

PRIME COMMERCIAL OWNER-USER OPPORTUNITY

4891 Redan Rd | Stone Mountain, GA 30088



COMMERCIAL BUILDING FOR SALE

\$1,650,000 | 12,764± SF Commercial Building | ±0.82 Acres | C-1 Commercial

This commercial offering presents an opportunity for owner-users, investors, and developers to acquire a 12,764± SF commercial building on ±0.82 acres in Stone Mountain. Zoned C-1 Commercial, the property is well-suited for corporate headquarters, medical or professional office use, educational or nonprofit organizations, and adaptive reuse / redevelopment.

PROPERTY HIGHLIGHTS

- 12,764± SF Commercial Building
- ±0.82 Acres
- C-1 Commercial Zoning
- Owner-User or Investment Opportunity
- Reception Area & Conference Room
- Multiple Private Offices
- Five Restrooms
- Large Open Commercial Space
- Flexible Space Ready for Customization
- Four Drive-In Bays
- Fenced Rear Yard
- Ample On-Site Parking
- Excellent Visibility on Redan Road

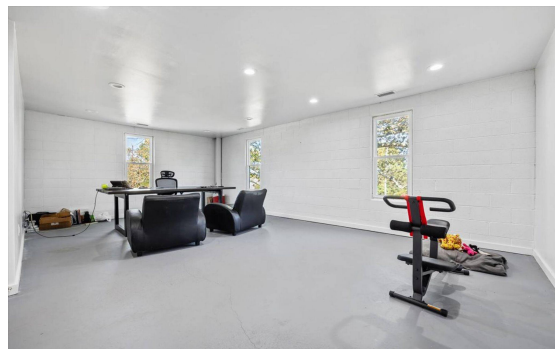
IDEAL USES

Commercial

- Corporate Headquarters
- Medical / Professional Office
- Behavioral Health
- Education / Training
- Nonprofit Facility
- Service / Business Operations

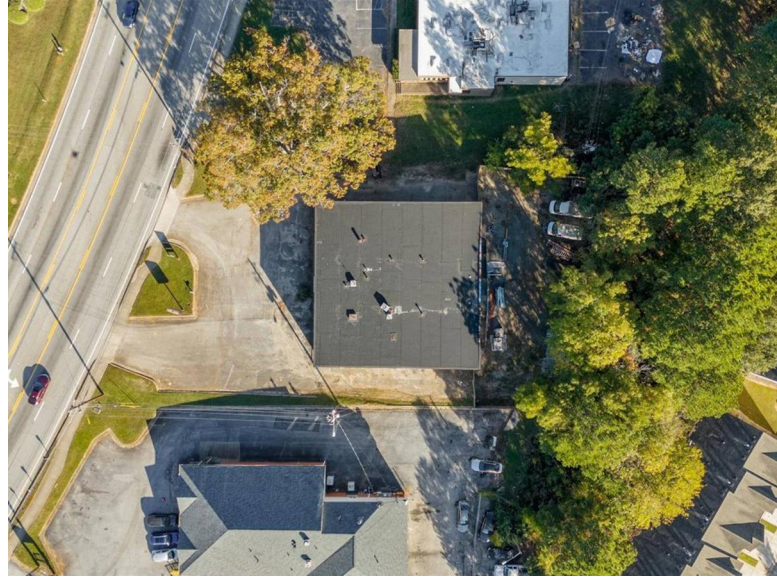
Redevelopment / Investment

- Adaptive Reuse / Redevelopment
- Owner-User Opportunity
- Long-Term Hold
- Repositioning Potential



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LOCATION ADVANTAGES

- High visibility on Redan Road with 22,000+ VPD
- Positioned near S. Hairston Rd and surrounding commercial corridors
- Convenient access to I-20, I-285, Memorial Drive, and Panola Road
- Surrounded by retail, restaurants, shopping, and residential developments
- Suitable for corporate headquarters, medical, professional office, education, nonprofit, and adaptive reuse users

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	38,390	252,169	838,844
Average Household Income	\$89,888	\$83,264	\$109,266

Traffic Count: 22,000+ Vehicles Per Day

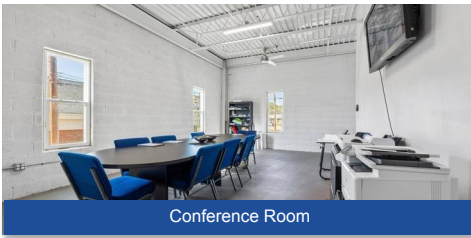
Sources: CoStar

PROPERTY DETAILS

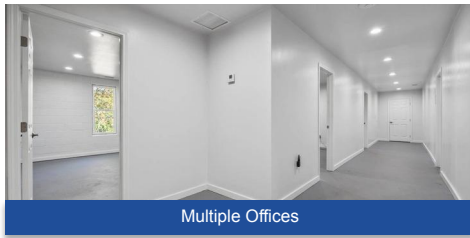
Address	4891 Redan Rd, Stone Mountain, GA 30088
Price	\$1,650,000
Building Size	12,764± SF
Site Size	±0.82 Acres
Zoning	C-1 Commercial
Year Built	1985
Buildings / Stories	1 Building / 2 Stories
Offices	Multiple Offices and Conference Room
Drive-In Bays	4 Doors
Parking	On-Site Parking / Fenced Rear Area



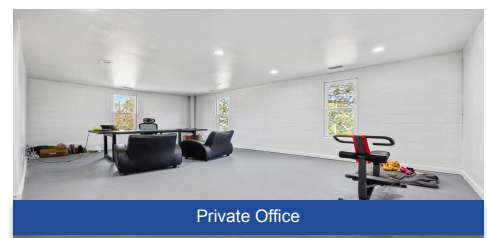
FLOOR PLAN & BUILDING



Conference Room



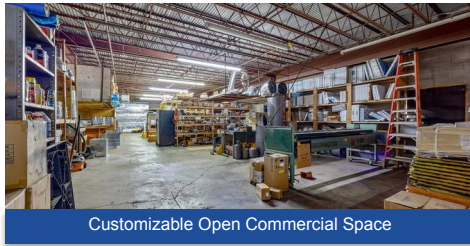
Multiple Offices



Private Office



Reception Area



Customizable Open Commercial Space



Fenced Rear Yard

BUILDING FEATURES

- Reception area at entry
- Multiple private offices across two floors
- Conference room
- Five restrooms
- Large open commercial space
- Flexible Space Ready for Customization
- Four drive-in bays
- Fenced rear yard
- On-site parking in front and rear

WHY THIS PROPERTY

4891 Redan Rd offers a functional two-story commercial building with a flexible layout, strong street visibility, and a location positioned for owner-user occupancy or adaptive reuse. The combination of office areas, open commercial space, drive-in access, and a fenced rear area supports a range of commercial, medical, professional, educational, nonprofit, and redevelopment-oriented uses.

DISCLAIMER

The information contained herein has been obtained from sources believed reliable; however, BEchols Company, LLC has not independently verified the information and makes no warranties or representations as to its accuracy or completeness. Buyer and buyer's representatives should independently verify all property information, including zoning, permitted uses, square footage, measurements, traffic counts, demographics, and suitability for buyer's intended use. Offering is subject to errors, omissions, prior sale, price change, or withdrawal without notice.