

CITY OF SOUTH FULTON ADAPTIVE REUSE OPPORTUNITY

5545 Stonewall Tell Road | Atlanta, GA 30349



3.75-ACRE SITE | EXISTING 23,822 SF FOOTPRINT



ATLANTA LEASING
& INVESTMENT

PROPERTY OVERVIEW



OFFERING PRICE please inquire with agent

PRIMARY BUILDING SIZE 3,284 SF

TOTAL USABLE AREA 23,822 SF School Building (Built 1960)

TOTAL LAND AREA 3.75 Acres (163,350 SF)

ADDRESS 5545 Stonewall Tell Road, Atlanta, GA 30349

MUNICIPALITIES Fulton County + City of South Fulton

ZONING City of South Fulton, AG-1 Zoning, Clifftondale Overlay

TOPOGRAPHY Level at street grade

SALES HIGHLIGHTS

Atlanta Leasing & Investment is proud to present a unique adaptive reuse opportunity at 5545 Stonewall Tell Road Rear, offering a massive 23,822 SF footprint on a level 3.75-acre site. This legacy 1960 school building provides a robust structural shell for investors and developers looking to capitalize on the thriving South Fulton submarket through creative rehabilitation.



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5545 STONEWALL TELL ROAD, ATLANTA, GA 30349

► 404.348.4448 ext #2

► AtlantaLeasing.com/5545Stonewall



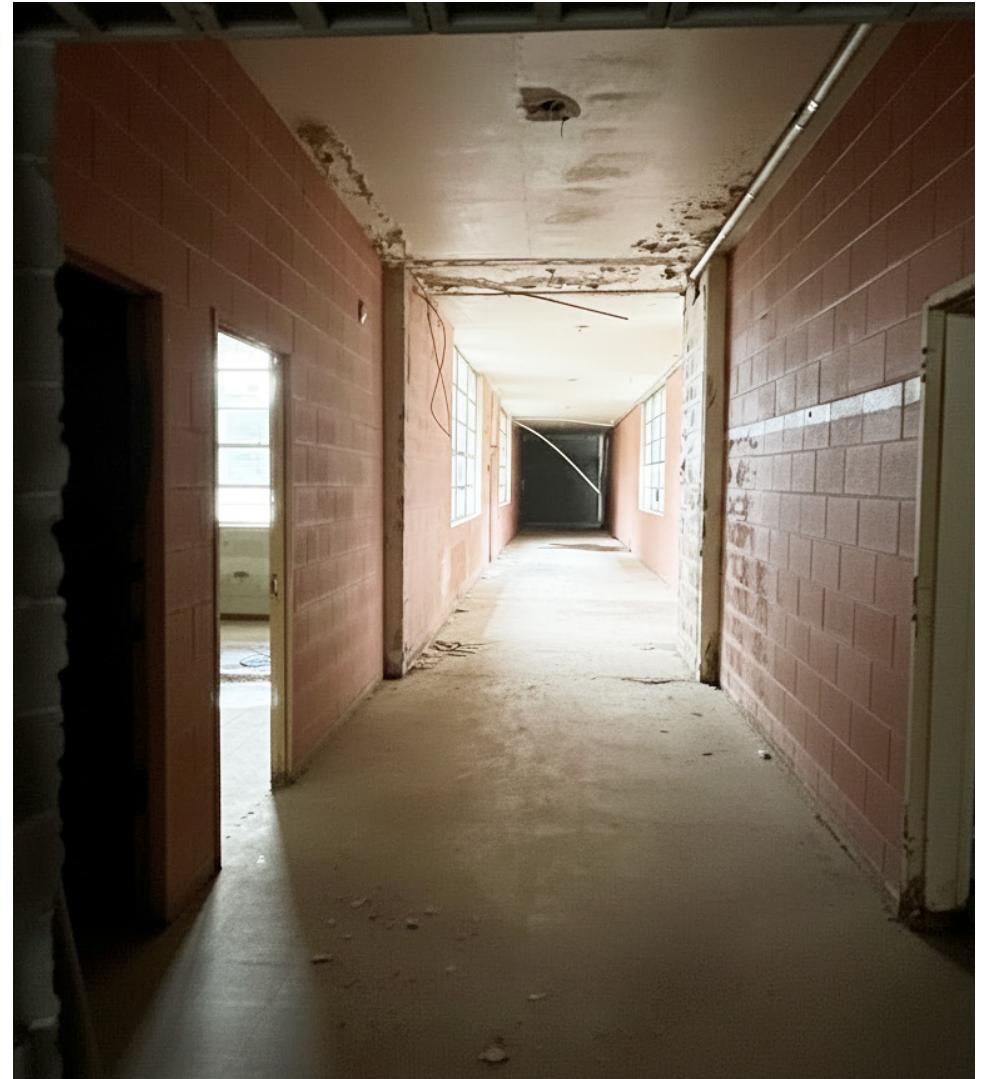
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EXECUTIVE SUMMARY

Appraised "As-Is" Value: \$830,000 (as of December 20, 2023). This property represents one of the few remaining large-footprint institutional shells in South Fulton at a highly competitive entry price.

The existing improvement is a one-story, masonry-constructed institutional building that offers substantial volume for a variety of "as-repaired" configurations.

