



2365 Windy Hill Road

listed by Amy Mollohan

ANSLEY  
REAL ESTATE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE









# Showroom with Road Frontage

Minutes from the Atlanta Braves' stadium complex, this exceptional single-story, 15,600-square-foot property at 2365 Windy Hill Rd SE presents a rare commercial opportunity. Strategically positioned on a major arterial road with significant daily traffic counts, the property offers outstanding visibility and versatile development potential. Its proximity to key attractions such as The Battery Atlanta, Truist Park, and major highways like I-75 and I-285 ensures seamless connectivity and access to a thriving customer base. The property is thoughtfully designed to support various commercial uses, including restaurants, retail, showrooms, and mixed-use developments. With over 300 feet of road

frontage and a 2-acre parking easement, it is ideally suited for high-traffic operations. The oversized, single-story building provides flexible space adaptable to diverse business needs, while the flat, development-ready parcel minimizes preparation requirements and accelerates project timelines. Pylon SIGNAGE has been grandfathered in and allows for maximum visibility from both directions. The property features multiple docks, enabling efficient logistics for loading and unloading. It is also equipped with over 1,600 square feet of walk-in cooler space, making it ideal for food service or storage needs.

---

15,600 SF ON ONE LEVEL

*Ample Parking - Cobb County Taxes - 1 Mile from I-75 with Monument Signage*

















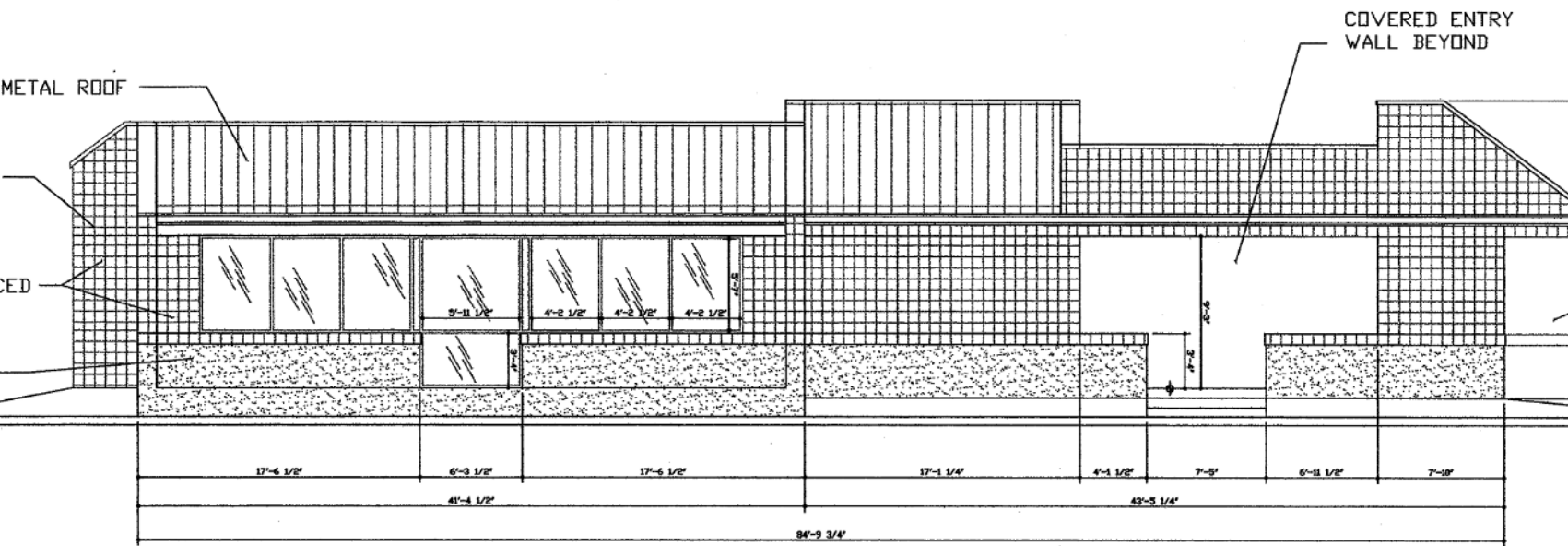


- Exceptional single-story, 15,600-square-foot property located near Atlanta Braves' stadium complex.
- Strategically positioned on a major road with over 300 feet of road frontage and significant daily traffic.
- Versatile development potential for various commercial uses including restaurants, retail, and mixed-use developments.
- Equipped with multiple docks, over 1,600 square feet of walk-in cooler space, and a building-wide generator.
- Mixed-use zoning allows for diverse applications, ensuring strong tenant demand in a thriving economic hub.







