

FOR LEASE

6564 PROFESSIONAL PL

6564 Professional Pl Riverdale, GA 30274



LEASE RATE \$25.00 SF/yr

Orville Devonish
(470) 261-6521

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COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DISCLAIMER

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6564 Professional PI Riverdale, GA 30274

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

6564 PROFESSIONAL PL (SUITE B)

6564 Professional Pl Riverdale, GA 30274

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

PROPERTY SUMMARY

SUITE A (MIDDLE) & C (RIGHT) AVAILABLE!

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PROPERTY DESCRIPTION

Available Spaces & Pricing (NNN Lease):

Suite B: ±2,717 SF – LEASED!!

Suite A + Upper Level: ±3,686 SF – \$25.00/SF annually | Two-story space with exam rooms, private offices, reception, and open work areas

Suite C: ±1,427 SF – \$25/SF annually | Efficient layout ideal for smaller practices or professional use

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Number of Units: | 3 |
| Available SF: | 5,113 SF |
| Building Size: | 7,830SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 308 | 1,038 | 3,657 |
| Total Population | 888 | 3,002 | 10,108 |
| Average HH Income | \$77,274 | \$76,772 | \$68,694 |

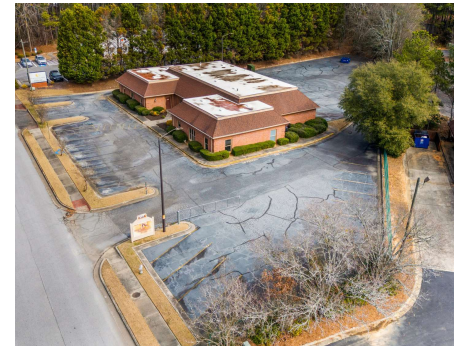
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ADDITIONAL PHOTOS

EXTERIOR PHOTOS

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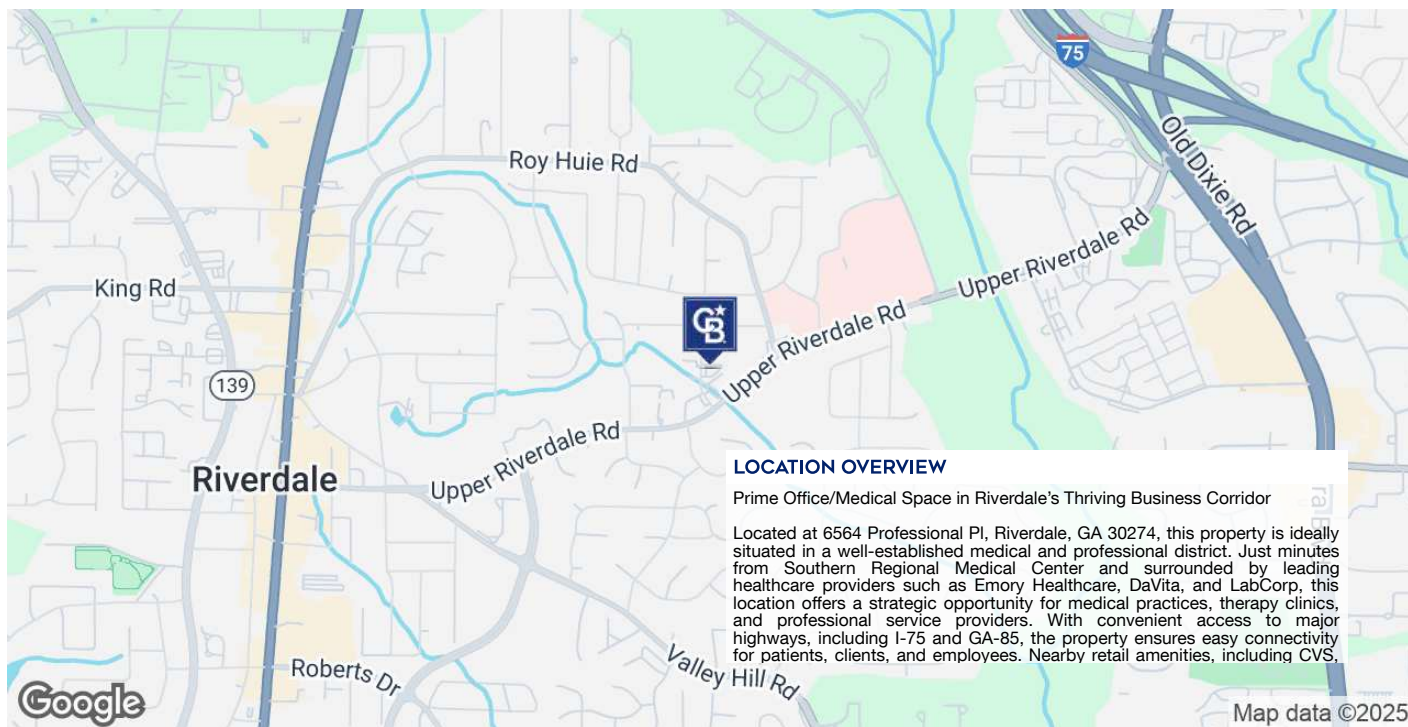
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LOCATION MAP

