



PROPERTY HIGHLIGHTS

- 15 office suites available, ranging in size from ± 115 - 143 SF
- Lease rate per suite ranging from \$550 - \$650 per month (Full-Service)
- Access to kitchenette, conference room & storage room
- Fenced outdoor storage area behind building
- Date available: 3/1/2023
- Expected renovation completion date: 3/1/2023

LOCATION OVERVIEW

This property is located in Stone Mountain, GA near the intersection of Redan Road & S Hairston Road. It is located less than 4 miles from Covington Highway & approximately 5 miles east of I-285. Major retailers within the immediate proximity of the property include Kroger, Dollar Tree & Walgreens.

OFFERING SUMMARY

Property Address:	4736 Redan Road, Stone Mountain, GA 30083
County:	DeKalb
Total Building Size:	± 5,000 SF
# of Floors	2
# of Available Suites:	15
Building Class:	B
Year Built:	1970
Renovated:	2023
Zoning:	C1
Parcel ID:	15-224-02-001
Parking Ratio:	2/1,000
# of Parking Spaces:	40



TOTAL AVAILABLE SPACE: ± 115 - 1,846 SF



AREA INFORMATION



HOUSEHOLDS (1 MILE)

1,447



AVG. HH INCOME (1 MILE)

\$38,960



POPULATION (1 MILE)

