

±19,870 SF Daycare Facility Six Buildings on ±2.62 Acres FOR LEASE

2721 Highway 138 E, Jonesboro, GA 30236



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Executive Summary

This day care facility in Jonesboro (Atlanta MSA) consists of six buildings totaling ±19,870 SF that sit on two adjoining parcels totaling ±2.62 acres. The main building is ±8,400 SF, two classroom buildings are each ±1,750 SF, and there is a ±3,500 SF basketball gym, a ±3,750 SF building behind the gym, and one additional ±720 SF building. Some playground equipment and a pool are included. The facility, while not currently operating, is expected to hold over 300 kids. It is available for lease at \$21,000 per month NNN.

The property is located at the corner of Hwy 138 (Lake Spivey Pkwy) and Spivey Station Blvd just over 1.5 miles west of Interstate 75. Lake Spivey Golf Club and numerous parks and recreation facilities are nearby as well as the retail corridor at Hwy 138 & I-75 with BrandsMart USA, Kohl's, Fairfield Inn and more. Traffic counts on Hwy 138 just east of the property are 22,100 VPD. Downtown Atlanta is approximately 20 miles north of it.

Property Overview

TOTAL NUMBER OF BUILDINGS	6
TOTAL NUMBER OF PARCELS	2
TOTAL BUILDING SIZE	±19,870 SF
TOTAL SITE SIZE	±2.62 Acres
MAIN BUILDING SIZE	±8,400 SF
LEASE RATE	\$21,000/Month (NNN)
PARKING	Surface & off-street
INGRESS/EGRESS POINTS	2
PARCEL ID	12043A A005 and 12043A A009



TOTAL BUILDING SIZE
±19,870 SF



TOTAL NUMBER OF BUILDINGS
6

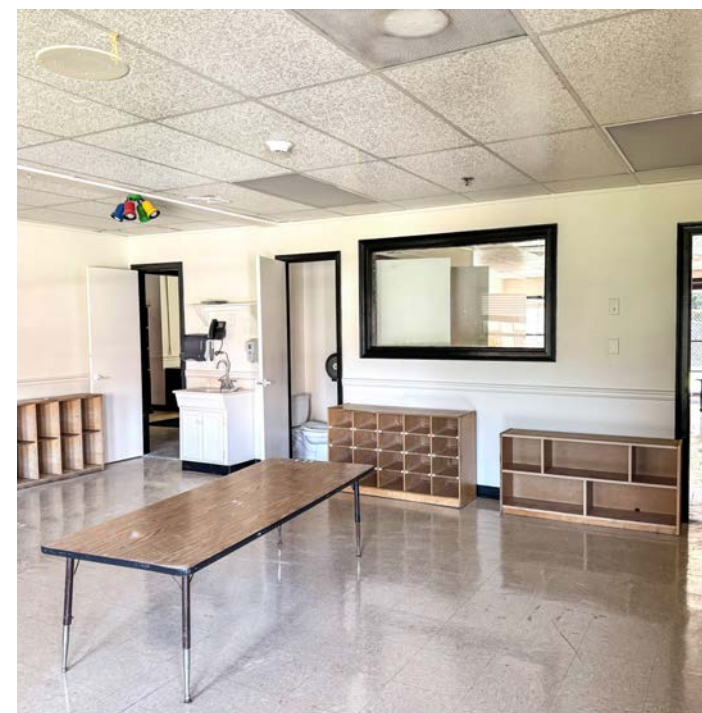


SITE SIZE
±2.62 ACRES



LEASE RATE
\$21,000/MONTH (NNN)









