



**Bennett-Phoenix LLC**  
Commercial Real Estate

# Office Space For Lease



**7171 Jonesboro Road**  
**Morrow, Georgia Clayton County**

## Office Space

Morrow, GA

Ideal  
South Side  
Location  
Close Proximity  
to Atlanta  
and the Airport

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### Contact:

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### **Bennett-Phoenix LLC**

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## Executive Summary

### Your Office Space in Park 54 Office Commons Is Ready for You to Set-up Your Business

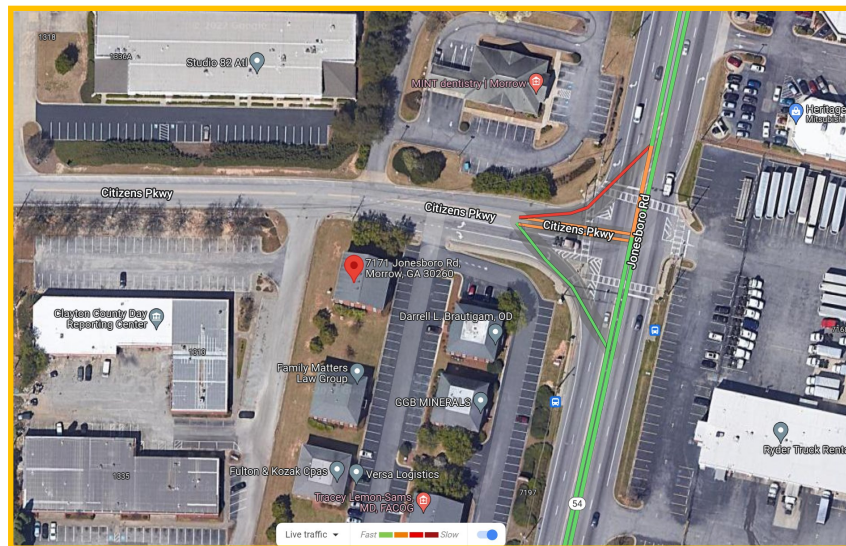
You will be in a Professional Office Park with many businesses with which you might form mutually beneficial relationships.

Located along Jonesboro Road in Morrow, Georgia, Clayton County, the property is zoned GB—General Business and is located in TAD District 8 which is overseen by the Development Authority—INVEST CLAYTON. The 2 story, +/-5,202 square foot building sits proudly along the Jonesboro Road aka S.R. 54 corridor. The side street is Citizens Pkwy. Battlecreek Road is south and Mt Zion Rd is north of the property. This commercial area remains stable.

The property is located approximately 3.8 miles west of the Jonesboro Road exit along I-75 in Morrow Georgia. The five mile population radius is 198,672 and there is a population of 274,363 within a 15 minute drive time.

The property is +/- 9.2 miles south of Hartsfield Jackson Atlanta International Airport.

Property is also For Sale.



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## Property Information

<b>Address</b>	7171 Jonesboro Road Morrow, GA 30260
<b>County/City</b>	Clayton
<b>Building Size</b>	+/- 5202sq ft
<b>Lot Size</b>	+/- .316 AC / 13,764 SF
<b>Year Built</b>	1982
<b>Utilities</b>	All available
<b>Structure</b>	Brick
<b>Number of Floors</b>	2
<b>F.A.R</b>	.38
<b>Parking</b>	+/-13 spaces
<b>Parcel #</b>	12081C A010
<b>Tax Incentives</b>	Tier 1 designated, Clayton County provides direct access to Local, State, and Federal incentives, as well as expedited processing and permitting
<b>Zoning</b>	GB – General Business
<b>Possible Uses</b>	Attorney, Insurance, Medical, Dental



