



Where Business Meets Opportunity

Prime 10,009 SF Commercial Investment

LISTING PRESENTATION | 1977 N PARK PLACE | ATLANTA, GA

Exclusively Listed by

Charlie Gonzalez - Associate | (404) 918-5050 | Charlieg@kw.com | 361032, Georgia

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | FIRST ATLANTA
200 Glenridge Point Parkway
Atlanta, GA 30342

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Charlie Gonzalez - Associate

☎ (404) 918-5050

✉ Charlieg@kw.com

📍 361032, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before



SECTION I

Property Information

Executive Summary



Property Overview

Position your business or investment in one of Cobb County's most strategic commercial corridors. This 10,009 SF freestanding commercial building offers exceptional flexibility for office, medical, retail, restaurant, or mixed-use operations.

The property features three levels with multiple private entrances, allowing for single-user occupancy or multiple tenants. The first floor includes executive office space with nine private offices, reception, conference area, and additional office suites that can be combined for over 6,200 SF. A separate entrance provides added flexibility for medical, laboratory, salon, or professional office use.

Conveniently located just minutes from I-75, I-285, Truist Park, The Battery Atlanta, Wellstar Windy Hill Hospital, and Cumberland Mall, the property offers outstanding accessibility, visibility, and convenience for employees, customers, and clients.

Whether you're an owner-user seeking a headquarters or an investor looking for a value-add commercial asset, this property presents an exceptional opportunity with seller financing available.

Property Highlights

- 10,009 SF freestanding commercial building on 0.57 acres
- Three-story multi-use property with three separate entrances
- Flexible layout for owner-user, investment, or multi-tenant occupancy
- Seller financing available
- Located minutes from The Battery Atlanta, Truist Park, Wellstar Windy Hill, Cumberland Mall, I-75 & I-285
- 25 on-site parking spaces
- First floor offers 6,231 SF contiguous office space (Suites 100 & 200 combined)
- Main office includes reception area, 9 private offices, conference room, and full bathroom with shower
- Separate lower-level suite with private entrance—ideal for medical, lab, salon, or professional office
- Third floor features a second-generation restaurant with kitchen, dining area, covered patio, and private offices

Price:	\$1,350,000
Building SF:	10,009
Property Type:	Office Medical Retail Restaurant
Sale Type:	Investment or Owner-User
Stories:	3
Lot Size:	0.57 AC
Parking:	25 spaces
Year Built / Renovated:	1982 / 2019
Building Class:	C
Occupancy:	Vacant



