

±2,400 SF Freestanding Commercial FOR LEASE

6869 S. Sweetwater Rd, Lithia Springs, GA 30122



PROPERTY OVERVIEW

- ±2,400 SF freestanding commercial house available for immediate lease in Lithia Springs (Atlanta MSA)
- \$2,000/month Modified Gross; water and electricity included, tenant pays gas and internet
- Two open work areas and three private rooms, including an enclosed front porch converted to office
- Full kitchen and three restrooms
- Located in front of Sweetwater Storage mini-warehouses and next to a small retail strip, surrounded primarily by residential neighborhoods
- Lithia Springs Elementary School and Turner Middle School within one mile
- S. Sweetwater Rd traffic counts of 14,300 VPD (GA DOT)
- Approximately 0.5 miles to downtown Lithia Springs and 1.5 miles north of Interstate 20
- Approximately 17.4 miles east of Downtown Atlanta



LEASE RATE:
\$2,000/Month MG



BUILDING SIZE:
±2,400 SF



AVAILABLE:
Immediately



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50 Glenlake Parkway
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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



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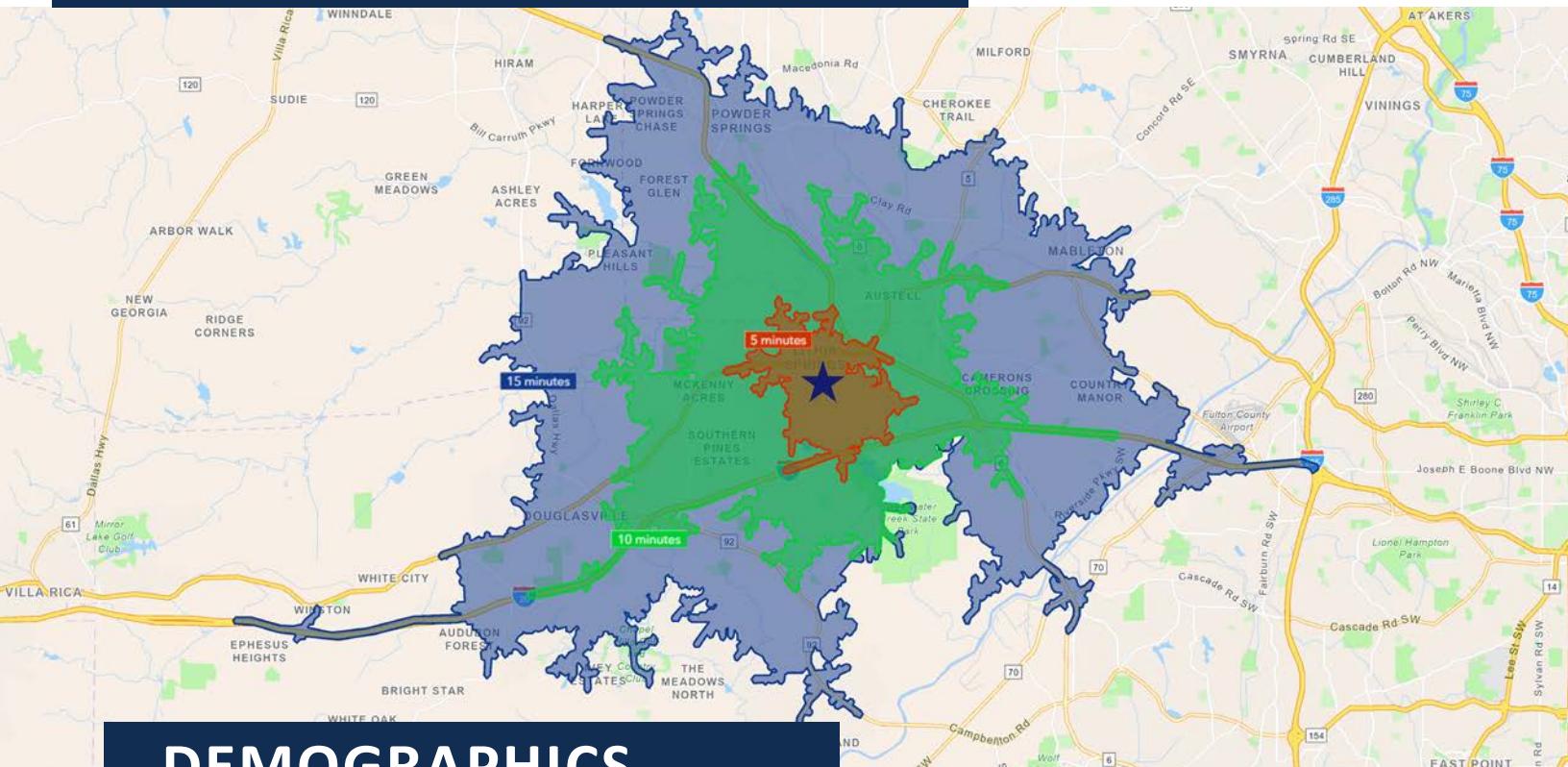
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile	
	Population	6,861	43,729	142,803
	Households	2,668	16,661	54,287
	Avg. Household Income	\$84,811	\$83,104	\$97,579

Source: 2026 ESRI

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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