

# OFFICE BUILDING



129 KING STREET  
HONESBORO, GA 30236

**PRESENTED BY:**

**LISTING BROKER**

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# EXECUTIVE SUMMARY

PRICE:	\$1,100,000	ACRES:	±0.68
TYPE:	OWNER/USER	NUMBER OF PARCELS:	1 PARCEL
SQUARE FEET	6,324		



# PROPERTY DESCRIPTION

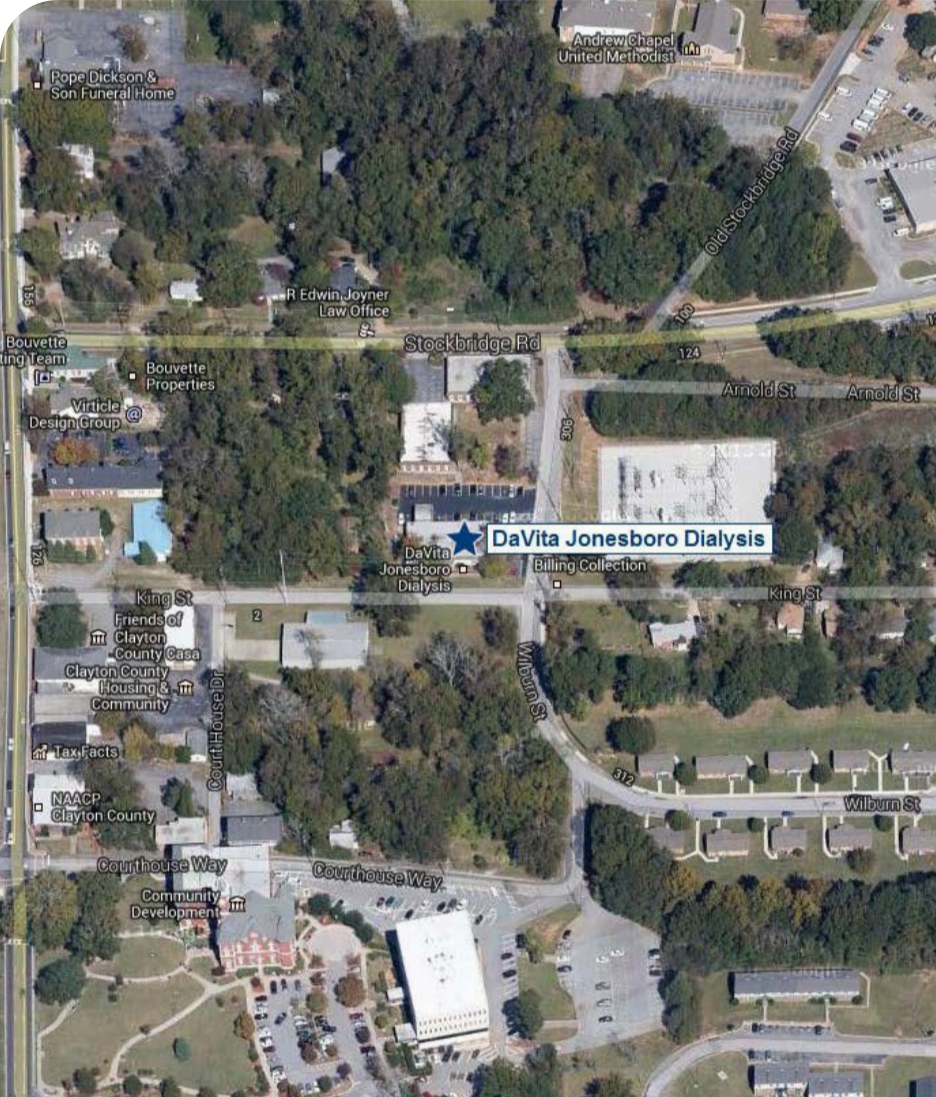
Address:	129 King St., Jonesboro, GA 30236
Building Square Footage:	±6,324
Land Area:	±0.68 Acres
Construction Type:	Wood Frame
Stories:	Single Story
Number of Buildings:	One Building
Assessor's Parcel Number:	13-0241B-00D-001
Zoning:	01
Year Built:	1972/2003 Renovation
Parking:	4.17/1,000 SF
Security:	24-hour Tenant Monitored System
Frontage:	King Street 150+ feet