Property Photos



Floor Plan

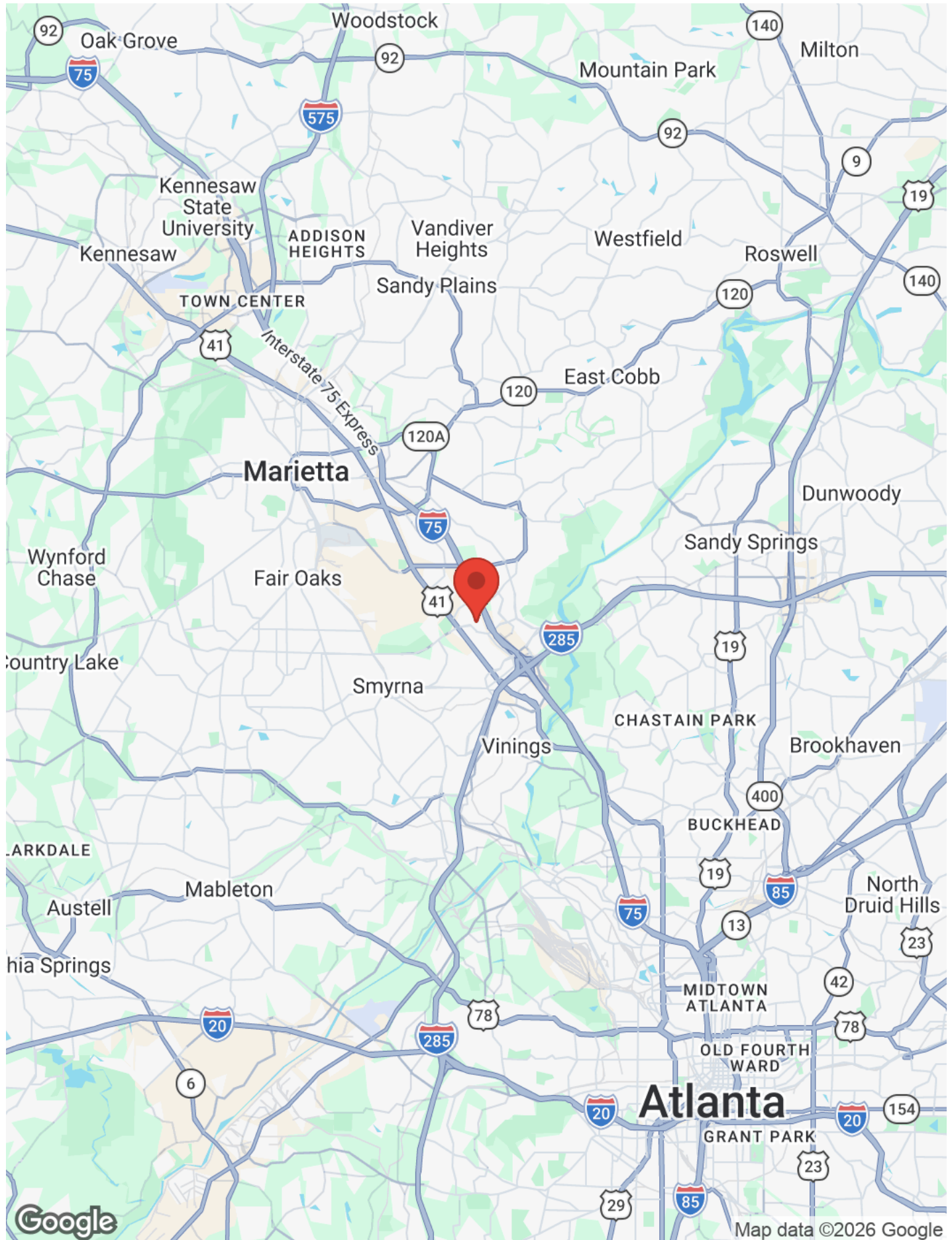