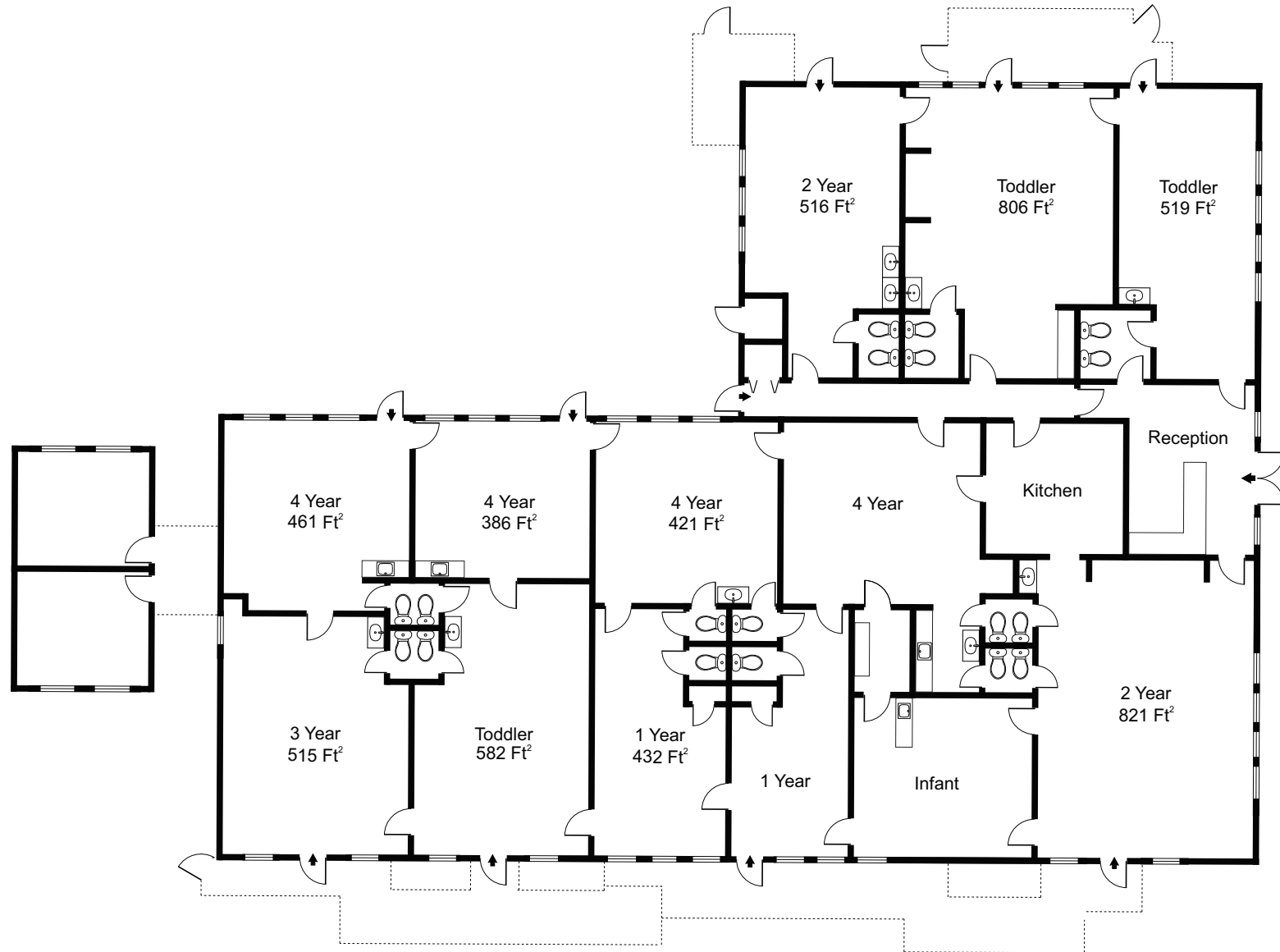


Parcel Map



Floor Plan- Main Building

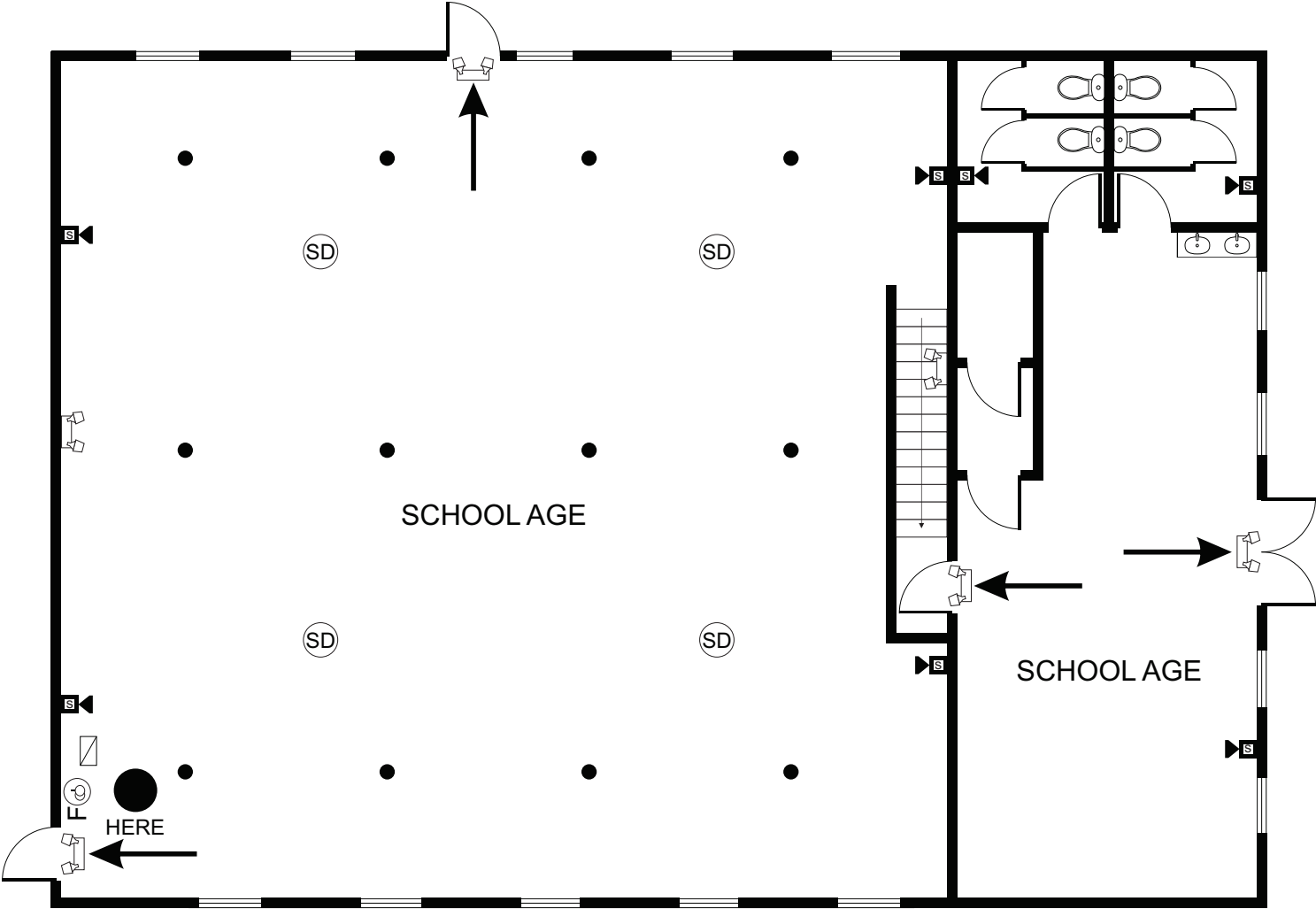
Jonesboro Child Care Academy MAIN BUILDING ONE/TWO



Floor Plan- Gym

LEGEND		
SPRINKLER HEAD	●	2010BC DRY CHEMICAL EXTINGUISHER F@
FIRE ALARM/LIGHT STROBES	⬮	EXIT LIGHT
PULL STATION	⬮	EMERGENCY EXIT LIGHT
SMOKE DETECTORS	SD	CHANGING TABLE