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RETAIL MAP

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DEMOGRAPHICS

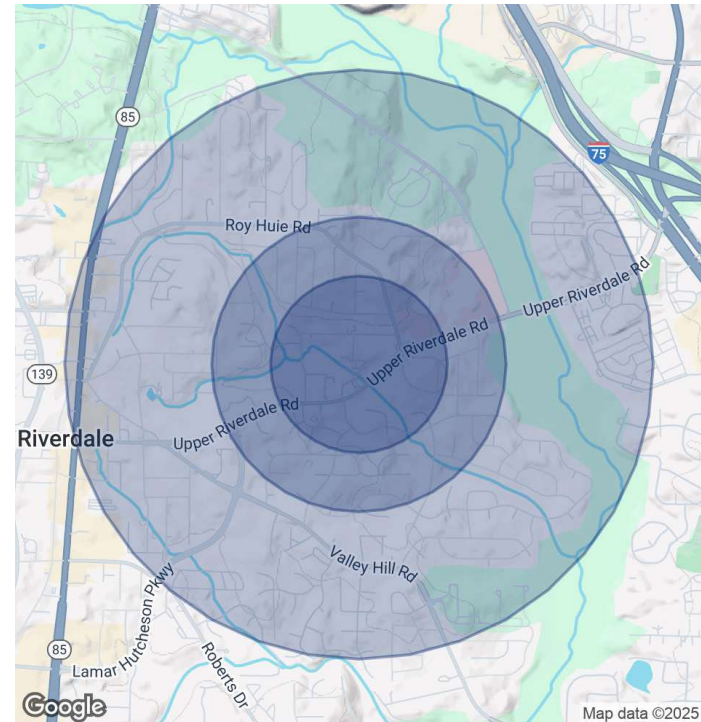
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 888 | 3,002 | 10,108 |
| Average Age | 37 | 37 | 36 |
| Average Age (Male) | 36 | 36 | 35 |
| Average Age (Female) | 38 | 38 | 38 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 308 | 1,038 | 3,657 |
| # of Persons per HH | 2.9 | 2.9 | 2.8 |
| Average HH Income | \$77,274 | \$76,772 | \$68,694 |
| Average House Value | \$181,666 | \$178,226 | \$168,944 |

Demographics data derived from AlphaMap



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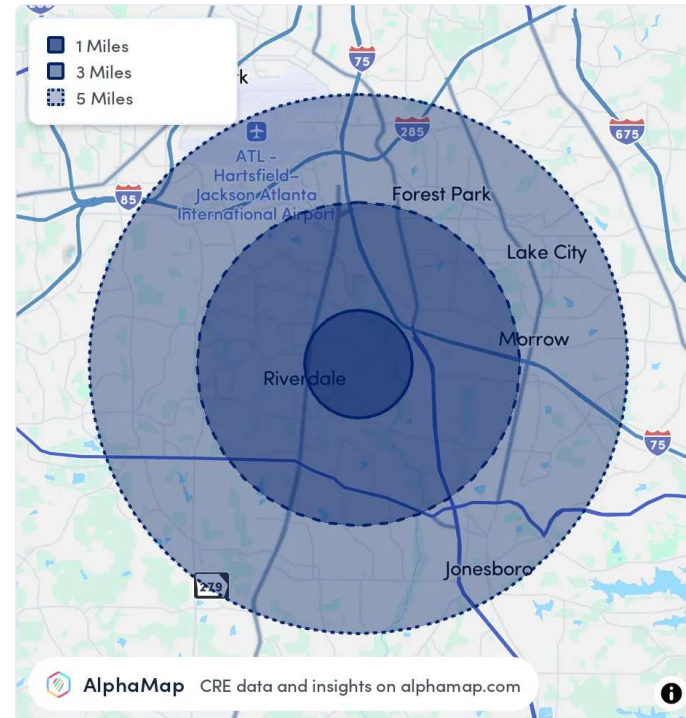
AREA ANALYTICS

6564 PROFESSIONAL PL

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 10,108 | 87,388 | 192,338 |
| Average Age | 36 | 36 | 36 |
| Average Age (Male) | 35 | 35 | 35 |
| Average Age (Female) | 38 | 37 | 38 |
| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,657 | 33,004 | 70,829 |
| Persons per HH | 2.8 | 2.6 | 2.7 |
| Average HH Income | \$68,694 | \$62,268 | \$66,525 |
| Average House Value | \$168,944 | \$176,001 | \$212,140 |
| Per Capita Income | \$24,533 | \$23,949 | \$24,638 |

Map and demographics data derived from AlphaMap



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