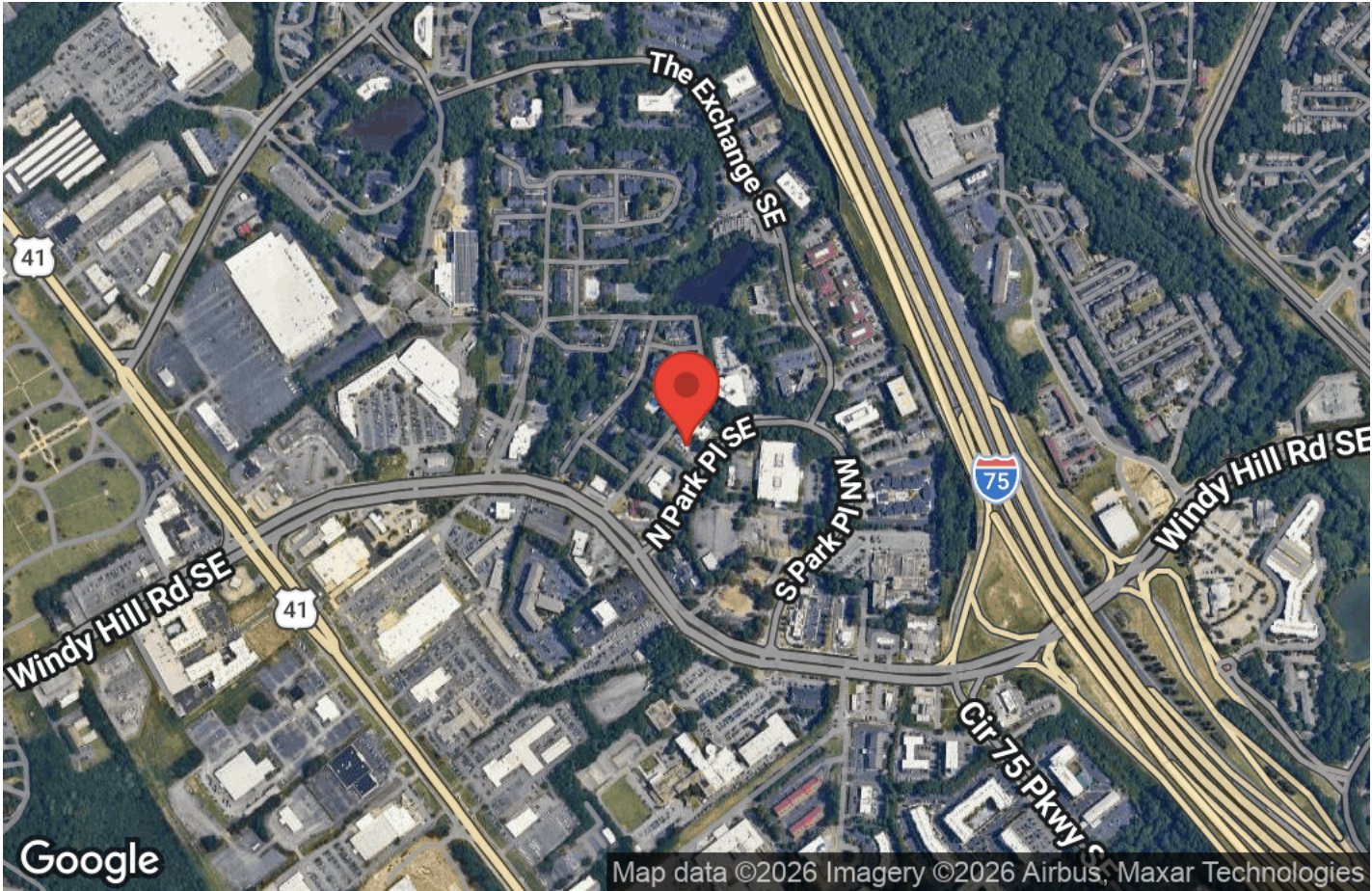