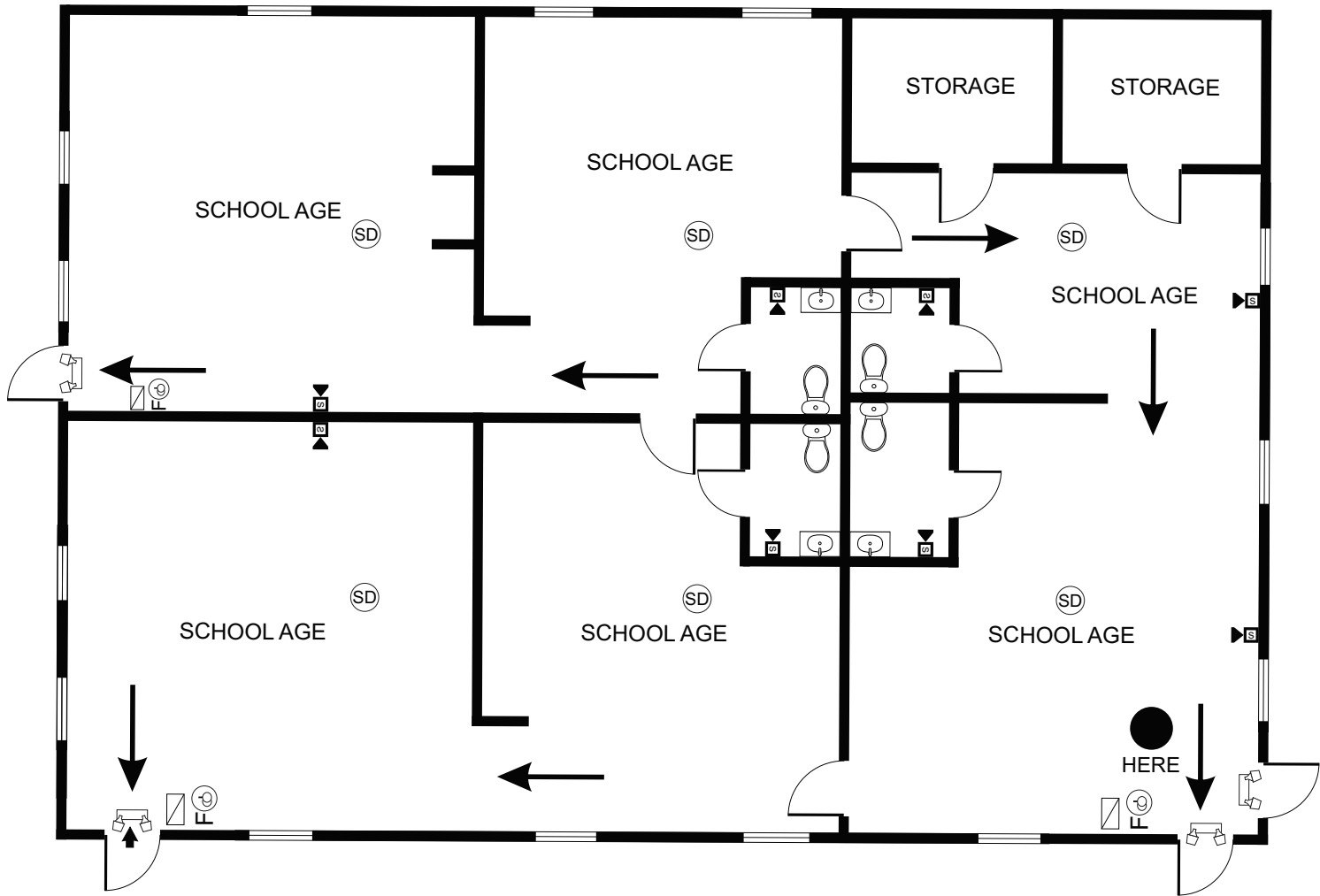
Jonesboro Child Care Academy BUILDING THREE



Floor Plan- Classrooms

LEGEND		
SPRINKLER HEAD	● 2010BC DRY CHEMICAL EXTINGUISHER	F⑥
FIRE ALARM/LIGHT STROBES	⬢ EXIT LIGHT	Ⓢ
PULL STATION	Ⓜ EMERGENCY EXIT LIGHT	②-⑨
SMOKE DETECTORS	Ⓢ CHANGING TABLE	□