- **Building Size:** 23,822 square feet of gross building area.
- **Structural Integrity:** The exterior is composed of concrete block with a durable metal, standing-seam open gable roof.
- **Condition:** Classified as being in "Fair" condition for its age, providing an ideal starting point for a full-scale interior modernization.
- **Infrastructure:** The site is fully serviced with public utilities, including water, sewer, electricity, and high-speed internet.
- **Topography:** The lot is level and at street grade, simplifying exterior renovations and potential parking expansions.



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STRATEGIC ZONING & SITE POTENTIAL

The property's **AG1 (Office Professional District)** zoning by the City of Atlanta allows for continued institutional use or a transition into a professional office hub.

- **Expansive Site:** 3.75 acres (163,350 SF) provides ample room for outdoor amenities, playgrounds, or fleet parking.
- **Flexibility:** While currently appraised for continued school use, the building's layout is highly adaptable for professional services, community centers, or creative "flex" office space.
- **Future Planning:** The county's 2035 Future Development map designates this area as a "Suburban Neighborhood," ensuring long-term residential support for commercial or educational services.



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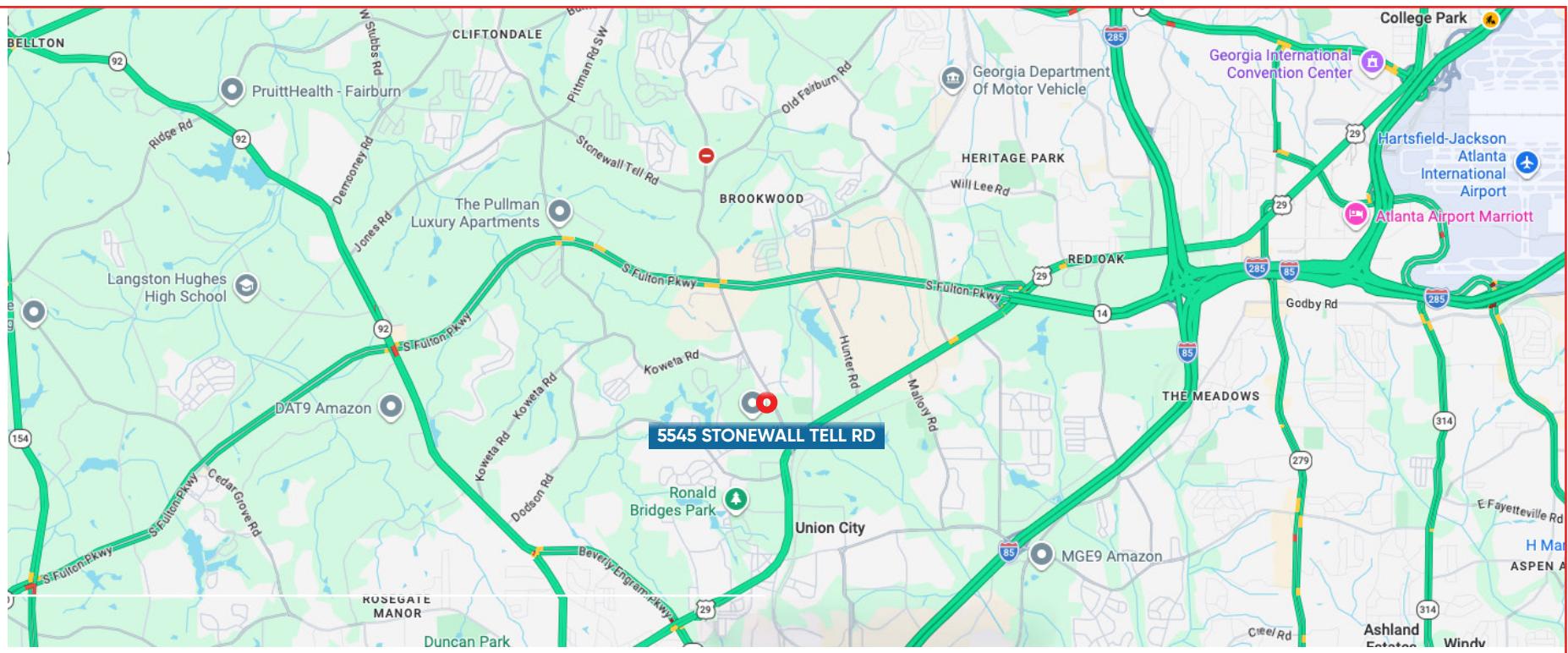


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MARKET DYNAMICS & CONNECTIVITY

Located in the south-west quadrant of Metro Atlanta, this property sits in a submarket characterized by stability and growth.

- **Submarket Trends:** The "Stonewall Tell Rd" submarket has experienced positive overall absorption for flex and industrial property types over the last five years.
- **Logistical Edge:** Conveniently located just 21 to 36 minutes from **Hartsfield-Jackson Atlanta International Airport**.
- **Area Support:** Surrounded by a balanced mix of single-family residential (35%) and commercial/retail development (35%), providing a built-in client or student base.
- **Demographics:** The local area features a stable population and a median household income of approximately **\$56,709**.



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INTERIOR PHOTOS



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EXTERIOR



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FOR SALE | ADAPTIVE REUSE OPPORTUNITY

23,822 SF | 3.75 ACRES

ATLANTA, GA



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