3,984

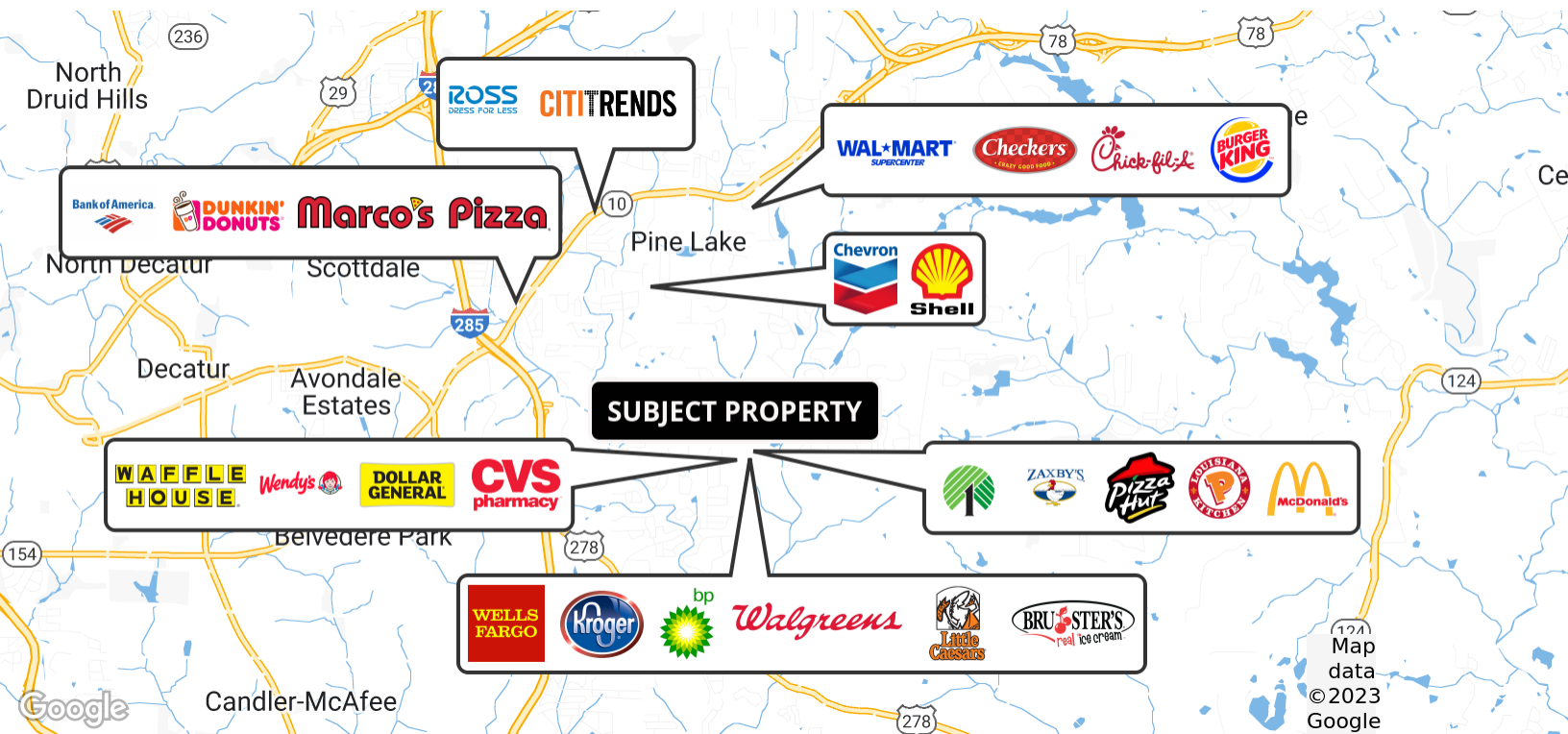


TRAFFIC COUNTS (ON REDAN ROAD)

20,000 VPD



RETAILER MAP



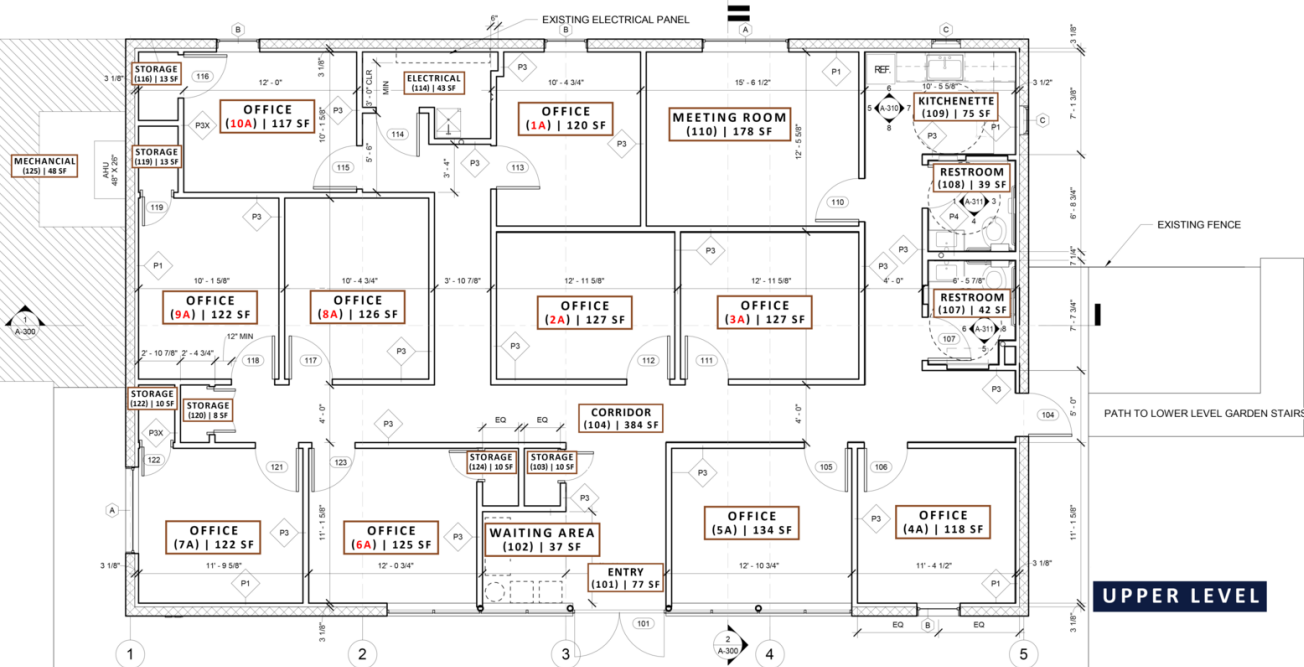
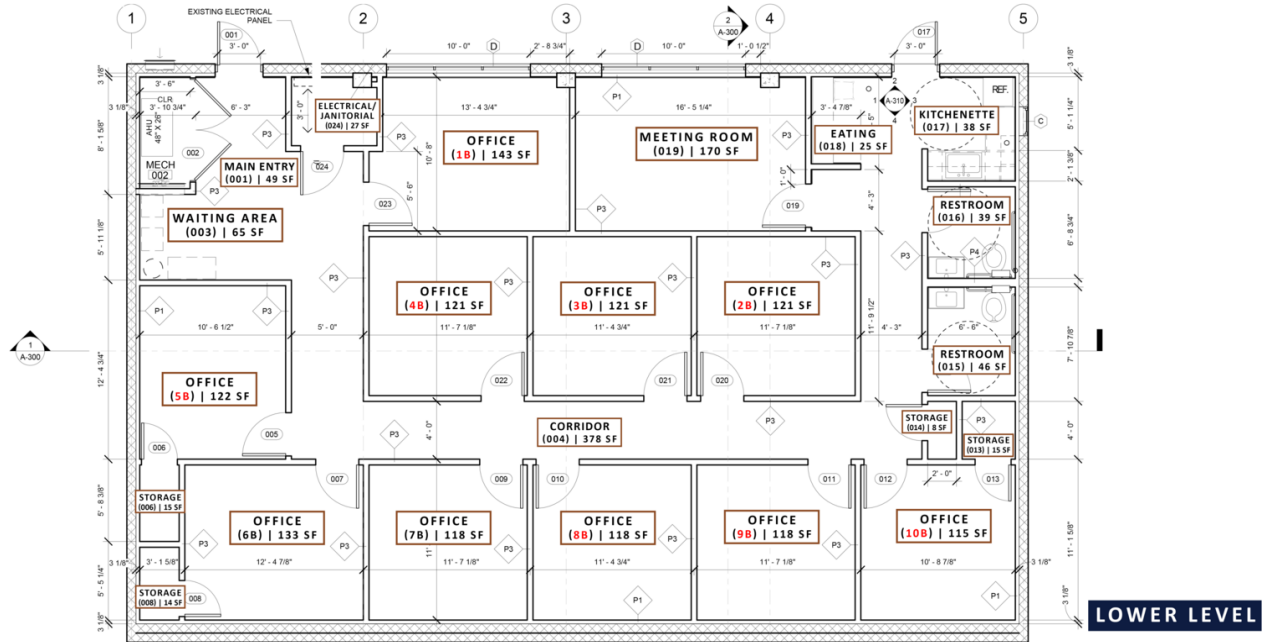
LEASE INFORMATION