Jonesboro Child Care Academy BUILDING FOUR

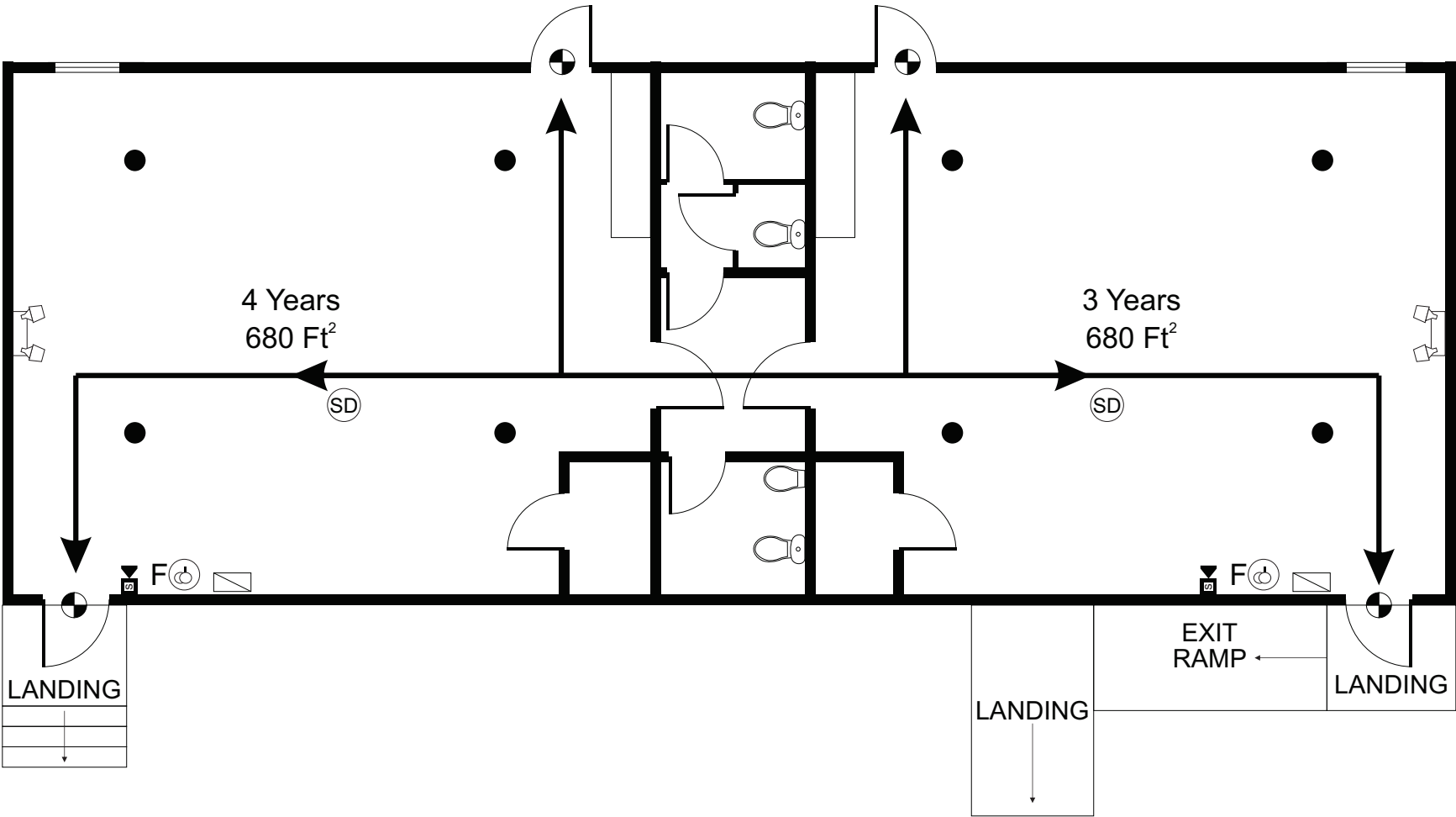


Floor Plan- Classrooms

LEGEND

SPRINKLER HEAD	●	2010BC DRY CHEMICAL EXTINGUISHER	FⒶ
FIRE ALARM/LIGHT STROBES	⬮	EXIT LIGHT	⬮
PULL STATION	⬮	EMERGENCY EXIT LIGHT	⬮
SMOKE DETECTORS	ⓈⓉ	CHANGING TABLE	⬮

