



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

FOR SALE

4405 ROCKBRIDGE RD
STONE MOUNTAIN, GA 30083

Investment Property For Sale

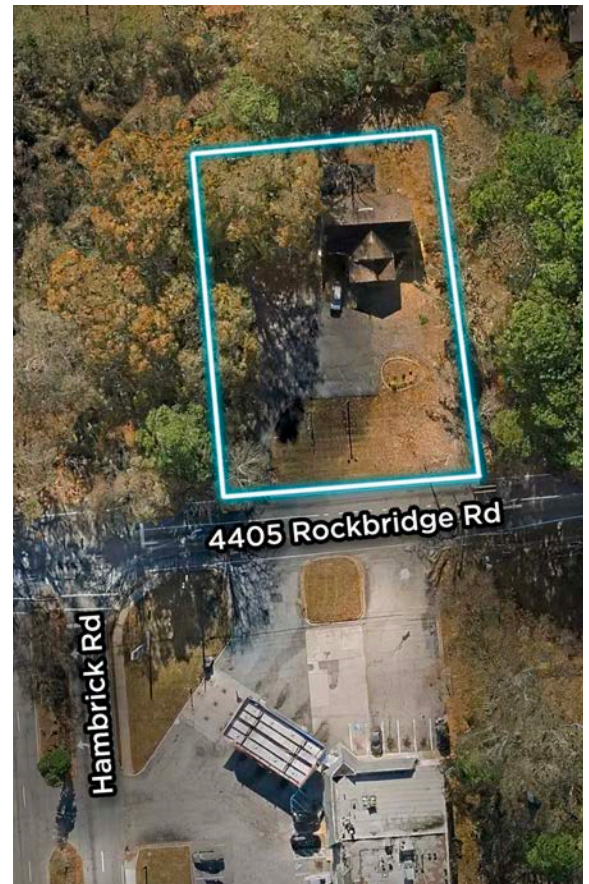
Multi-tenant Opportunity

(3,100 SF)

This property offers 3,100 SF on a 1.00-acre lot in Stone Mountain, currently leased to two salon tenants—giving a buyer immediate income from day one, or a path to occupy the building themselves as tenants roll off. The building is laid out in individual suites across the main floor, second floor, and finished basement, with a kitchen and dining area on the main level, a layout that works well for an owner-user who wants separate offices or treatment rooms without build-out. The site has 41 feet of frontage on Rockbridge Road with two curb cuts at a signalized intersection and traffic counts of 16,500 to 18,000 vehicles per day, giving the property strong visibility and easy access. Ten surface parking spaces serve the building, and the mature tree cover sets it apart from the typical flat-front retail box on this stretch of road.

KEY FEATURES

- 3,100 SF salon/office
- Built 1956
- 10 surface spaces, 3.23 / 1,000 SF
- Zoning listed as NS
- Air conditioning with tenant-controlled HVAC
- Signage available
- 41' of frontage on Rockbridge Rd with two curb cuts
- Signalized intersection
- 16,511 VPD on Rockbridge Rd at Dixie Lee Ln W (2025)
- 18,091 VPD 0.31 mi away (2026)
- 20.2 mi (30 min) to Hartsfield-Jackson



FOR MORE INFORMATION, CONTACT:

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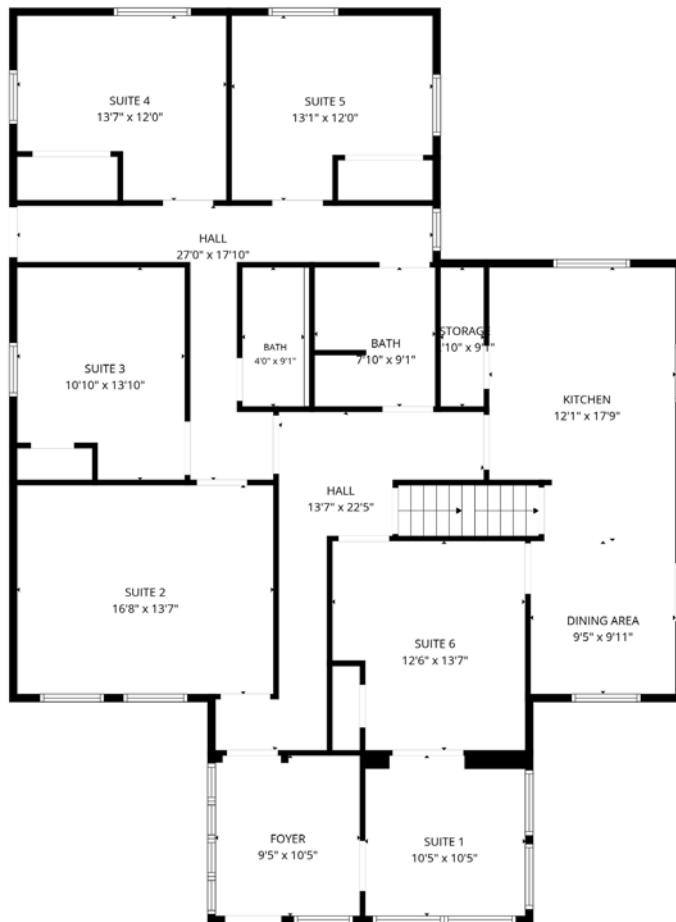
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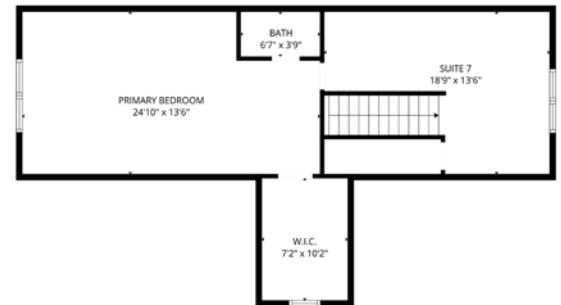
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Floor Plans

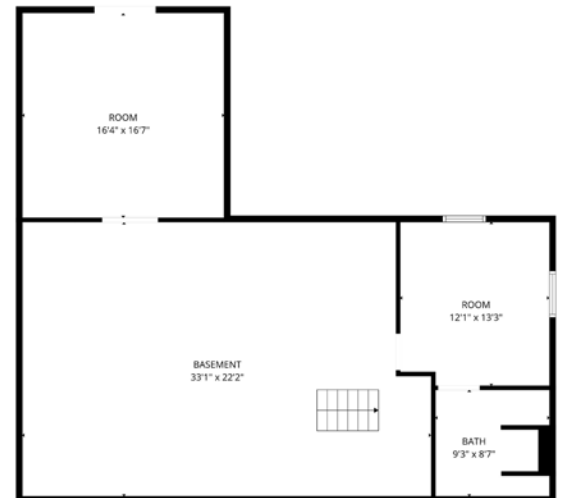
1st Floor



2nd Floor



Basement



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