

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
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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, Cliftdale 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

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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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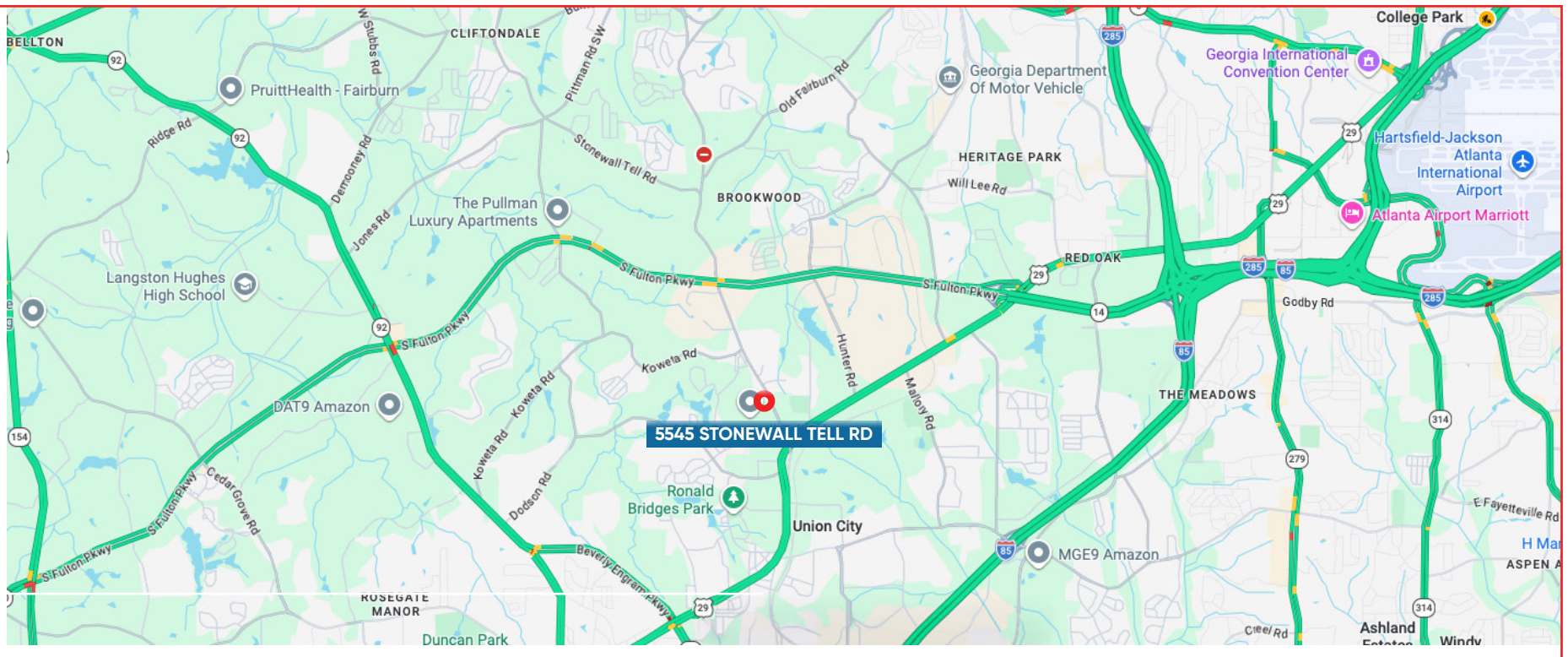


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MARKET DYNAMICS & CONNECTIVITY