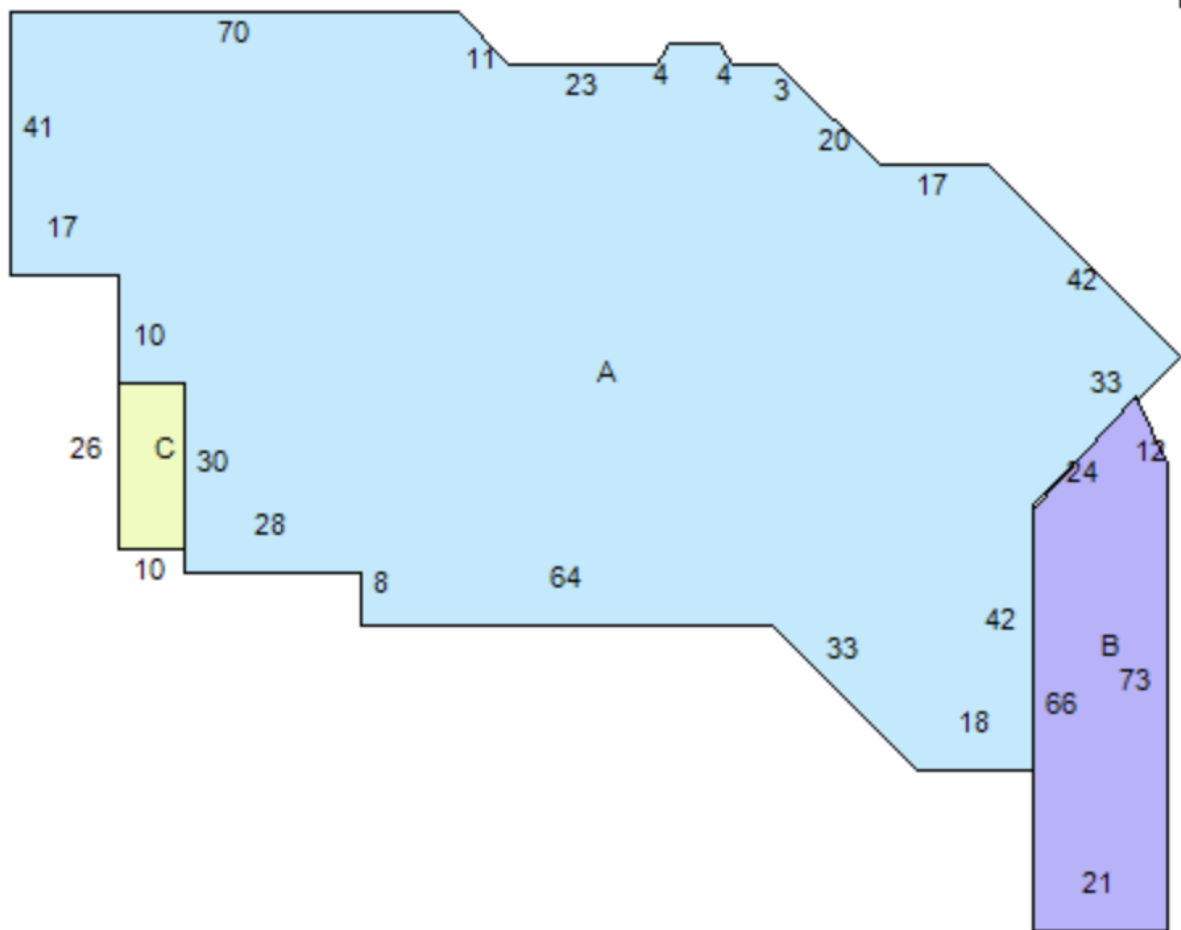


1 SOUTH - FRONT ELEVATION  
A-1 SCALE: 1/8" = 1'-0" Note: field verify all dimensions



**2 Acre Parcel with  
Additional 2 Acre Parking  
Easement to West**

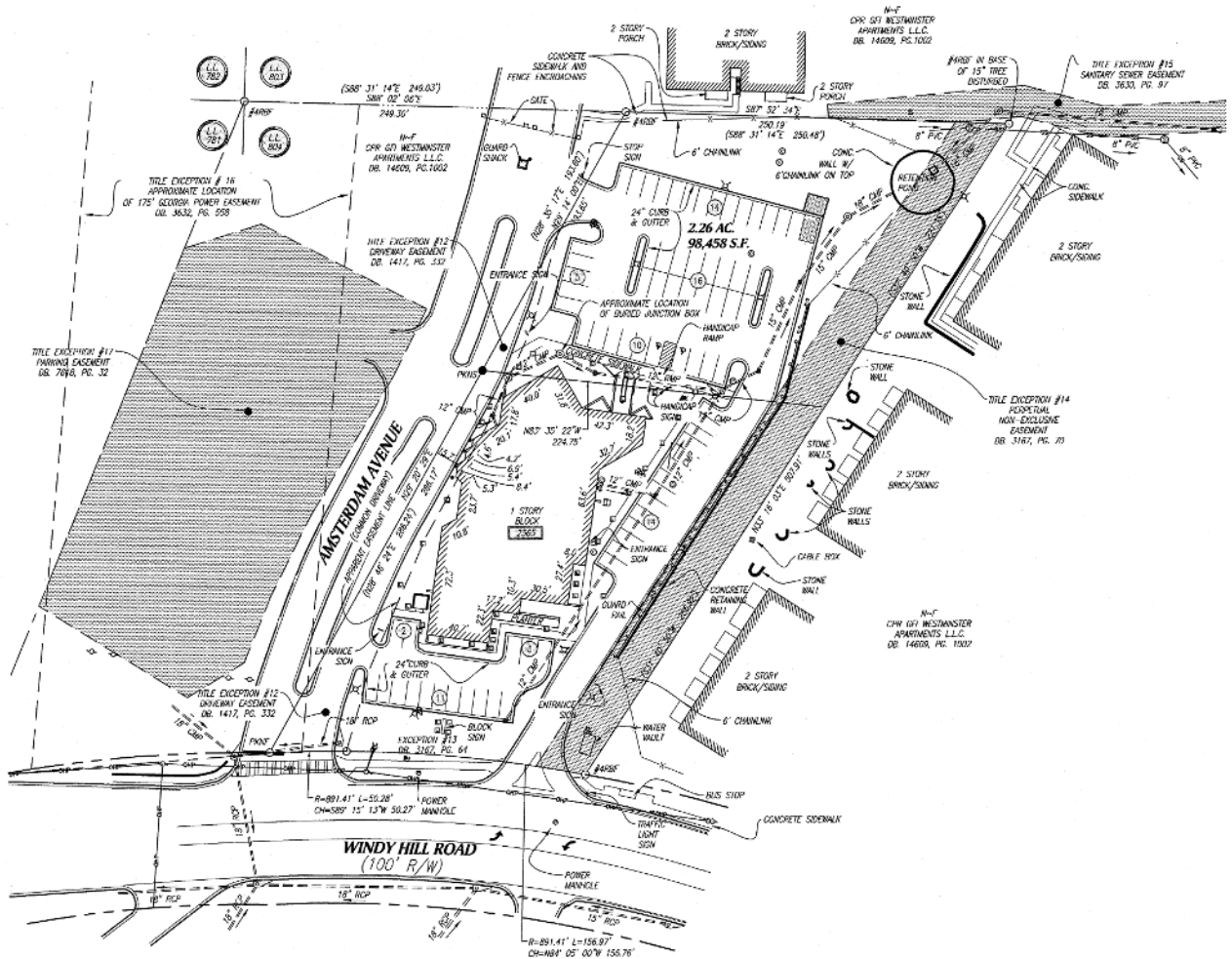




**Current Zoning - General Commercial**  
**Future Zoning - CRC**  
**Unincorporated Cobb**



LINE LEGEND	
SITE BOUNDARY LINE	EXISTING STORM SEWER
ADJACENT PROPERTY LINE	EXISTING CONTOURS
INTERIOR PROPERTY LINE	EXISTING TREELINE
LAND LOT LINE	EXISTING WATER LINE
EXISTING RIGHT-OF-WAY	EXISTING SANITARY SEWER
EXISTING ROAD CENTERLINE	EXISTING FIBER OPTIC LINE
EXISTING CURB & GUTTER	EXISTING TELEVISION CABLE
EXISTING GUARDRAIL	EXISTING GAS LINE
EXISTING FENCE	EXISTING TELEPHONE LINE
EXISTING RETAINING WALL	EXISTING OVERHEAD POWER
EXISTING RAILROAD	EXISTING UNDERGROUND POWER
EXISTING FLOODPLAIN	WETLANDS
STREAM CENTERLINE	STREAM TOP OF BANK



Amy Mollohan

Commercial Division

c. 678.570.0550 | o. 404.480.8805  
 AMY MOLLOHAN@ANSLEYRE.COM

your *trusted* advisor.

**ANSLEYRE.COM**

218 Roswell Street Suite 100, Marietta, GA 30060

Alpharetta | Athens | Blue Ridge | Buckhead | Intown | Marietta | Peachtree City

If you have an existing relationship with another brokerage, this is not intended as a solicitation. All data believed to be accurate but not warranted. Ansley upholds Equal Housing Opportunity & Federal Fair Housing policies.

**ANSLEY**  
 REAL ESTATE

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