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Information

contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as

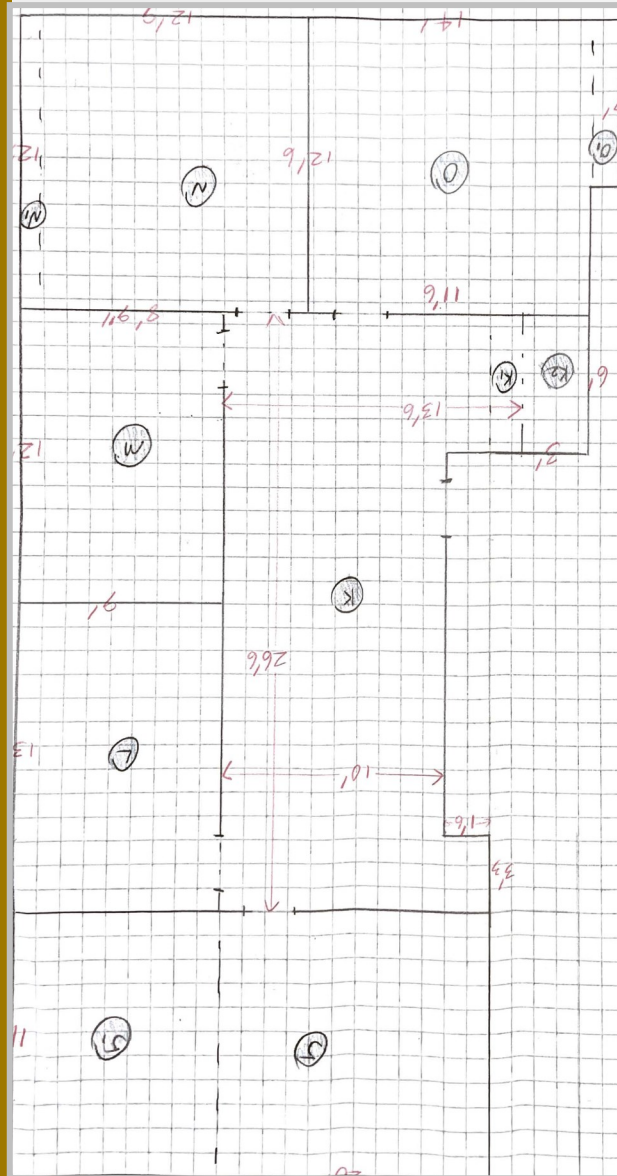


## Office Space

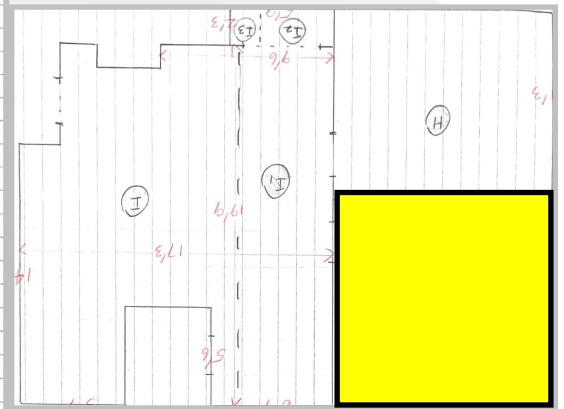
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## Upstairs Floor Plan



Right side



Left side

These rough sketches give an initial idea of office and community areas. They are not intended to replace buyer due diligence.



