Bennett-Phoenix LLC
Commercial Real Estate

Office Building

Ready for Your Business and/or Tenants

Morrow, Georgia Clayton County

+/- 5,202 sq. ft.

Office Space
Morrow, GA

Ideal
South Side
Location
Close Proximity
to Atlanta
and the Airport

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Bennett-Phoenix LLC

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Executive Summary

Office Building
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Opportunity to acquire “as is” an office building which successfully served the owner and a few select tenants for +/-10 years.

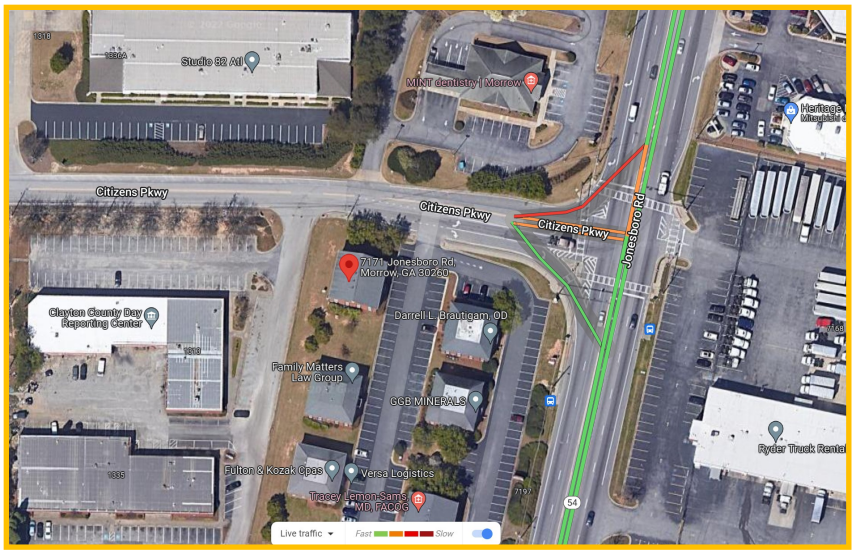
Located along Jonesboro Road in Morrow, Georgia, Clayton County, the property is zoned GB—General Business and is located in TAD District 8 which is overseen by the Development Authority—INVEST CLAYTON. The 2 story , +/-5,202 square foot building sits proudly along the Jonesboro Road aka S.R. 54 corridor.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

The building shall be vacated upon closing though a single tenant may wish to remain.

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.

A motivated seller, area growth, and possible tax incentives are points to consider.



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Property Information

Address	7171 Jonesboro Road Morrow, GA 30260
County/City	Clayton
Building Size	+/- 5202sq ft
Lot Size	+/- .316 AC / 13,764 SF
Year Built	1982
Frontage	121 ft
Utilities	All available
Structure	Brick
Number of Floors	2
F.A.R	.38
Parking	+/-13 spaces
Parcel #	12081C A010
Tax Incentives	Tier 1 designated, Clayton County provides direct access to Local, State, and Federal incentives, as well as expedited processing and permitting for impactful projects **TAD-8**
Taxes	$6,645.94 (2021)
Zoning	GB – General Business
Occupancy	Owner User and/or Tenants
Possible Uses	Attorney, Insurance, Medical, Dental, Coworking, Corporate
Price	**$650,000**