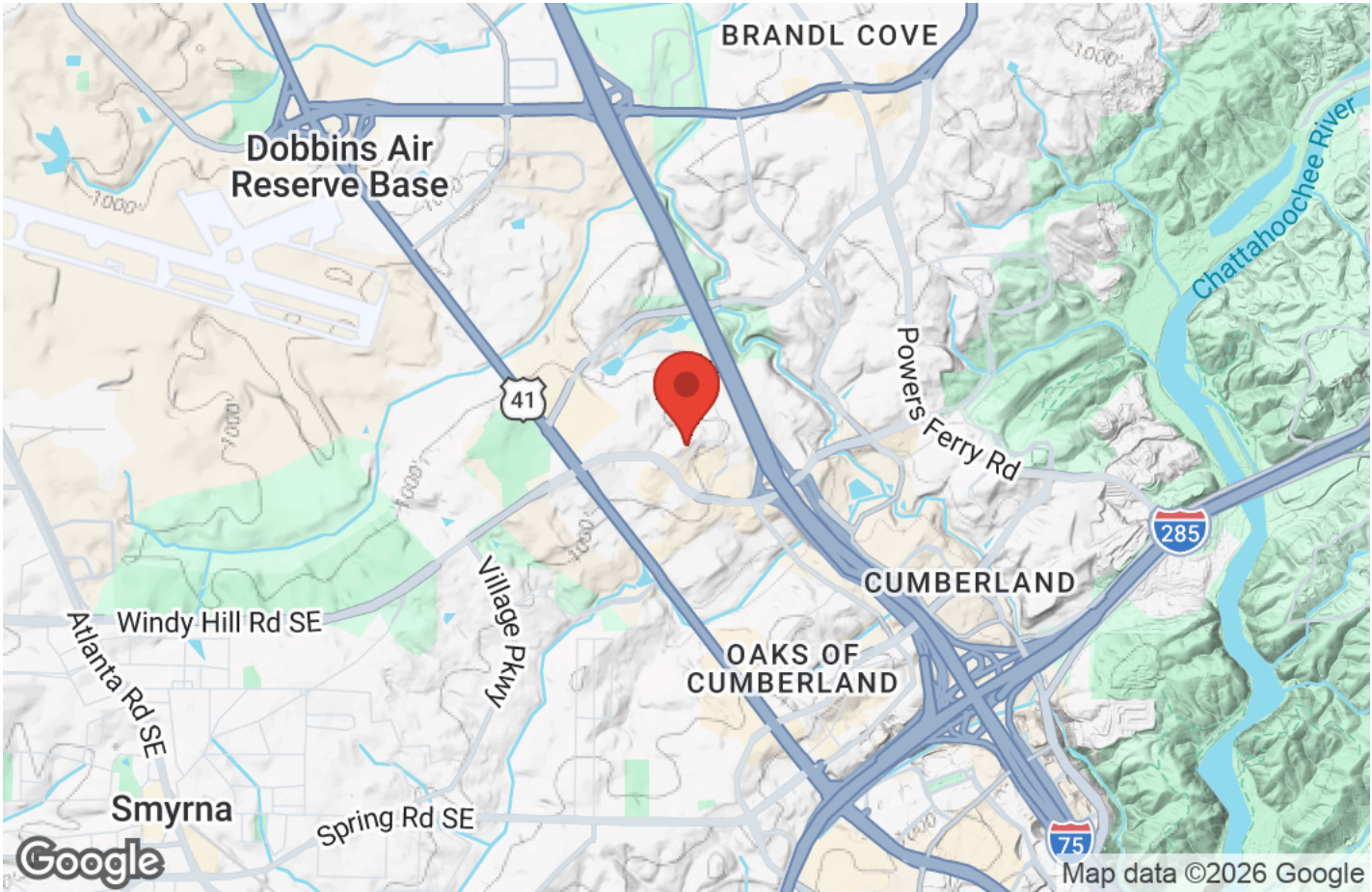
SECTION II