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

# AREA MAPS



# AERIALS

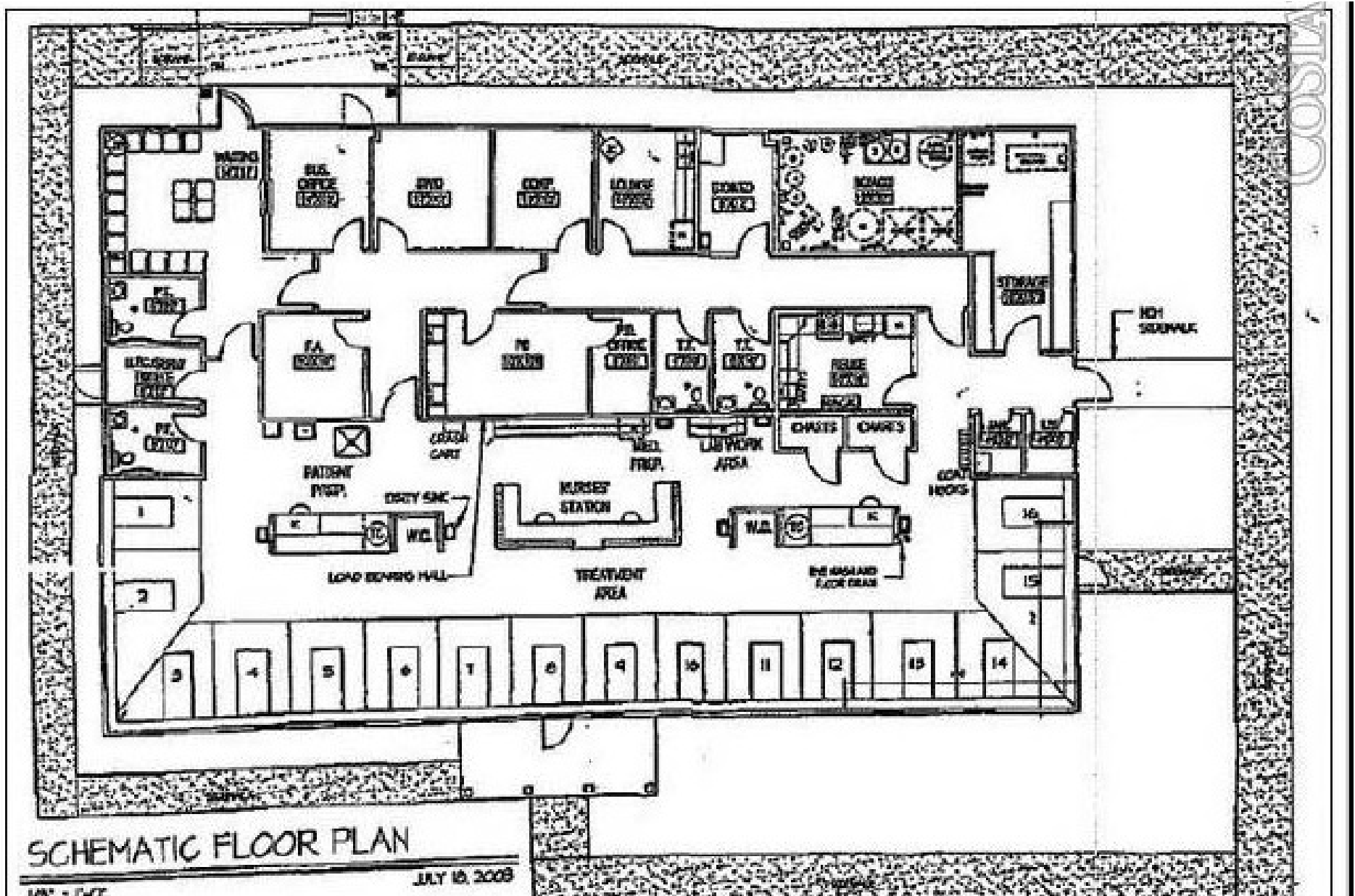


**PHOTOS**





# FLOOR PLAN



# AREA OVERVIEW

## JONESBORO, GA

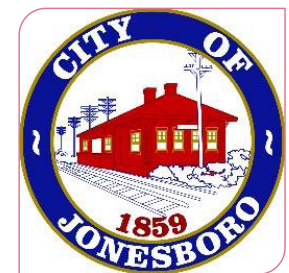
Jonesboro, Georgia is a city imbued with historical charm and cultural richness, situated in the metropolitan area of Atlanta. It serves as the county seat of Clayton County and has a rich history that stretches back to its founding in 1823. Originally known as Leaksville, it was renamed to honor Samuel G. Jones, a railroad official who played a significant role in the development the area.