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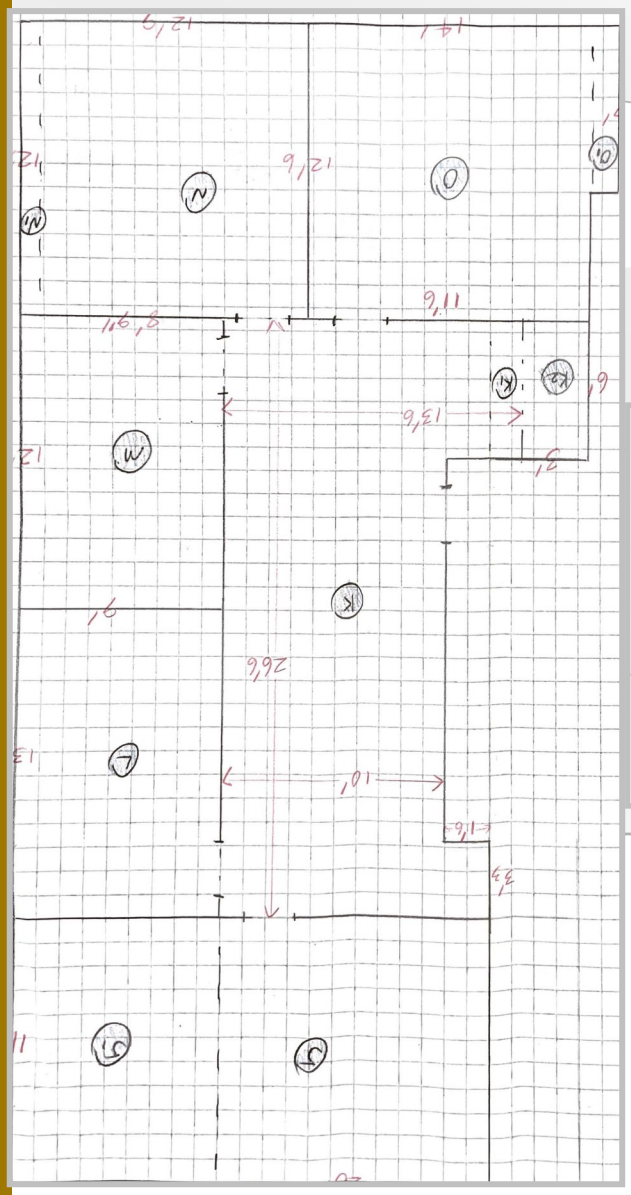
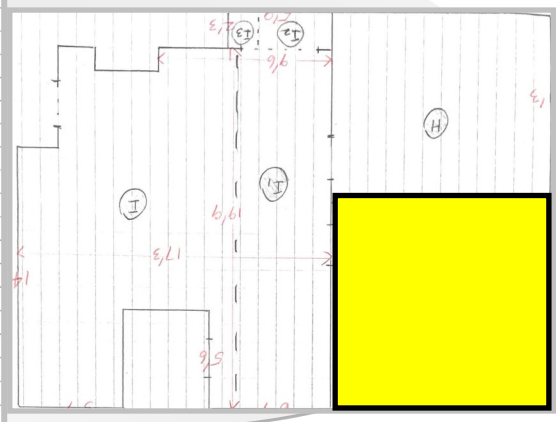
Upstairs Floor Plan