Location Information

Regional Map



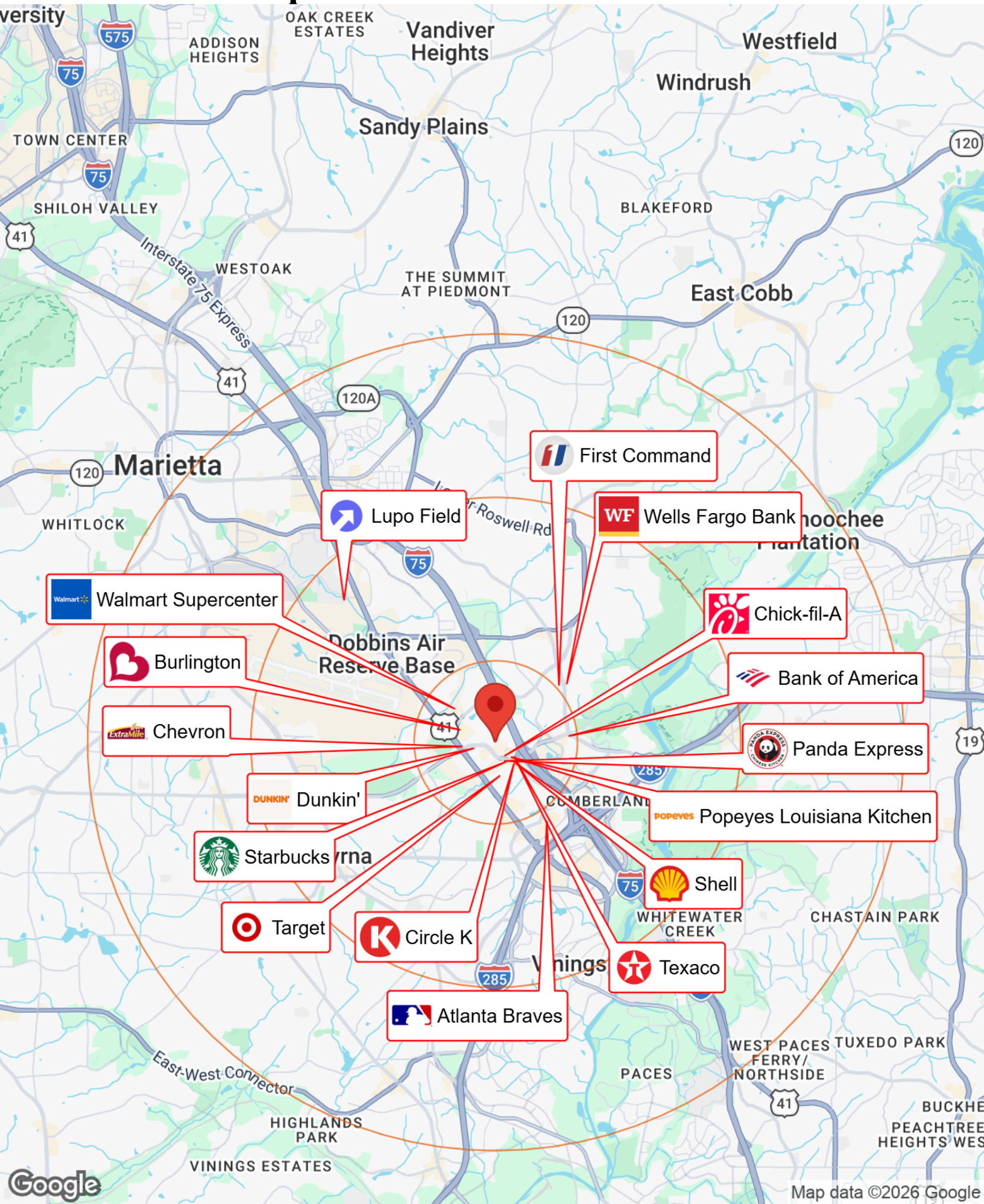
Location Maps



Aerial Map



Business Map

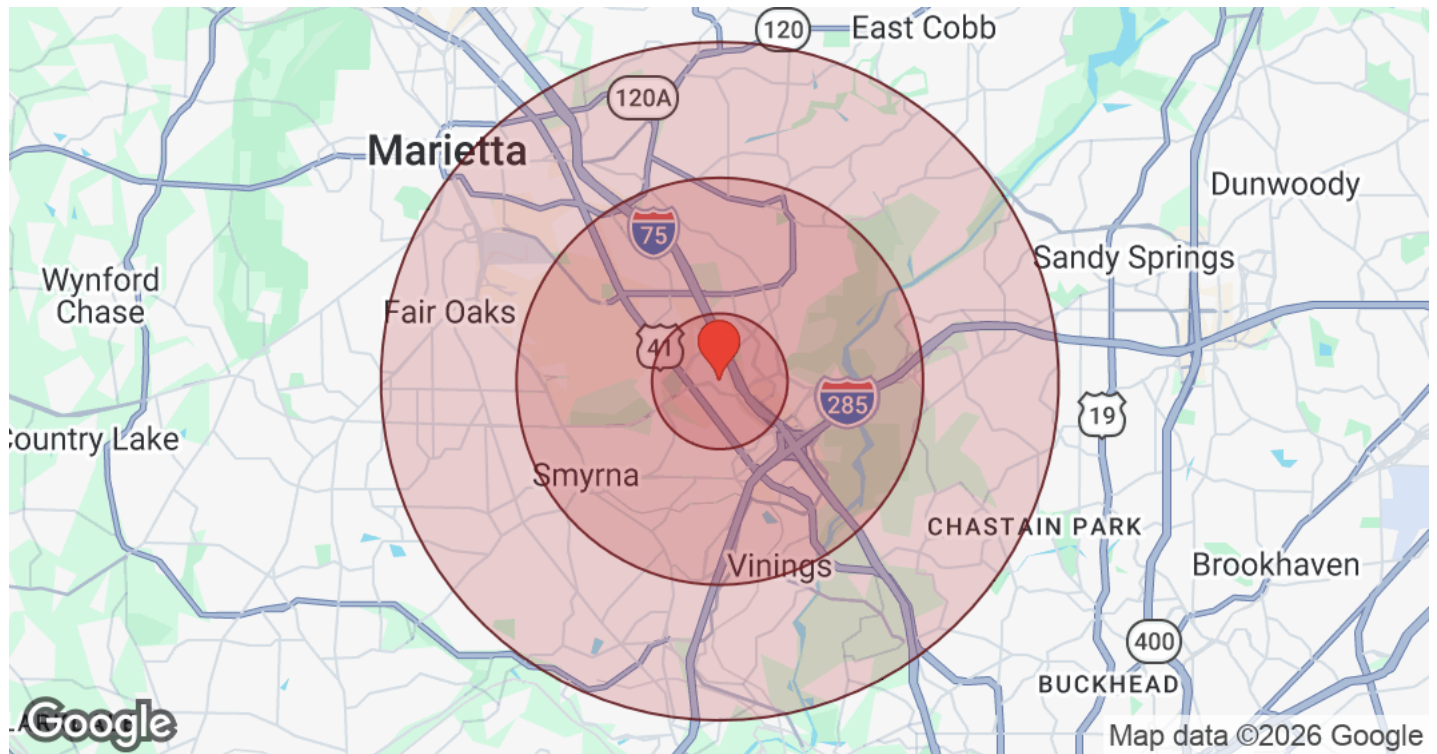




SECTION III

Demographics

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	8,454	50,362	113,280
	Female	8,780	52,686	116,614
	Total Population	17,234	103,048	229,894
Race / Ethnicity	White	5,055	41,621	100,165
	Black	8,053	34,068	66,209
	Am In/AK Nat	16	93	184
	Hawaiian	3	31	69
	Hispanic	2,320	14,138	39,749
	Asian	1,234	10,099	17,541
	Multiracial	467	2,576	5,265
	Other	86	422	690
Housing	Total Units	9,857	55,263	109,793
	Occupied	9,435	52,932	104,926
	Owner Occupied	1,532	17,278	46,437
	Renter Occupied	7,903	35,654	58,489
	Vacant	422	2,331	4,867
Age	Ages 0 - 14	2,546	15,610	38,661
	Ages 15 - 24	2,399	12,285	28,541
	Ages 25 - 54	10,123	56,256	111,299
	Ages 55 - 64	1,271	9,250	23,082
	Ages 65+	894	9,648	28,311
Income	Median	\$75,876	\$96,197	\$101,858
	Under \$15k	870	3,212	5,875
	\$15k - \$25k	403	1,658	3,374
	\$25k - \$35k	671	2,426	4,874
	\$35k - \$50k	917	3,644	8,029
	\$50k - \$75k	1,812	9,388	16,734
	\$75k - \$100k	1,278	7,240	12,790
	\$100k - \$150k	1,704	10,837	19,695
	\$150k - \$200k	1,054	5,471	11,194
	Over \$200k	726	9,057	22,360



04

Agent Profile

PROFESSIONAL BIO

Professional Bio



Charlie Gonzalez

Associate

(404) 918-5050
Charlieg@kw.com
361032, Georgia