**Vacant (Owner will vacate space upon closing)**



**Occupied**

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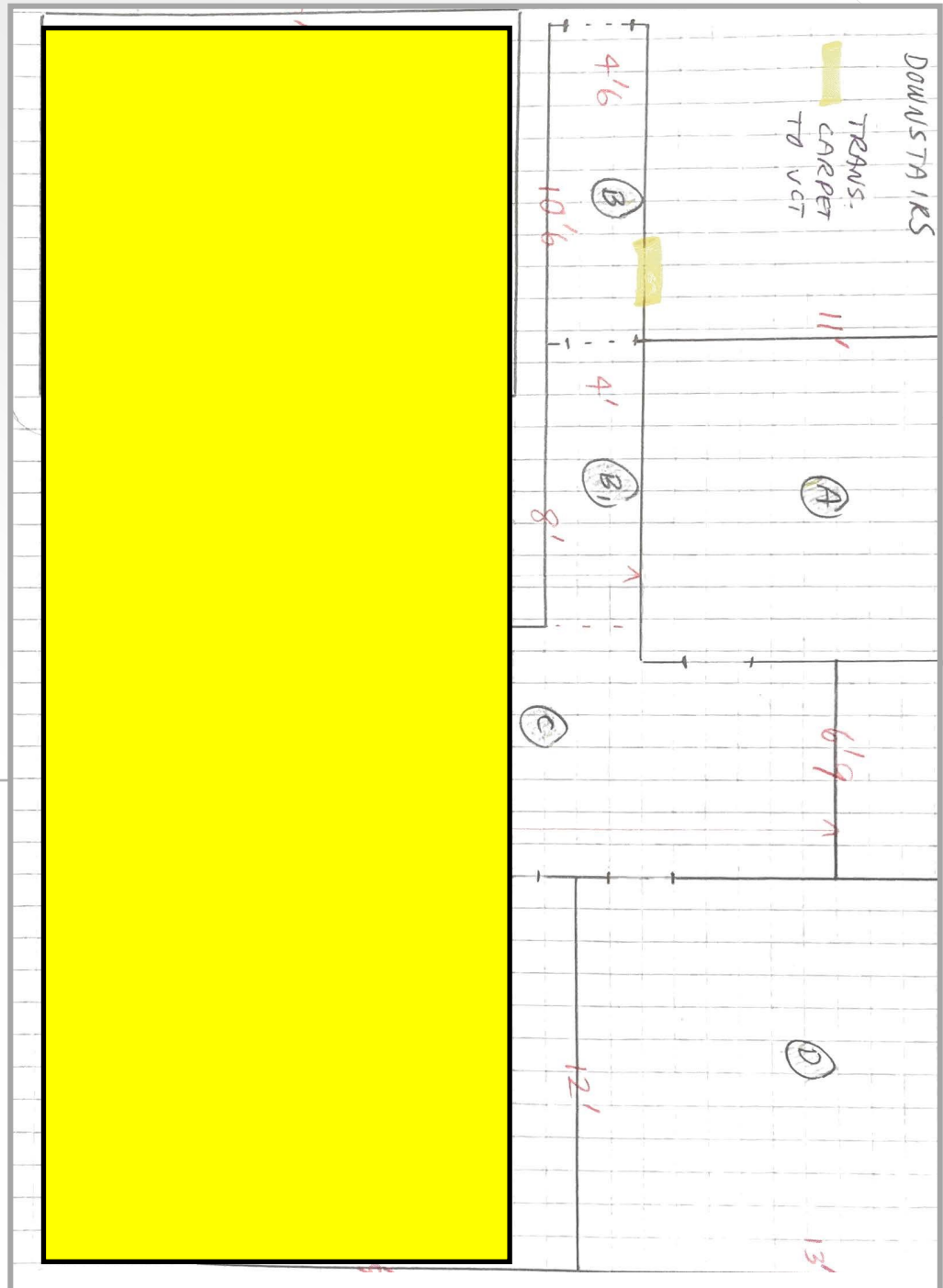
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## Downstairs Floor Plan



These rough sketches give an initial idea of office and community areas. They are not intended to replace buyer due diligence.