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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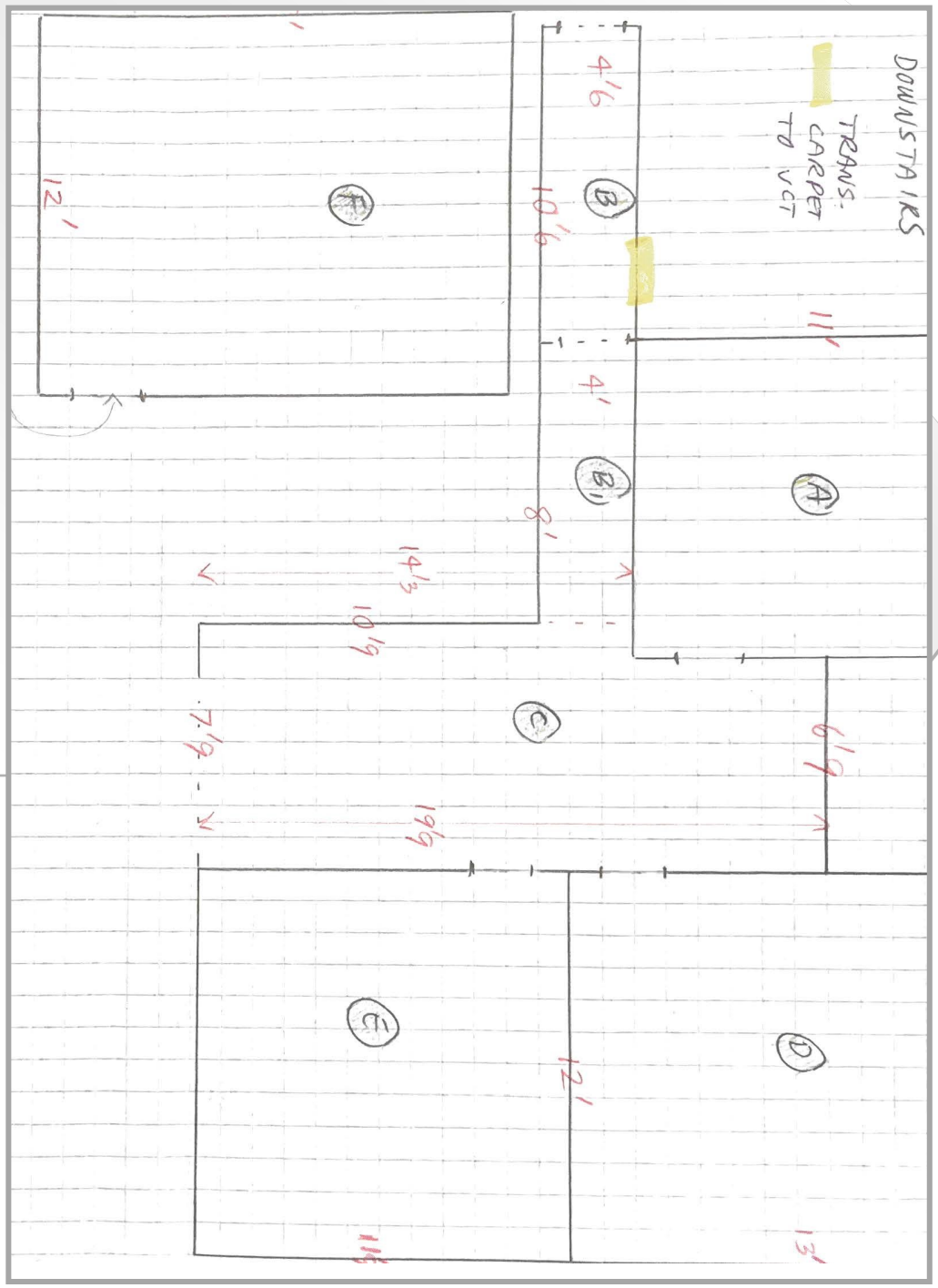
Downstairs Floor Plan



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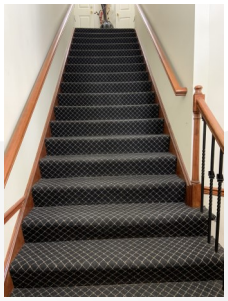
Interior Photos



