

1903 WASHINGTON ROAD

ATLANTA, GA 30344

FOR SALE

4,000 SF Office / Retail Building



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is thrilled to present this exceptional office/retail property for sale, a unique opportunity in a rapidly developing area. This impressive 4,000 SF building is strategically situated on approximately 0.5 acres and is zoned C1, which opens the door to a variety of potential uses, from office space to retail operations. Its prime location on bustling Washington Road in Downtown East Point ensures high visibility and foot traffic, making it an attractive spot for businesses looking to make a mark in the community.

The property also features a prominent pylon sign along the road, enhancing visibility and providing excellent branding opportunities for tenants. The combination of space, location, and zoning makes it an ideal choice for a diverse range of retail users, including restaurants, boutiques, or service providers, as well as a savvy investor looking to capitalize on the area's growth potential. As East Point continues to evolve and attract new businesses, this property stands out as a valuable asset in a thriving market. Don't miss the chance to explore this exciting opportunity!

HIGHLIGHTS

- 4,000 SF
- \$399,000.00
- Office / Retail
- East Point
- Zoned C-1
- Owner User / Investment

// LOCATION OVERVIEW



ABOUT THE AREA: EAST POINT

The commercial real estate market in East Point, GA, is experiencing a notable resurgence, driven by its strategic location just minutes from downtown Atlanta and Hartsfield-Jackson International Airport. This vibrant community is attracting a diverse range of businesses, from retail to office spaces, as urban development and revitalization efforts gain momentum. The city's commitment to enhancing infrastructure and supporting local enterprises has fostered a favorable environment for investment. With an increasing population and a growing demand for commercial services, East Point presents compelling opportunities for investors and business owners alike, making it a hotspot for future growth in the Atlanta metropolitan area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	18,800	95,500	278,000
Number of Employees	15,000	75,200	219,000
Avg. Household Income	60,600	\$49,000	\$47,700

// BROKER PROFILES



Ryan Swartzberg

Founder/ Managing Broker
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.



Matt Crowe

Commercial Associate
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With a passion for connecting businesses with their ideal spaces, Matt is a dedicated and knowledgeable commercial real estate agent serving Atlanta and beyond. He brings a wealth of expertise and a commitment to excellence to every client interaction.

Matt specializes in property acquisitions, tenant representation and marketing, providing tailored solutions to meet the unique needs of investors, developers, and business owners alike. His comprehensive understanding of the local market trends, zoning regulations, and investment opportunities empowers clients to make informed decisions that align with their objectives.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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