Jonesboro Child Care Academy
BUILDING FIVE



Floor Plan- Classrooms

SPRINKLER HEAD

FIRE ALARM/LIGHT STROBES

PULL STATION

SMOKE DETECTORS

●

2010BC DRY CHEMICAL EXTINGUISHER

EXIT LIGHT

EMERGENCY EXIT LIGHT

CHANGING TABLE

F

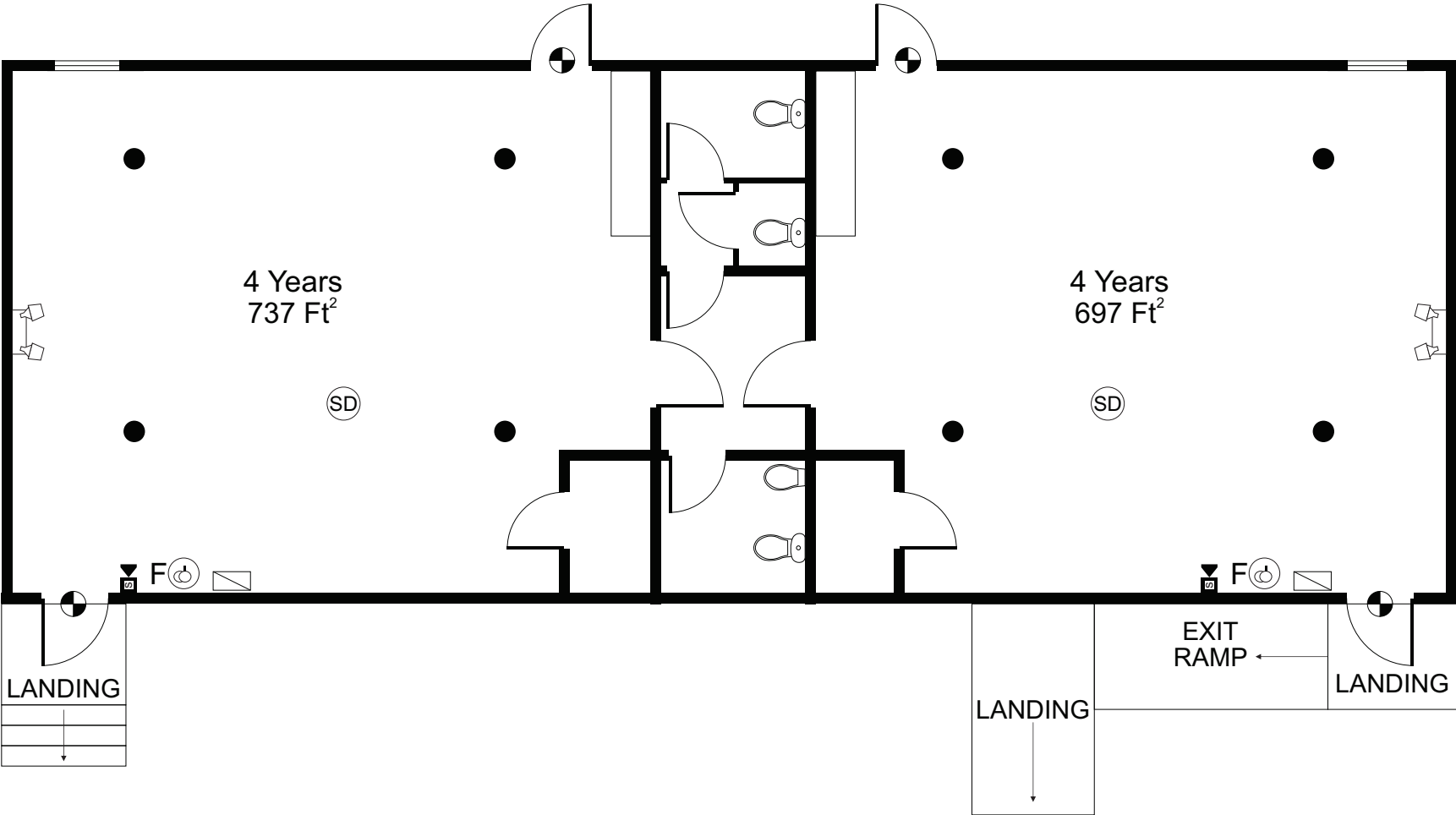
SD

SD

SD

Jonesboro Child Care Academy

BUILDING SIX



In The Area



Jonesboro, GA

Nestled roughly 15 to 18 miles south of downtown Atlanta, Jonesboro is the charming county seat of Clayton County, positioned just southeast of Hartsfield-Jackson Atlanta International Airport. The city enjoys easy access to Interstate 75, which provides a straight northbound route to both the airport and the heart of Atlanta. Originally called Leaksville—settled as early as 1821 and renamed after railroad official Samuel G. Jones in 1846—Jonesboro officially incorporated in 1859.

Jonesboro is best known as the “Official Home of Gone With the Wind,” with the beloved novel’s fictional plantations inspired by local historic homes like Stately Oaks and the Warren House—now part of the Jonesboro Historic District. Visitors often explore sites such as the Road to Tara Museum, which houses original movie props, manuscripts, and interactive exhibits like the Hattie McDaniel Legacy Experience. The city is undergoing a downtown renaissance, with new restaurants (including popular spots like Slutty Vegan and Nouveau), art galleries (like Arts Clayton), festivals, and even a new water park—Spivey Splash Water Park—introducing a vibrant cultural scene alongside its storied past.