Upstairs Areas

Downstairs Areas

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Parcel Outline

7171 Jonesboro Road

Morrow GA 30260

Parcel ID# 12081C A010

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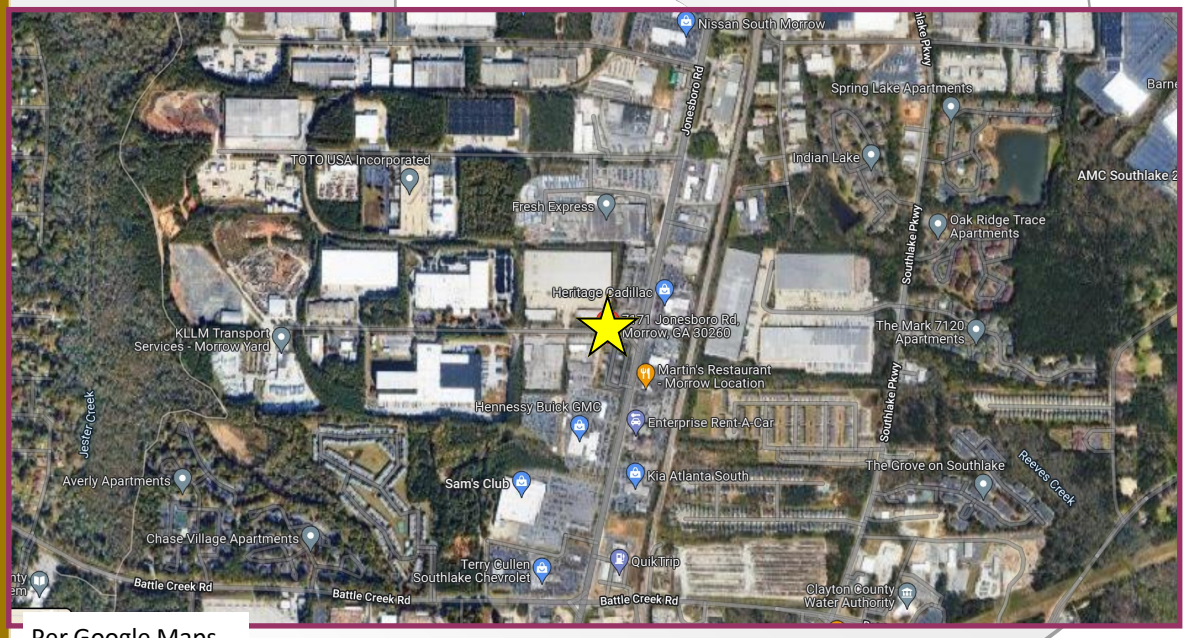
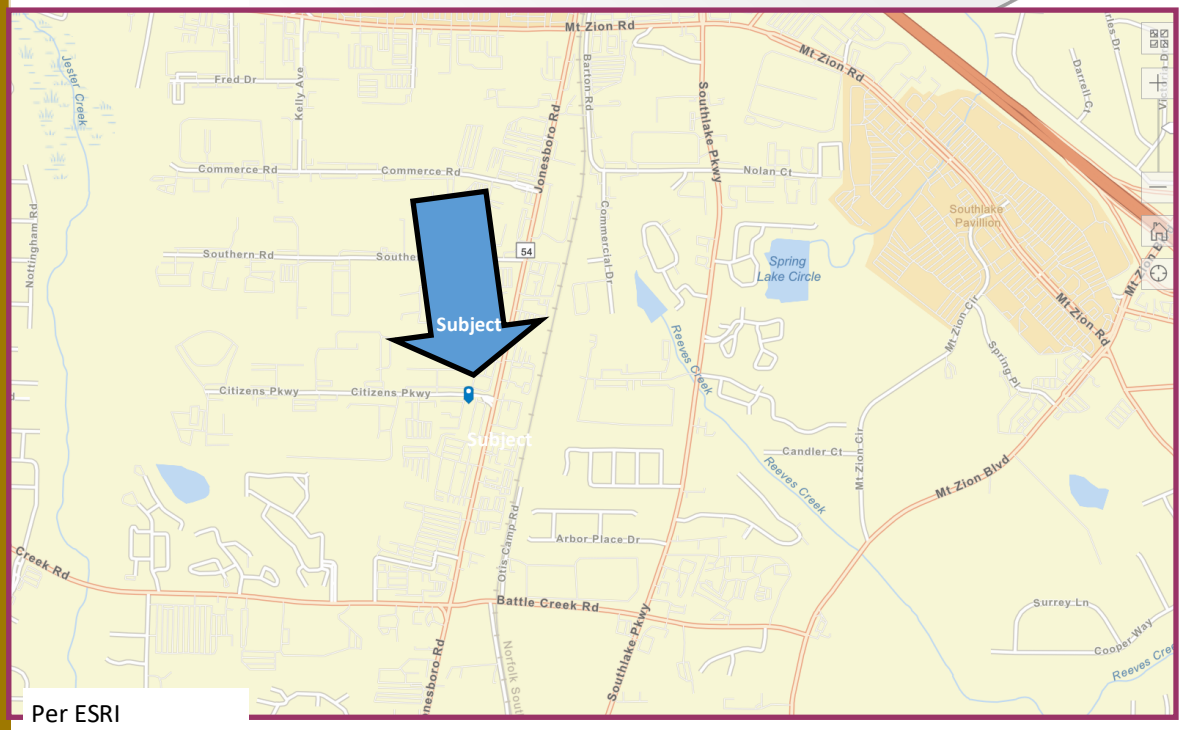
Location Aerial and Map