Charlie Gonzalez has been in commercial real estate since 2006. Through the real estate cycles, he has advised private and institutional commercial real estate investors, stakeholders, and lenders. Charlie graduated from Georgia State University with a B.B.A. in Finance, and previously worked for CBRE; BDO USA, LLP; Mountain Seed Advisors; and co-founded Crestview Property Analytics before starting Redwood Property Advisors and Hedge Commercial Real Estate. In the last 20 years, Charlie's been part of transactions involving various commercial real estate property types including retail shopping centers, free standing retail buildings, office buildings, vacant land, ground leases, senior living facilities, hotels, apartment complexes, subdivision developments, golf courses, industrial buildings, church buildings, gas stations, car wash facilities, and school buildings.

Charlie is a State of Georgia licensed General Certified appraiser, as well as a member of the Atlanta Commercial Board of Realtors.

Where Business Meets Opportunity

Prime 10,009 SF Commercial

LISTING PRESENTATION | 1977 N PARK PLACE | ATLANTA, GA

Exclusively Listed by

Charlie Gonzalez - Associate

☎ (404) 918-5050

✉ Charlieg@kw.com

📍 361032, Georgia

KW Commercial | First Atlanta

200 Glenridge Point Parkway

Atlanta, GA 30342

Each Office is Independently Owned and Operated



www.kwcommercial.com