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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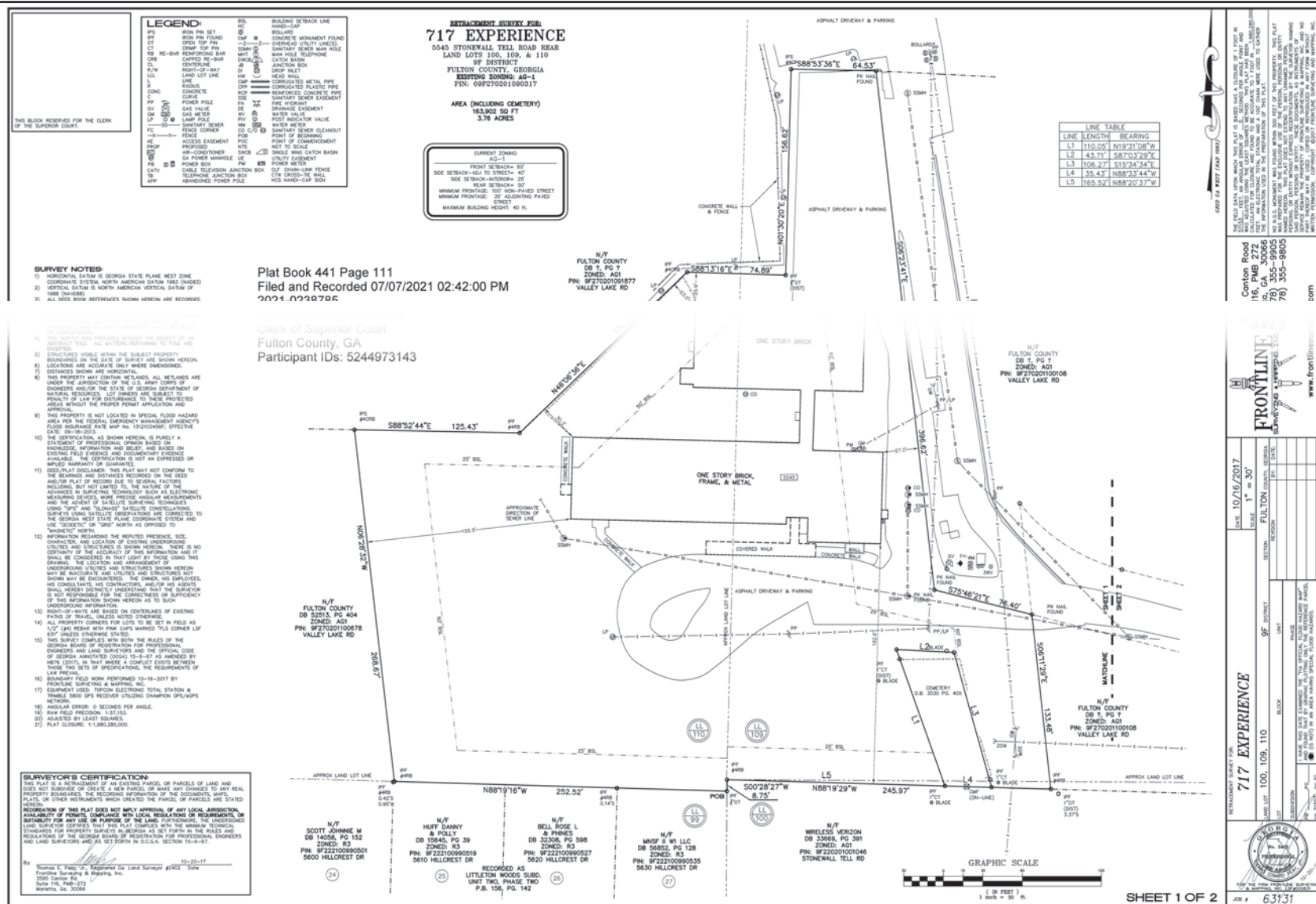
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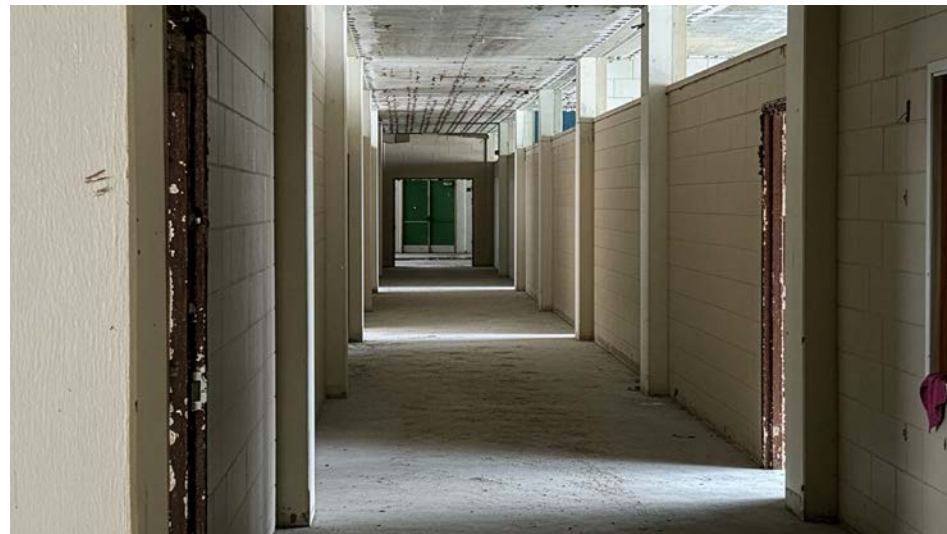


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INTERIOR PHOTOS



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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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MEET THE TEAM



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