Per Google Maps



Per ESRI

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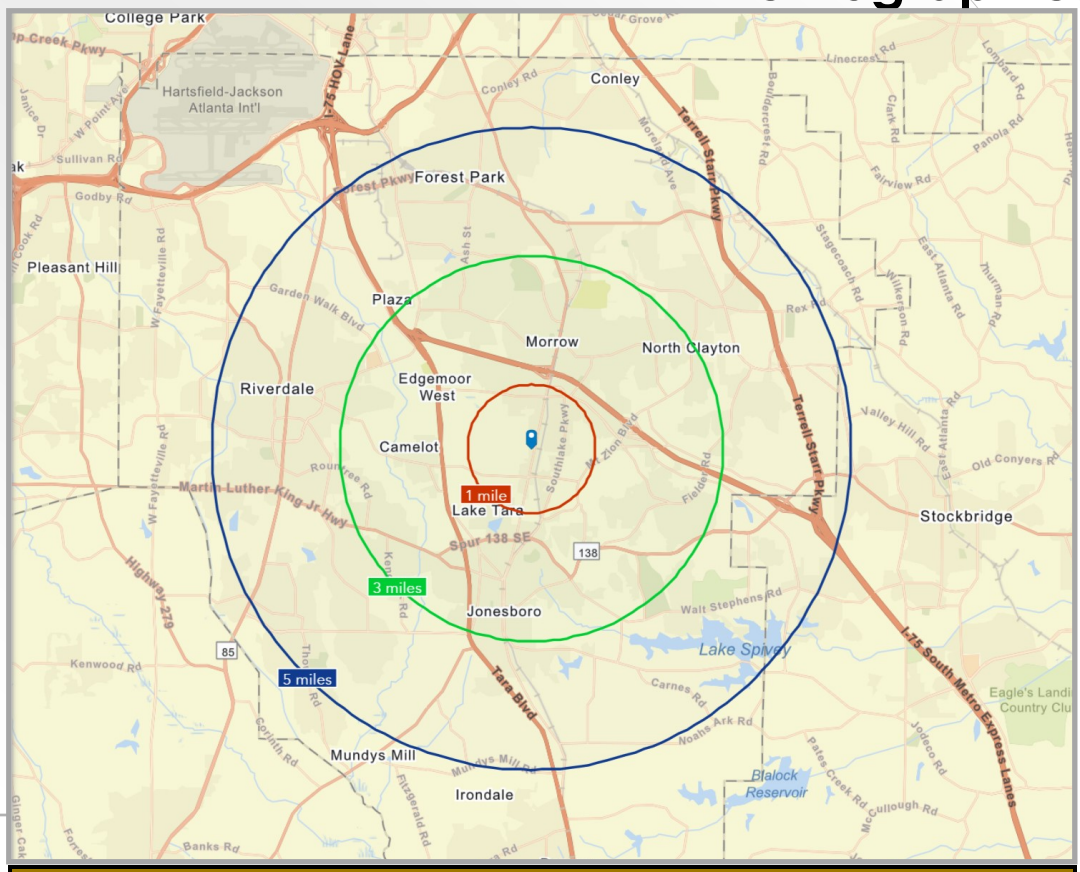
Demographics



