

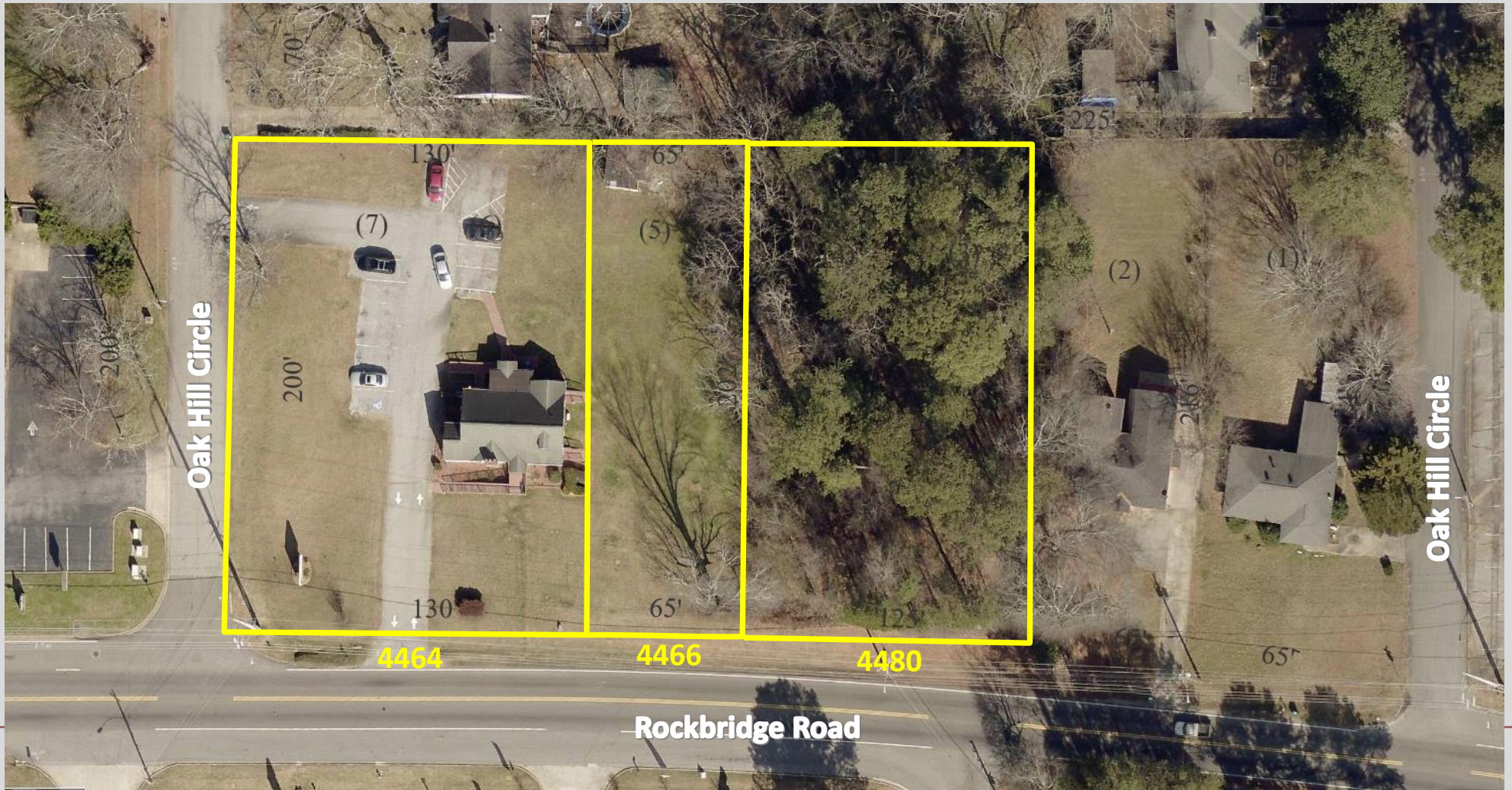
# OFFERING MEMORANDUM

*Free Standing Office / Retail Building on 1.48 Acres*

4464, 4466 & 4480 Rockbridge Rd  
Stone Mountain, GA



[Click Here for Virtual Tour](#)