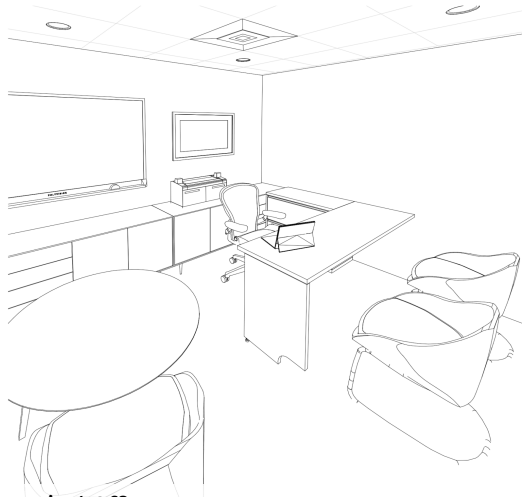
Lease Type:	Full-Service	Lease Term:	Negotiable
Total Space:	± 115 - 1,846 SF	Lease Rate:	\$550 - \$650 per month

AVAILABLE SPACES

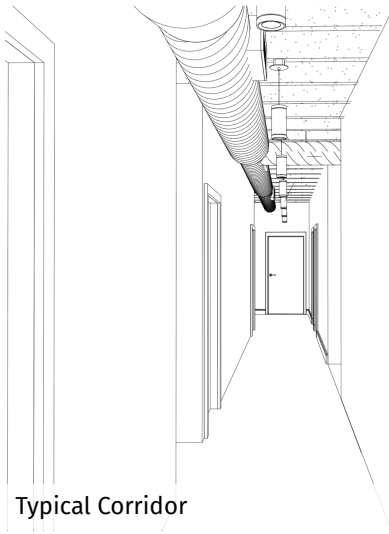
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1B	143 SF	Full Service	\$550 per month
Suite 2B	121 SF	Full Service	\$550 per month
Suite 3B	121 SF	Full Service	\$550 per month
Suite 4B	121 SF	Full Service	\$550 per month
Suite 5B	122 SF	Full Service	\$600 per month
Suite 8B	118 SF	Full Service	\$550 per month
Suite 9B	118 SF	Full Service	\$550 per month
Suite 10B	115 SF	Full Service	\$600 per month
Suite 1A	120 SF	Full Service	\$550 per month
Suite 2A	127 SF	Full Service	\$550 per month
Suite 3A	127 SF	Full Service	\$550 per month
Suite 6A	128 SF	Full Service	\$650 per month
Suite 8A	126 SF	Full Service	\$550 per month
Suite 9A	122 SF	Full Service	\$600 per month
Suite 10A	117 SF	Full Service	\$600 per month



