr

Metro Family
Fun Center

Metropolitan Parkway



Sylva, Latin for "forest", describes the dense tree canopy that shades the streets and homes of Sylvan Hills. Once part of the Perkerson and Gilbert land holdings that are believed to date to 1831, Sylvan Hills as a neighborhood was established around 1920 during a post-WWI building boom.

Sylvan Hills is a vibrant, diverse, affordable, and convenient in-town neighborhood located minutes from downtown and midtown Atlanta. Sylvan Hills is a popular location for airport professionals because it provides an easy commute to Hartsfield-Jackson International Airport without the air traffic noise. Two Marta stations—Lakewood-Ft. McPherson and Oakland City—are readily accessible.

Housing in Sylvan Hills west reflects the clustered cottage or bungalow style typical to pre-WWII construction while Sylvan Hills east (between Sylvan Hills and I-75/85) housing generally reflects the 1950's and 60's larger lot single-story ranch style.

Together with historic homes, "in-fill" construction provides newer homes priced in the \$400,000s.



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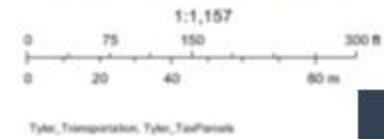
TAX PARCEL
AERIAL

LL 0497

14 0103 LL0495, 1959 METROPOLITAN PKWY, ATLANTA



August 11, 2021



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PROPERTY HISTORY

- Built in 1968 for Woolworths Company as a Woolco Department Store and anchor tenant for the open-air Stewart Lakewood Shopping Center, now Crossroads Shopping Center
- After Woolcos' nationwide closure, the building was sub-divided for a national associated grocery chain, SuperValue, a national drug store chain and other retail stores, all known as Stewart Square
- After Kroger opened a super store 1 mile north, its pricing undercut its competitors and all area grocers shuttered their doors, including SuperValue. The other tenants closed thereafter.
- Soon leased as a basketball-oriented gym with 7 NBA-sized courts, running track and gym called Run and Shoot.
- The successful operator sold the business to a national operator who proved less capable and ceased operations across the country.
- Redevelopment by Landlord to add the bowling alley and skating rink and expand venues under a new operator led to the strong 2021 operating performance of former tenant Metro Fun Center before tenant downsized elsewhere in 2022

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DEMOGRAPHICS

Source: Data.census.gov - 2019 American Community Survey - 5 Year Estimates	Fulton County
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Firms Owned	125,745
Firms Owned US	27,626,360
Employment	64.4%
Employment US	59.6%
Housing Units	471,836
Housing Units US	137,428,986
Home Ownership	51.6%
Home Ownership US	64.0%
Housing Value	\$ 313,300
Housing Value US	\$ 217,500
Renter Costs	\$ 1,205
Renter Costs US	\$ 1,062
Median Household Income	\$ 69,673
Median Household Income US	\$ 62,843

See data source for details and definitions
Data is not warranted by Georgia Brokers Real Estate
Buyer to verify all information deemed important.

Source: Data.census.gov - 2019 American Community Survey - 5 Year Estimates	Fulton County	City of Atlanta
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Population	1,036,200	488,800
Median HH Income	69,673	59,948
Poverty Rate	14.4%	20.8%
BA degree or higher	52.9%	51.8%
Employment Rate	64.4%	61.4%
Total Housing Units	471,836	246,322
Median Age	35.5	33.3%
Median Age US	38.1	38.1%
Under 5 yo	6.0%	
18 years and older	77.8%	
65 years and older	11.4%	
Veterans	5.3%	4.7%
Veterans US	7.3%	7.3%
English Spoken at Home	84.0%	90.7%
English Spoken at Home US	79.4%	79.4%
Race - White Alone	44.6%	40.9%
Race- Black/African Am Alone	44.1%	51.0%
Race - Other	11.3%	8.1%
Hispanic or Latino	7.2%	
Hispanic or Latino US	18.0%	
Households	410,576	246,322
Households US	120,756,048	120,756,048
Education - High School or Higher	92.6%	90.9%
Education - High School or Higher US	88.0%	88.0%

See data source for details and definitions
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SURPASSING EXPECTATIONS

Bruce Toups, Realtor®
Managing Broker

Member Atlanta Commercial Board of Realtors
Member Pickens Board of Realtors
Member NE Ga Board of Realtors

Over fifty years of comprehensive, diversified experience in commercial and residential real estate began as Leasing and Sales Associate and progressed to COO and President of a real estate investment firm in Central Atlanta.

Working expertise in office, multi-family, single-family, retail, industrial and special purpose properties includes marketing, sales, leasing, acquisition, disposition, financing, capital investment, development, renovations, repositioning and property and asset management

An undergraduate degree in Engineering from LSU and MBA with emphasis in Marketing, from San Jose State underpin keen and creative problem resolution skills.

As a former Instructor at the Keller Graduate School of Kennesaw University, Atlanta Mercer University and Oglethorpe University, Bruce taught courses in Marketing, Marketing Management, Sales, Public Relations and Real Estate.

Today under Bruce's leadership as Managing Broker, Georgia Brokers Real Estate brings the highest standard of care and ethics to work with buyers, sellers, tenants, landlords, owners and investors. Exemplary service to our clients is our mission – and good things follow.

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