Jonesboro is perhaps best known for its Civil War heritage. The Battle of Jonesborough, fought from August 31 to September 1, 1864, was a pivotal moment in the Atlanta Campaign, leading to the eventual fall of Atlanta and subsequently, the Confederacy's surrender. The city's historical importance is preserved at sites like the Stately Oaks Plantation, which offers a glimpse into antebellum life, and the Road to Tara Museum, where the legacy of Margaret Mitchell's "Gone With the Wind" is celebrated. Fans of the famous novel and film will find Jonesboro particularly interesting, as it is one of the inspirations for the fictional town of Tara.

Geographically, Jonesboro is situated approximately 15 miles south of downtown Atlanta. The area serves as a vital suburban community within the Atlanta metropolitan area. Its climate is classified as humid subtropical, characterized by hot, humid summers and mild to cool winters. This climate supports lush greenery and a variety of outdoor activities throughout most of the year, making it an attractive locale for nature enthusiasts and those seeking a balance between urban and suburban living.

The city's economy is intertwined with the broader economic landscape of the Atlanta metropolitan area. It benefits from the proximity to Atlanta's Hartsfield-Jackson International Airport, one of the busiest airports in the world, which provides significant employment opportunities. Additionally, the presence of various retail, healthcare, and educational institutions fuels local economic activity.

For those who enjoy the outdoors, Jonesboro offers several parks and recreational facilities. The Lee Street Park is a focal point for community activities, featuring playgrounds, picnic areas, and walking trails. Additionally, the nearby Reynolds Nature Preserve provides an escape into nature with its serene walking trails and educational programs about local flora and fauna.



# DEMOGRAPHICS

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **6,000 SF**  
 Typical Floor: **6,000 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	6,920	65,193	175,156
2023 Estimate	6,795	63,916	171,677
2010 Census	6,132	57,049	154,082
Growth 2023 - 2028	1.84%	2.00%	2.03%
Growth 2010 - 2023	10.81%	12.04%	11.42%

2023 Population by Age	6,795	63,916	171,677
Age 0 - 4	422 6.21%	4,260 6.66%	11,709 6.82%
Age 5 - 9	438 6.45%	4,408 6.90%	12,158 7.08%
Age 10 - 14	470 6.92%	4,745 7.42%	13,138 7.65%
Age 15 - 19	468 6.89%	4,679 7.32%	12,953 7.54%
Age 20 - 24	457 6.73%	4,429 6.93%	12,146 7.07%
Age 25 - 29	509 7.49%	4,656 7.28%	12,583 7.33%
Age 30 - 34	552 8.12%	4,803 7.51%	12,904 7.52%
Age 35 - 39	507 7.46%	4,315 6.75%	11,652 6.79%
Age 40 - 44	456 6.71%	3,937 6.16%	10,685 6.22%
Age 45 - 49	430 6.33%	3,824 5.98%	10,368 6.04%
Age 50 - 54	423 6.23%	3,914 6.12%	10,514 6.12%
Age 55 - 59	411 6.05%	3,934 6.15%	10,394 6.05%
Age 60 - 64	378 5.56%	3,677 5.75%	9,516 5.54%
Age 65 - 69	316 4.65%	3,092 4.84%	7,839 4.57%
Age 70 - 74	242 3.56%	2,360 3.69%	5,920 3.45%
Age 75 - 79	155 2.28%	1,486 2.32%	3,709 2.16%
Age 80 - 84	91 1.34%	815 1.28%	2,029 1.18%
Age 85+	70 1.03%	582 0.91%	1,461 0.85%
Age 65+	874 12.86%	8,335 13.04%	20,958 12.21%
<b>Median Age</b>	<b>35.80</b>	<b>35.00</b>	<b>34.30</b>
<b>Average Age</b>	<b>36.90</b>	<b>36.40</b>	<b>35.80</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>6,795</b>	<b>63,916</b>	<b>171,677</b>
White	1,397 20.56%	11,659 18.24%	31,617 18.42%
Black	4,933 72.60%	47,678 74.59%	125,174 72.91%
Am. Indian & Alaskan	14 0.21%	247 0.39%	927 0.54%
Asian	288 4.24%	2,612 4.09%	9,240 5.38%
Hawaiian & Pacific Island	6 0.09%	59 0.09%	324 0.19%
Other	158 2.33%	1,660 2.60%	4,396 2.56%