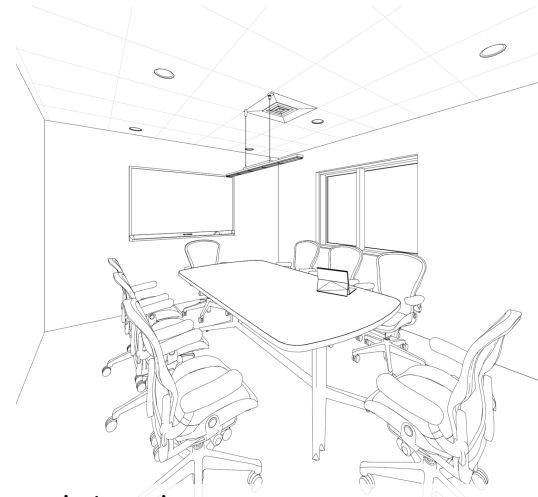




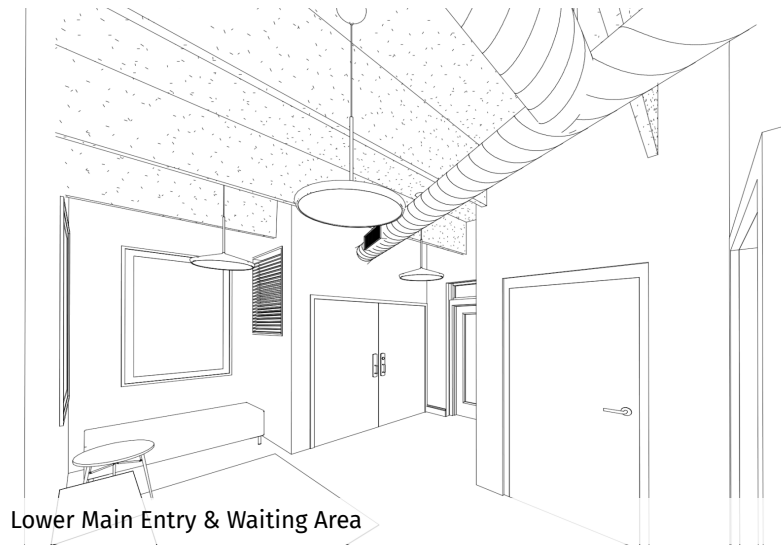
Typical Office



Typical Corridor



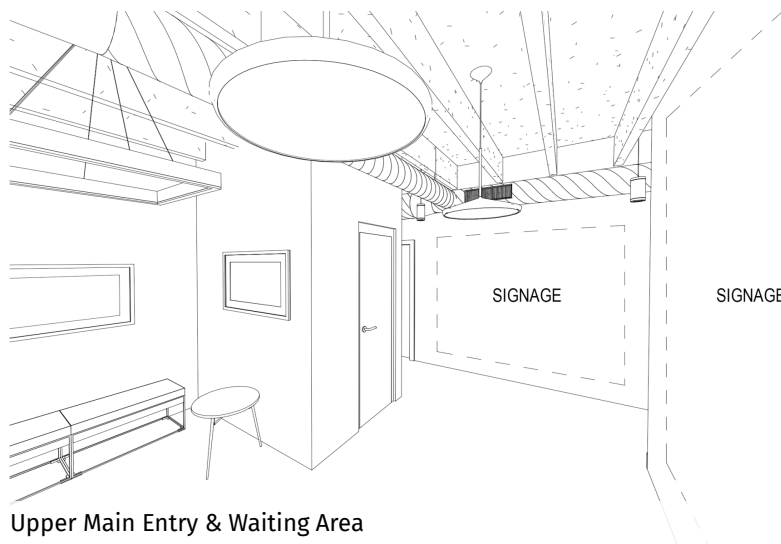
Typical Meeting Room



Lower Main Entry & Waiting Area



Lower Level Kitchenette



Upper Main Entry & Waiting Area



Upper Level Kitchenette





CONTACT



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