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**Occupied**



**Bennett-Phoenix LLC**

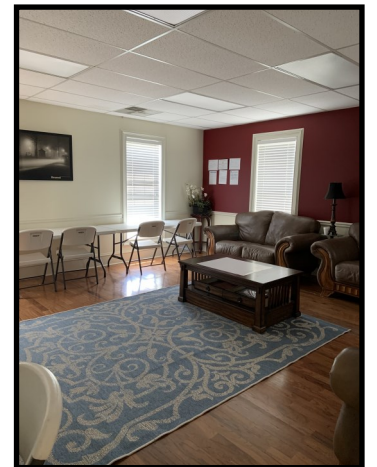
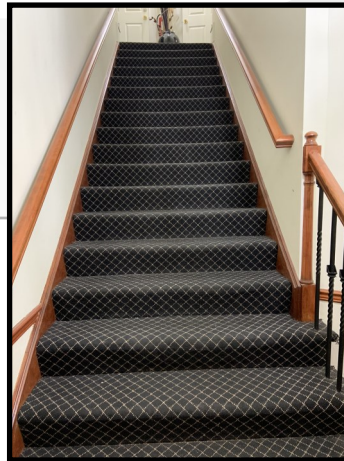
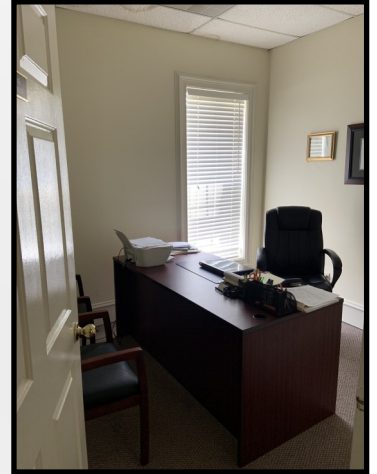
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## Sample Interior Photos



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## Parcel Outline



Radius Esri Demographics	Radius-2022	DriveTime-2021
	<b>1 mile</b>	<b>5 Minute</b>
<b>Population</b>	6,240	14,581
<b>Median HH Income</b>	\$52,831	\$50,831
	<b>3 mile</b>	<b>10 Minute</b>
<b>Population</b>	79,537	119,773
<b>Median HH Income</b>	\$52,245	\$52,800
	<b>5 mile</b>	<b>15 minutes</b>
<b>Population</b>	199,226	286,253
<b>Median HH Income</b>	\$52,988	\$53,599
<b>Cars Per Day</b>	+/-31,600(GA DOT—2019)	+/-31,600 (GA DOT—2019)