Population by Hispanic Origin	6,795	63,916	171,677
Non-Hispanic Origin	6,279 92.41%	57,386 89.78%	150,506 87.67%
Hispanic Origin	516 7.59%	6,530 10.22%	21,172 12.33%

2023 Median Age, Male	34.60	33.00	32.20
<b>2023 Average Age, Male</b>	<b>35.80</b>	<b>35.00</b>	<b>34.40</b>

2023 Median Age, Female	37.30	36.80	36.20
<b>2023 Average Age, Female</b>	<b>38.00</b>	<b>37.60</b>	<b>37.00</b>

2023 Population by Occupation Classification	5,371	49,569	132,081
Civilian Employed	2,702 50.31%	30,160 60.84%	82,875 62.75%
Civilian Unemployed	141 2.63%	1,846 3.72%	4,571 3.46%
Civilian Non-Labor Force	2,522 46.96%	17,504 35.31%	44,510 33.70%
Armed Forces	6 0.11%	59 0.12%	125 0.09%

Households by Marital Status			
Married	718	8,445	22,553
Married No Children	433	4,728	11,989
Married w/Children	285	3,717	10,565

2023 Population by Education	4,825	44,323	117,442
Some High School, No Diploma	1,073 22.24%	6,170 13.92%	15,472 13.17%
High School Grad (Incl Equivalency)	1,570 32.54%	14,267 32.19%	36,419 31.01%
Some College, No Degree	1,246 25.82%	12,654 28.55%	35,110 29.90%
Associate Degree	286 5.93%	2,927 6.60%	7,869 6.70%
Bachelor Degree	381 7.90%	5,130 11.57%	14,604 12.44%
Advanced Degree	269 5.58%	3,175 7.16%	7,968 6.78%

# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation</b>	<b>5,030</b>	<b>56,337</b>	<b>154,997</b>
Real Estate & Finance	31 0.62%	1,130 2.01%	3,206 2.07%
Professional & Management	1,022 20.32%	10,533 18.70%	28,666 18.49%
Public Administration	70 1.39%	1,714 3.04%	4,146 2.67%
Education & Health Services	704 14.00%	6,167 10.95%	17,614 11.36%
Information	563 11.19%	5,802 10.30%	16,722 10.79%
Sales	27 0.54%	490 0.87%	1,483 0.96%
Transportation	640 12.72%	8,068 14.32%	20,771 13.40%
Retail	40 0.80%	859 1.52%	2,158 1.39%
Wholesale	473 9.40%	4,471 7.94%	11,375 7.34%
Manufacturing	92 1.83%	924 1.64%	2,442 1.58%
Production	188 3.74%	1,969 3.50%	5,684 3.67%
Construction	504 10.02%	5,701 10.12%	17,013 10.98%
Utilities	216 4.29%	2,737 4.86%	7,271 4.69%
Agriculture & Mining	334 6.64%	4,063 7.21%	11,428 7.37%
Farming, Fishing, Forestry	0 0.00%	129 0.23%	183 0.12%
Other Services	0 0.00%	131 0.23%	247 0.16%
	126 2.50%	1,449 2.57%	4,588 2.96%
<b>2023 Worker Travel Time to Job</b>	<b>2,658</b>	<b>29,135</b>	<b>79,715</b>
<30 Minutes	1,351 50.83%	13,273 45.56%	38,276 48.02%
30-60 Minutes	1,056 39.73%	11,958 41.04%	31,519 39.54%
60+ Minutes	251 9.44%	3,904 13.40%	9,920 12.44%
<b>2010 Households by HH Size</b>	<b>1,901</b>	<b>19,799</b>	<b>53,688</b>
1-Person Households	463 24.36%	4,874 24.62%	13,228 24.64%
2-Person Households	556 29.20%	5,586 28.21%	14,563 27.13%
3-Person Households	357 18.78%	3,643 18.40%	9,835 18.32%
4-Person Households	265 13.94%	2,771 14.00%	7,702 14.35%
5-Person Households	141 7.42%	1,537 7.76%	4,468 8.32%
6-Person Households	69 3.63%	798 4.03%	2,146 4.00%
7 or more Person Households	51 2.68%	590 2.98%	1,746 3.25%
<b>2023 Average Household Size</b>	<b>2.80</b>	<b>2.80</b>	<b>2.80</b>
<b>Households</b>			
2028 Projection	2,098	22,712	61,087
2023 Estimate	2,065	22,247	59,844
2010 Census	1,901	19,798	53,688
Growth 2023 - 2028	1.60%	2.09%	2.08%
Growth 2010 - 2023	8.63%	12.37%	11.47%

