

3865 Story Dr SW, Mableton, GA 30008

COMMERCAL | OI ZONIG | .64 ACRES | 1294 SQFT

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Prime commercial opportunity at 3865 Story Dr, Mableton
- Located in the rapidly growing new city of Mableton with strong future development potential
- Excellent proximity to Wellstar Health System, driving consistent area traffic and demand
- Situated near the expanding East West Connector corridor, a key commercial and commuter route
- Flexible OI zoning allows multiple potential uses including daycare, professional office, personal services, or small business development
- Spacious 0.64-acre lot offers ample room for expansion, redevelopment, or custom build-out
- Strong visibility and strategic positioning for long-term investment growth
- Existing structure: approximately 1,294 sq ft, adaptable for various commercial needs

SYSTEMS & MECHANICALS

- Zoning: OI (Office/Institutional) – supports a wide range of commercial and professional uses
- Lot Size: 0.64 acres with deep lot configuration allowing future expansion possibilities
- Building Size: ~1,294 sq ft existing structure
- Utilities: Public utilities available in the surrounding developed corridor (buyer to verify specifics)
- Access: Direct road frontage on Story Dr with convenient connectivity to major surrounding routes
- Topography: Generally usable lot with flexible layout potential for redevelopment or adaptive reuse
- Development Status: Located in an active growth corridor with ongoing commercial and infrastructure expansion

AMY MOLLOHAN & CO.

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