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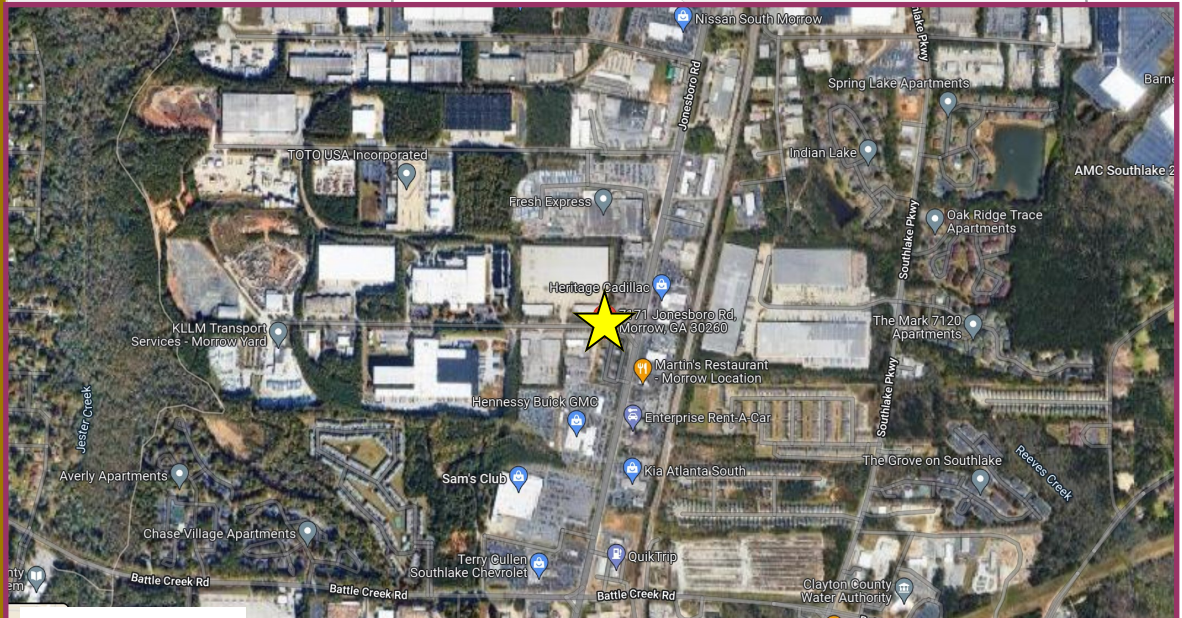
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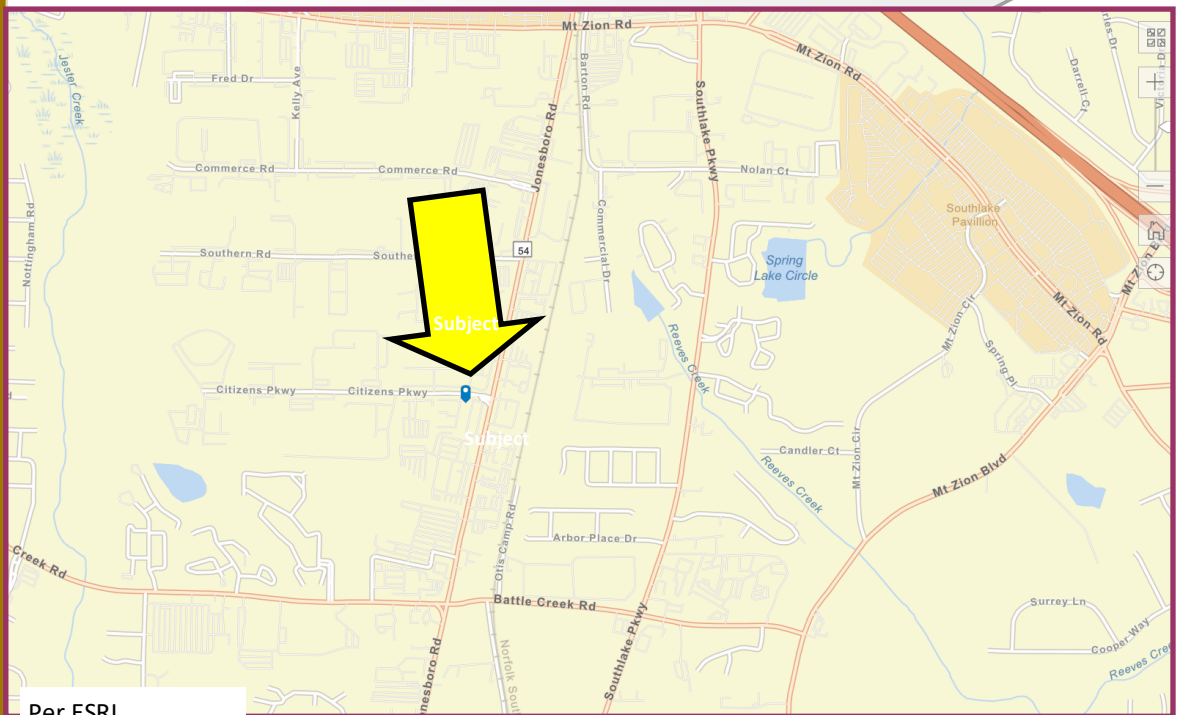
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## Location Aerial and Map



Per Google Maps



Per ESRI



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# About Clayton County & Morrow Georgia



Clayton County is in the Atlanta metropolitan area. It is the sixth most-populous county in the state. It is the home of most of Hartsfield–Jackson Atlanta International Airport which was the busiest airport in the world 1998-2020.

While *Invest Clayton* welcomes all types of industries, Clayton County is uniquely positioned for success in five specific industries: Aviation & Aerospace Manufacturing, Food & Beverage Processing & Manufacturing, Health Services & Health Logistics, Logistics & Distribution, and Film & Television Production.

Morrow Georgia includes the City of Morrow, Clayton State University, Spivey Hall, The National Archives, Reynolds Nature Preserve, and Film Clayton which is the first point of contact for all filming activity within

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