

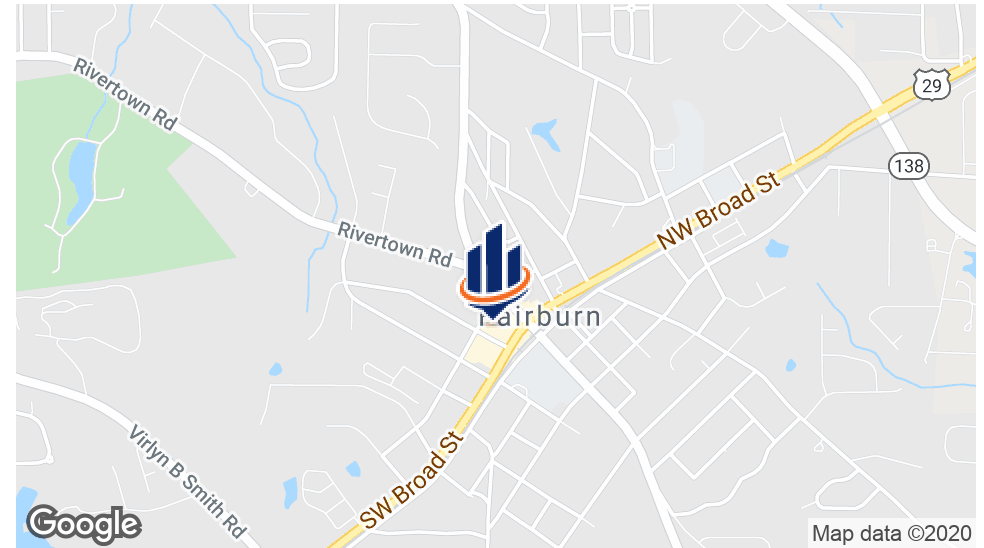


***** CHEAP RENT *** RETAIL
FOR LEASE 3000 - 7,500 SF
- DOWNTOWN FAIRBURN**

25 SMITH STREET
FAIRBURN, GA 30213

Jeff Hammond, MPA
Principal
210.889.6819
jhammond@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$2,750 - 5,500 per month (MG)
Building Size:	7,500 SF
Available SF:	3,500 - 7,500 SF
Lot Size:	0.56 Acres
Year Built:	1953
Renovated:	2010
Zoning:	DC2
Market:	Atlanta MSA
Submarket:	Fairburn
APN:	09F100300520452

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for Lease 25 Smith Street. This freestanding all brick commercial building has ample parking in downtown Fairburn, sitting on 0.56 acre lot and flexible DC-2 (Downtown Commercial District) zoning allows for a variety of retail, office, and other commercial uses. 25 Smith Street was a former bank building, configured as one space, but could easily be built out for multiple tenants. 3 Spaces Modified Gross. Suite A: 3500 sq ft: \$2750/MG a month. Suite B: 4,000 sq ft: \$3,000/MG a month. Suite C: Whole Building 7500 sq ft: \$5500/MG a month. Taxes are in with the lease \$6,863.09 and insurance is \$3,000.