Radius Esri Demographics	Radius-2021	DriveTime-2021
	1 mile	**5 Minute**
Population	5,431	13,026
Median HH Income	$50,657	$48,456
	3 mile	**10 Minute**
Population	74,459	111,790
Median HH Income	$49,903	$50,088
	5 mile	**15 minutes**
Population	198,672	274,363
Median HH Income	$50,629	$50,872
Cars Per Day	+/-31,600(GA DOT—2019)	+/-31,600 (GA DOT—2019)

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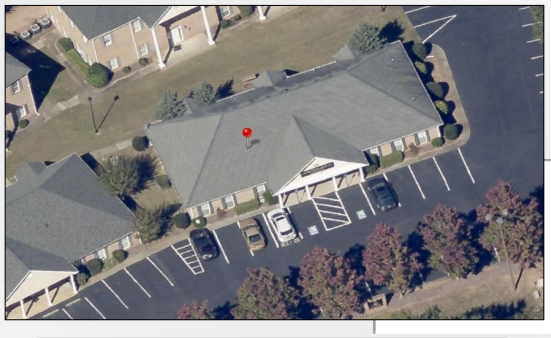

320 Corporate Center Ct, Stockbridge GA

4421 N Henry Blvd Stockbridge GA

20 Jonesboro Street, McDonough GA

Location	Size (SF)	Sale Price	Building Type	Price/sq. ft.	Sold Date
Subject: 7171 Jonesboro Road Morrow GA 30260	5,202	$650,000	Office	$124.95	Available
320 Corporate Center Ct Stockbridge GA	4,186 Condo	$570,000	Office	$136.17	03/08/2022
20 Jonesboro Street McDonough GA	4,500	$635,000	Office	$141.11	11/10/2020
4421 N Henry Blvd Stockbridge GA	4,594	$671,000	Office	$146.06	09/11/2019
Area Rents	Various	N/A	Office	+/-$19 Range +/- $14—$22	N/A

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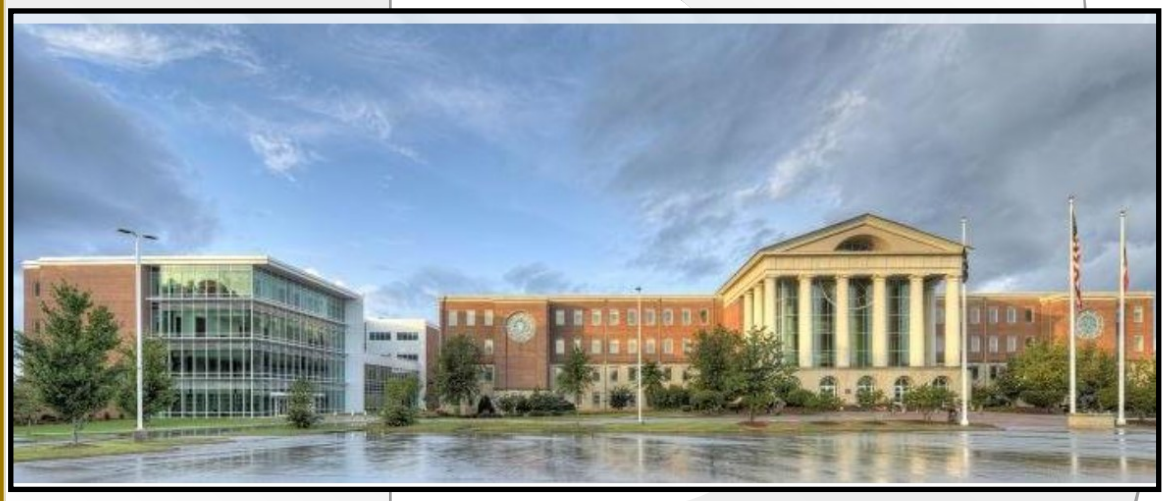
About Clayton County & Morrow Georgia



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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