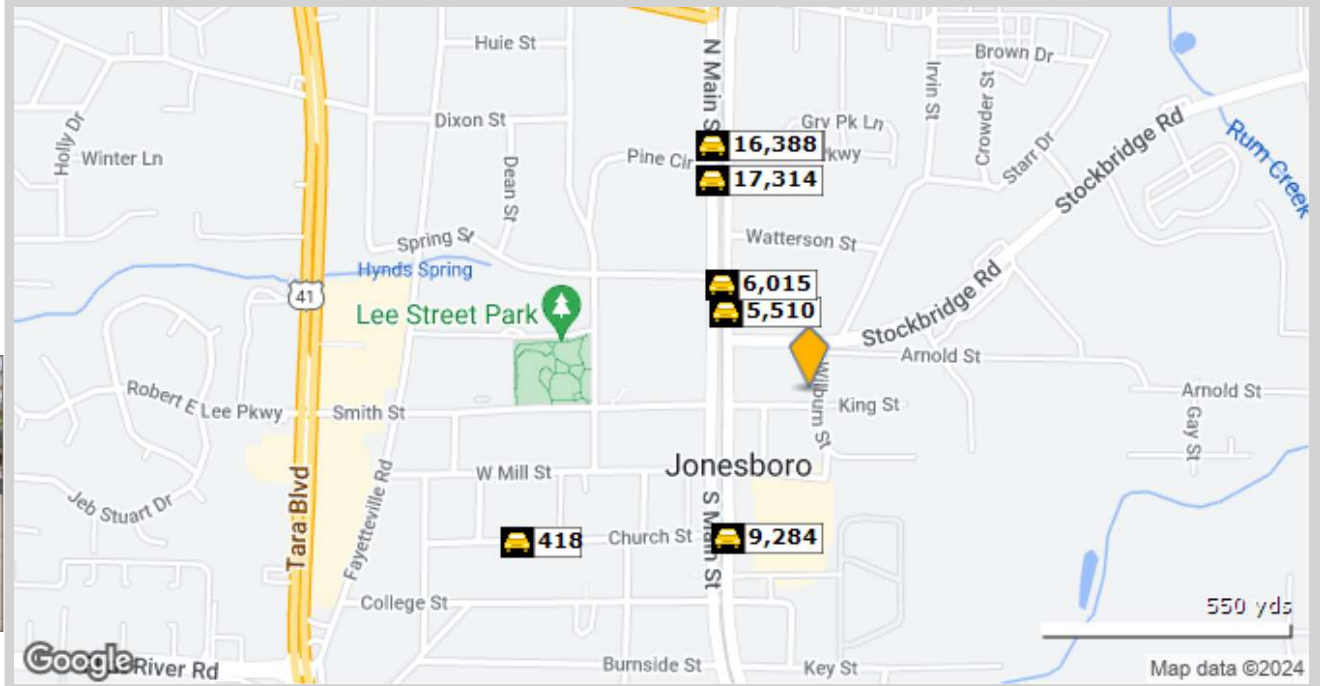
Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>2,065</b>	<b>22,247</b>	<b>59,844</b>
<\$25,000	652 31.57%	4,889 21.98%	12,992 21.71%
\$25,000 - \$50,000	444 21.50%	4,463 20.06%	13,948 23.31%
\$50,000 - \$75,000	385 18.64%	5,639 25.35%	15,010 25.08%
\$75,000 - \$100,000	166 8.04%	2,405 10.81%	6,694 11.19%
\$100,000 - \$125,000	249 12.06%	2,598 11.68%	5,809 9.71%
\$125,000 - \$150,000	89 4.31%	786 3.53%	2,001 3.34%
\$150,000 - \$200,000	63 3.05%	1,068 4.80%	2,540 4.24%
\$200,000+	17 0.82%	399 1.79%	850 1.42%
<b>2023 Avg Household Income</b>	<b>\$58,780</b>	<b>\$68,247</b>	<b>\$64,805</b>
<b>2023 Med Household Income</b>	<b>\$47,840</b>	<b>\$57,371</b>	<b>\$54,452</b>
<b>2023 Occupied Housing</b>	<b>2,065</b>	<b>22,247</b>	<b>59,843</b>
Owner Occupied	1,252 60.63%	13,172 59.21%	35,111 58.67%
Renter Occupied	813 39.37%	9,075 40.79%	24,732 41.33%
<b>2010 Housing Units</b>	<b>2,250</b>	<b>24,313</b>	<b>65,403</b>
1 Unit	1,762 78.31%	18,122 74.54%	47,987 73.37%
2 - 4 Units	176 7.82%	858 3.53%	2,678 4.09%
5 - 19 Units	263 11.69%	4,325 17.79%	11,374 17.39%
20+ Units	49 2.18%	1,008 4.15%	3,364 5.14%
<b>2023 Housing Value</b>	<b>1,253</b>	<b>13,173</b>	<b>35,111</b>
<\$100,000	364 29.05%	3,550 26.95%	9,531 27.15%
\$100,000 - \$200,000	612 48.84%	6,296 47.79%	17,904 50.99%
\$200,000 - \$300,000	248 19.79%	2,420 18.37%	5,389 15.35%
\$300,000 - \$400,000	6 0.48%	389 2.95%	1,159 3.30%
\$400,000 - \$500,000	0 0.00%	123 0.93%	418 1.19%
