

"CUSTOMIZABLE 5,000 SF FLEX SPACE IN GROWING CARROLLTON MARKET"

904 Maple St Carrollton, GA 30117



OFFERING SUMMARY

Lease Rate:	\$10.00 - 15.00 SF/yr (NNN)
Building Size:	7,500 SF
Available SF:	5,000 SF
Lot Size:	19,738 SF
Number of Units:	2

Year Built:	1946
Zoning:	C-3 Neighborhood Commercial
Market:	Atlanta

PROPERTY OVERVIEW

904 Maple Street presents a versatile commercial opportunity located in one of Carrollton's most visible and established corridors.

This freestanding property is ideally situated along Maple Street, directly across from the University of West Georgia and just minutes from downtown. The area benefits from strong vehicle and foot traffic, a large student population, and consistent commercial activity.

Up to 5,000 SF of the total 7,500 SF is currently available for lease, offering flexible suite options for tenants seeking space in a high-visibility location

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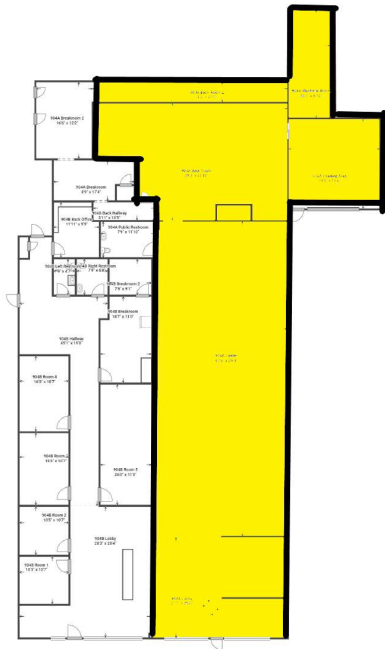


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904 Maple St Carrollton, GA 30117



904 Maple Street Carrollton GA 30117: 1st floor



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.

You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

PROPERTY DESCRIPTION

The building's layout is highly adaptable, making it suitable for a wide variety of uses such as Salon Suites, Medical Spa, Wellness services, Retail Showroom, Professional Office, or service-based businesses. The property is well-maintained and features a mix of open areas, private rooms, and functional infrastructure that supports both customer-facing and back-of-house operations.

Examples of Permitted Uses:

Retail stores selling everyday items.

Service businesses like appliance repair shops.

Professional offices.

Examples of Conditional Uses:

Car washes.

Restaurants and bars.

Day care centers.

LOCATION DESCRIPTION

Situated in the West Atlanta / Carroll County submarket within the Atlanta MSA, 904 Maple Street is surrounded by a diverse mix of demand drivers. The property sits minutes from the University of West Georgia, offering exposure to a vibrant student and faculty population. It is also located near a longstanding local gym, and shares the area with established medical service providers, creating a synergistic environment for wellness, health, and professional service businesses.

Maple Street is one of Carrollton's most well-traveled corridors, offering high visibility, consistent traffic flow, and direct access to surrounding neighborhoods, major employers, and key retail and healthcare hubs.

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