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## PROPERTY SUMMARY

PROPERTY ADDRESS	4464	4466	4480
ZONING	<u>C-1</u>	<u>C-1</u>	<u>C-1</u>
PARCEL NUMBER	18 041 02 011	18 041 02 045	18 041 02 013
SITE SIZE	0.59 Acres	0.30 Acres	0.59 Acres
BUILDING / LOT SIZE	2,000 SF	N/A	N/A
PARKING	8/1,000 SF		
2021 TAXES	\$3,814.56	\$618.80	\$186.94
SALES PRICE	\$599,000.00		

## EXECUTIVE SUMMARY

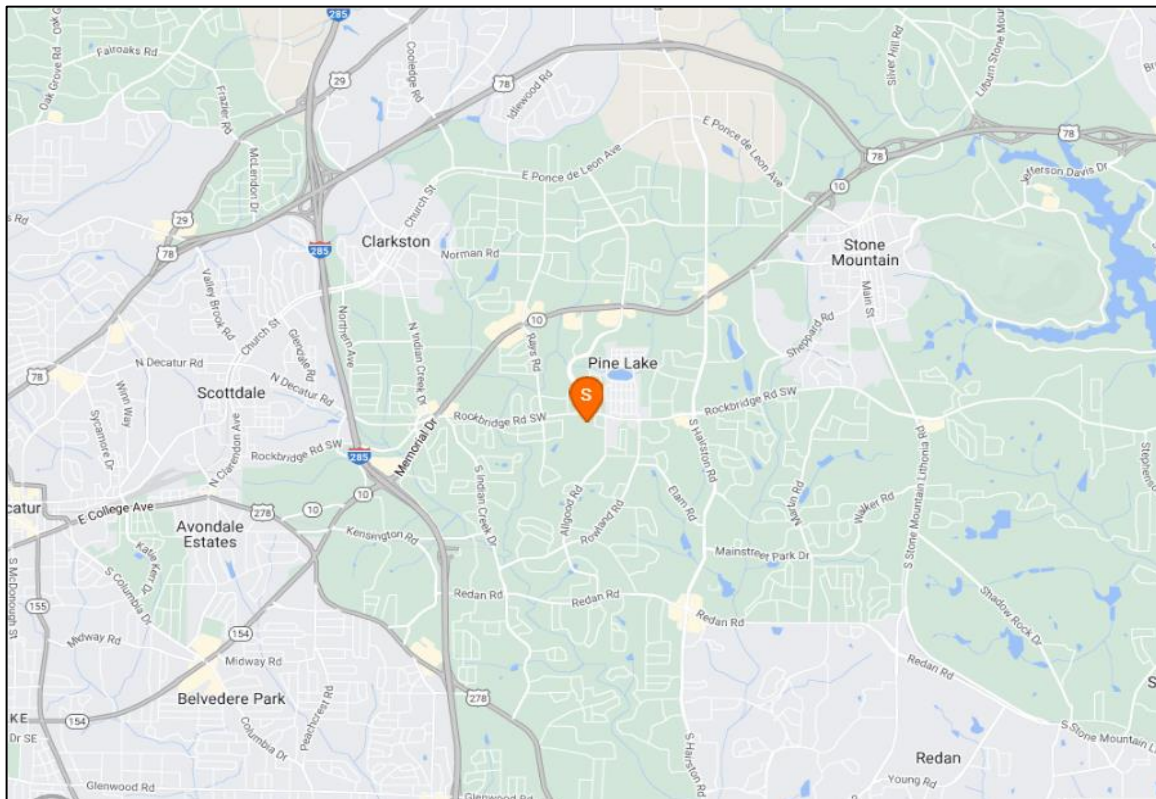
Thank you for your interest in 4464, 4466 and 4680 Rockbridge Road. This property is located near I-285 off of Memorial Drive adjacent to the city of Pine Lake.

The three (3) adjacent C-1 zoned properties are on 1.48 acres of land and are currently configured as one (1) office/retail establishment consisting of +/-2,000 SF with over a 8 per 1,000 SF parking ratio.