\$500,000 - \$1,000,000	5 0.40%	109 0.83%	229 0.65%
\$1,000,000+	18 1.44%	286 2.17%	481 1.37%
<b>2023 Median Home Value</b>	<b>\$142,892</b>	<b>\$148,229</b>	<b>\$144,819</b>
<b>2023 Housing Units by Yr Built</b>	<b>2,262</b>	<b>24,979</b>	<b>67,504</b>
Built 2010+	127 5.61%	2,628 10.52%	6,386 9.46%
Built 2000 - 2010	465 20.56%	4,437 17.76%	12,895 19.10%
Built 1990 - 1999	206 9.11%	4,272 17.10%	12,840 19.02%
Built 1980 - 1989	252 11.14%	4,839 19.37%	12,761 18.90%
Built 1970 - 1979	519 22.94%	5,192 20.79%	12,917 19.14%
Built 1960 - 1969	470 20.78%	2,633 10.54%	7,440 11.02%
Built 1950 - 1959	88 3.89%	491 1.97%	1,530 2.27%
Built <1949	135 5.97%	487 1.95%	735 1.09%
<b>2023 Median Year Built</b>	<b>1977</b>	<b>1987</b>	<b>1988</b>

# TRAFFIC

## Traffic Count Report

129 King St, Jonesboro, GA 30236

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **6,000 SF**  
 Typical Floor: **6,000 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	North Mc Donough Street	Spring St	0.02 N	2019	5,510	AADT	.15
2	N McDonough St	Spring St	0.02 N	2022	6,026	MPSI	.18
3	North Mc Donough Street	Spring St	0.02 N	2020	6,015	MPSI	.18
4	S Mc Donough St	Keystone St	0.04 S	2015	8,377	MPSI	.21
5	S McDonough St	Keystone St	0.04 S	2022	9,284	MPSI	.21
6	N Main St	Pine Cir	0.02 N	2018	15,369	MPSI	.30
7	N Main St	Pine Cir	0.02 N	2022	17,314	MPSI	.30
8	North Main Street	Pine Cir	0.02 S	2020	16,589	MPSI	.34
9	North Main Street	Pine Cir	0.02 S	2022	16,388	MPSI	.34
10	Church St	Memorial Ave	0.05 W	2022	418	MPSI	.42