Demographics

Jonesboro, GA



POPULATION

1 MILE	3 MILES	5 MILES
5,687	60,957	159,909



HOUSEHOLDS

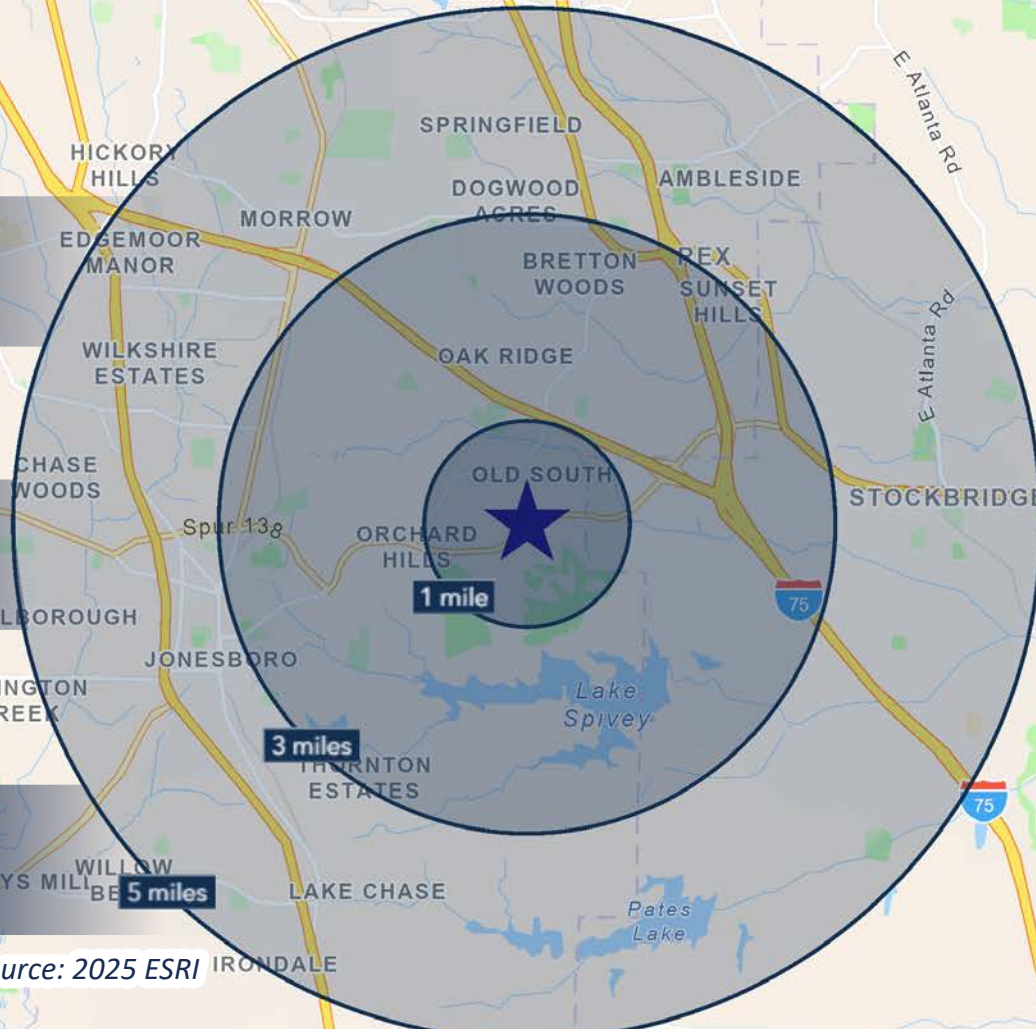
1 MILE	3 MILES	5 MILES
1,853	22,884	57,863



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$103,893	\$91,107	\$83,373

Source: 2025 ESRI



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

**- U.S. CENSUS BUREAU
POPULATION DIVISION**

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH
LARGEST U.S. METRO
2020 U.S. Census

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2023)

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#4
FASTEST GROWING
U.S. METRO (2010-2019)
Freddie Mac 2021

MAJOR EMPLOYERS



KING & SPALDING

NCR

Coca-Cola

salesforce

accenture

pwc

TRUIST

facebook

wework



Invesco

Google

Anthem

THE HOME DEPOT

Honeywell

GT

EMORY UNIVERSITY HOSPITAL MIDTOWN

Broker Profiles



JARED DALEY
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Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than four hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate.



MEGAN DALEY
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Megan Daley is a part of a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan works with experienced agents Jared Daley and Angie Sarris to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team, with over 17 years of experience, offers deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



ANGIE SARRIS
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Angie assists public and private equity clients, REITs, and developers with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in the metro Atlanta area.

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.

ABOUT *BULL REALTY*

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