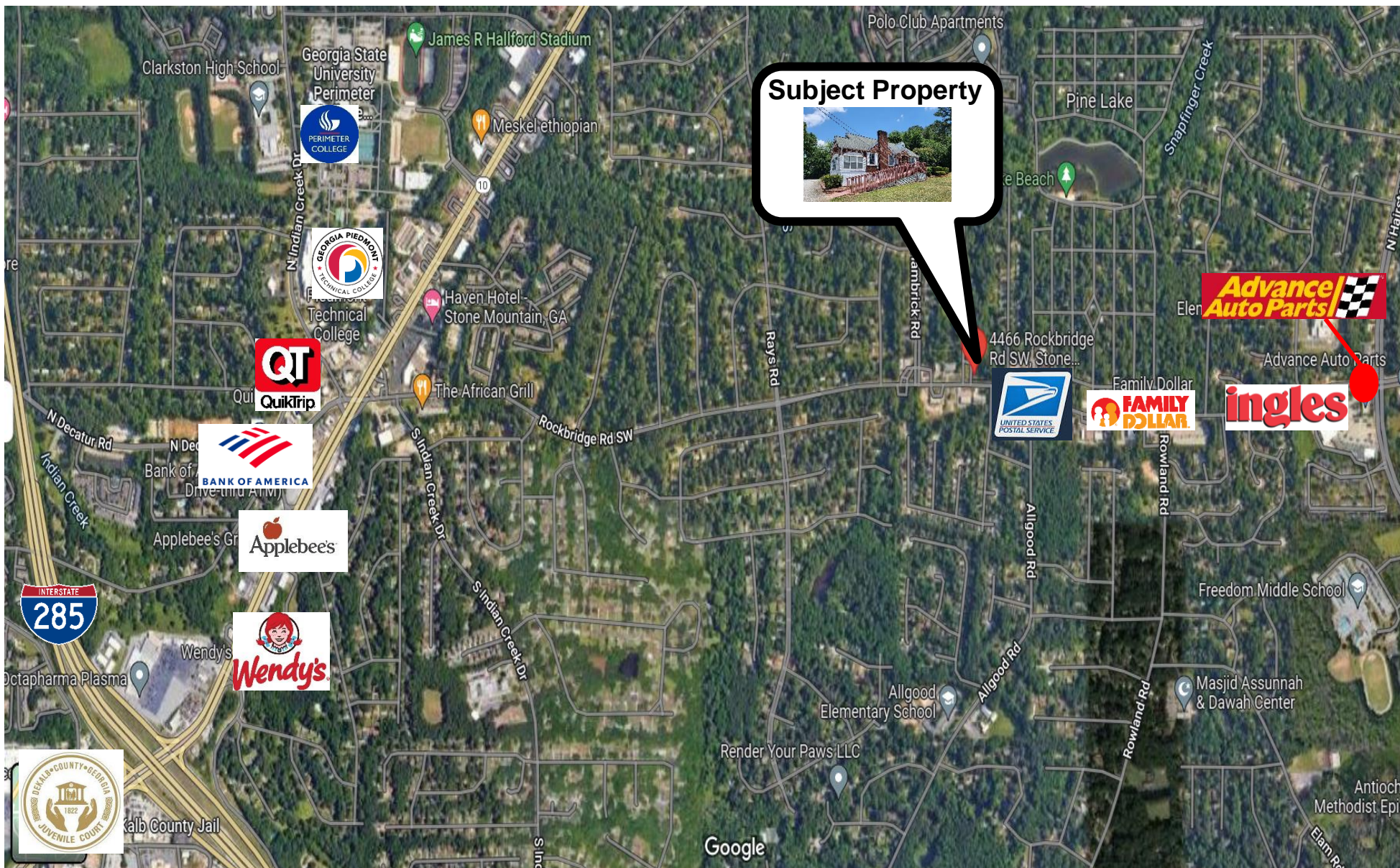
This sale opportunity has a wide range of uses available to it as well as the potential for a retail / office / live-work redevelopment. This is also a prime 1031 Exchange candidate with future upside.

## HIGHLIGHTS

- Adjacent Land for Growth or Redevelopment
- Great Visibility
- A Wide-Open Slate of Redevelopment Opportunities (Auto, Food Service, Etc.)