PROPERTY HIGHLIGHTS

- Stand Alone
- Large Open Space
- Plenty of Parking
- Busy Retail Area

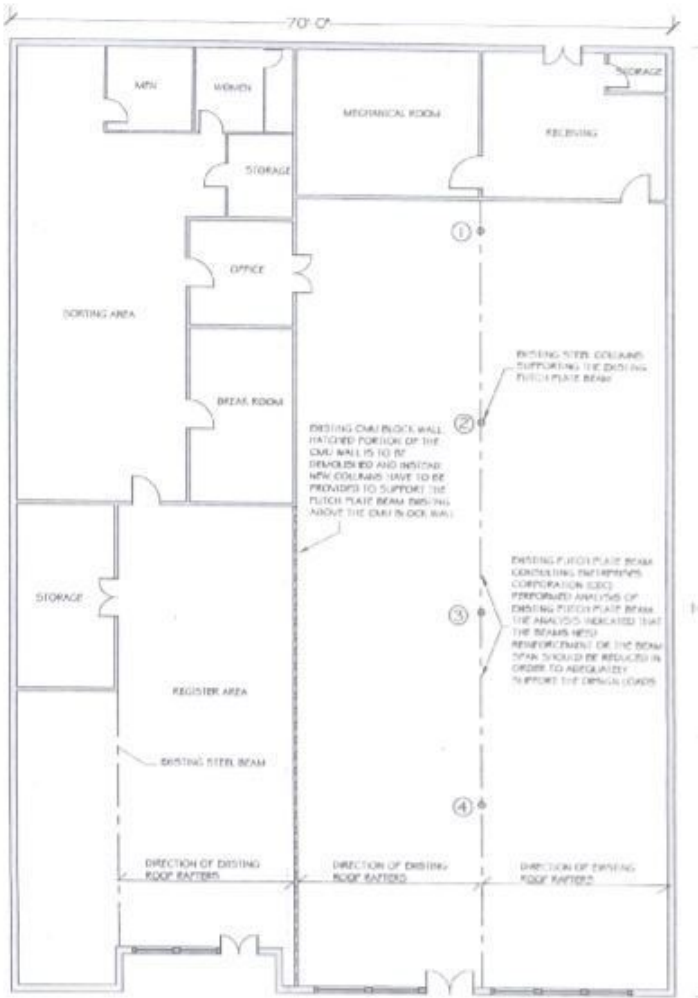
Additional Photos



Location Maps



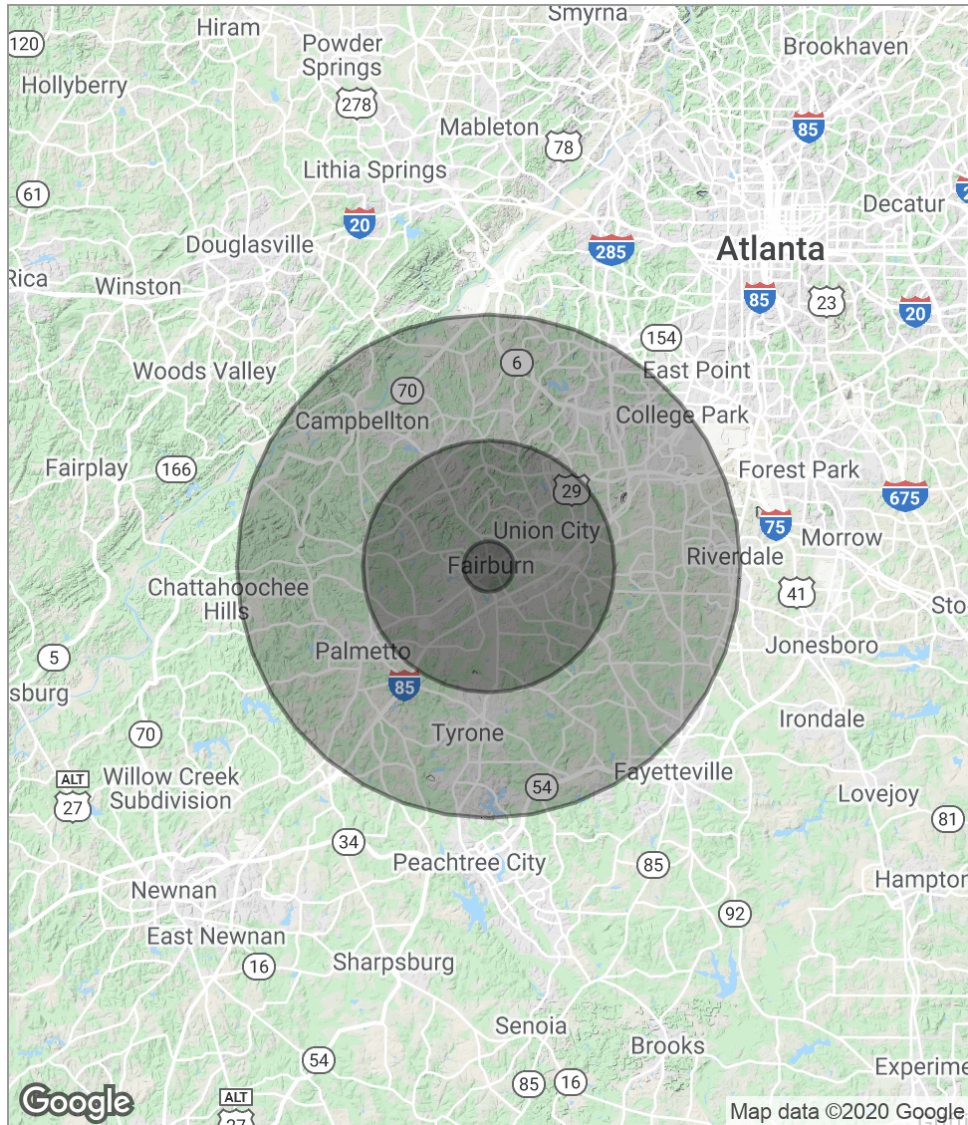
Floor Plans



PLAN: EXISTING CONDITIONS

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,036	58,365	228,412
Median age	32.3	31.8	34.4
Median age [Male]	32.3	30.2	32.6
Median age [Female]	33.1	33.3	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	715	21,397	83,679
# of persons per HH	2.8	2.7	2.7
Average HH income	\$67,871	\$61,360	\$69,743
Average house value	\$131,736	\$169,267	\$218,249

** Demographic data derived from 2010 US Census*

Advisor Bio



JEFF HAMMOND, MPA

Principal

jhammond@svn.com

Direct: 210.889.6819 | **Cell:** 210.889.6819

GA #373135

PROFESSIONAL BACKGROUND

Jeff Hammond has over 20 years' experience in the sale, investment, development and property management of commercial and residential real estate. He has a strong entrepreneurial drive and focuses on the bottom-line while being ever mindful of providing stellar service to clients.

Jeff gained his early business experience with UPS, the global leader in logistics, packaging & specialized transportation. Here he made significant contributions as a 'change agent' improving efficiencies, reducing costs & driving quality.

Jeff's commercial real estate sales and marketing expertise lie in his ability to build strong client relationships, ensure quality service and negotiate the best terms possible to close transactions. Jeff's colleagues recognize his entrepreneurial spirit and refer to him as 'The Bulldog' and 'Mr. Networker'. These unique skill sets have enabled him to become a top performer in marketing commercial real estate and a leader in the sale of office, retail and industrial space.

Jeff is an active member of numerous real estate associations, is a CCIM Candidate, and was elected as the 2013 President of the St. Charles Real Estate Association in St. Charles, MO. Member of the Million Dollar Brokers - ACBR and Top 100 Brokers for SVN. He has sold over \$41Million in commercial real estate in the since 2017.

EDUCATION

University of North Carolina Charlotte

• Bachelor's in Political Science • Master of Public Administration

Professional Affiliations:

* Atlanta Board of Realtors

• Mike Lipsey School of Real Estate

• Dale Carnegie School of Excellence

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