Advance Auto Parts

Subject Property



UNITED STATES POSTAL SERVICE

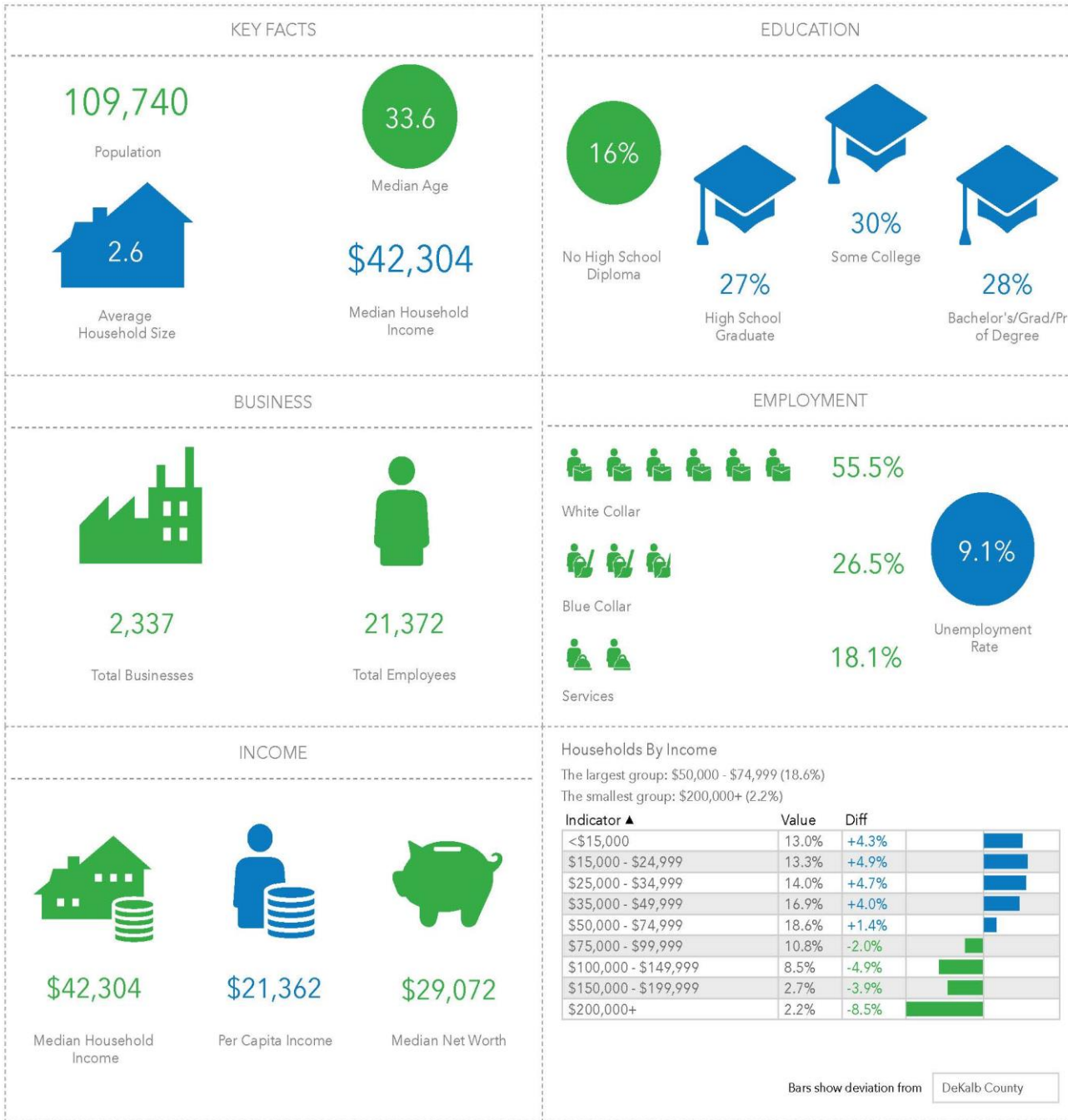
FAMILY DOLLAR

Ingles

Advance Auto Parts

INTERSTATE 285





## 27-2.26 DIVISION 26. - C-1 (LOCAL COMMERCIAL) DISTRICT

### Sec. 2.26.1. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the county for all residents;
  - B. To provide for auto-oriented needs outside of the Neighborhood Center, Town Center and Regional Center character areas, but to focus on the pedestrian oriented development within these districts;
  - C. To provide for quality control in development through materials and building placement;
  - D. To assure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
  - E. To implement the future development map of the county's most current comprehensive plan.
- ( Ord. No. 15-06 , 8-25-2015)

### Sec. 2.26.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4, such regulations shall also apply and must be complied with.

( Ord. No. 15-06 , 8-25-2015)

**[Click here to view the full list of Permitted Uses](#)**

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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