

FREESTANDING 2ND GENERATION RESTAURANT BUILDING

MATTHEWS™

FOR LEASE / SALE

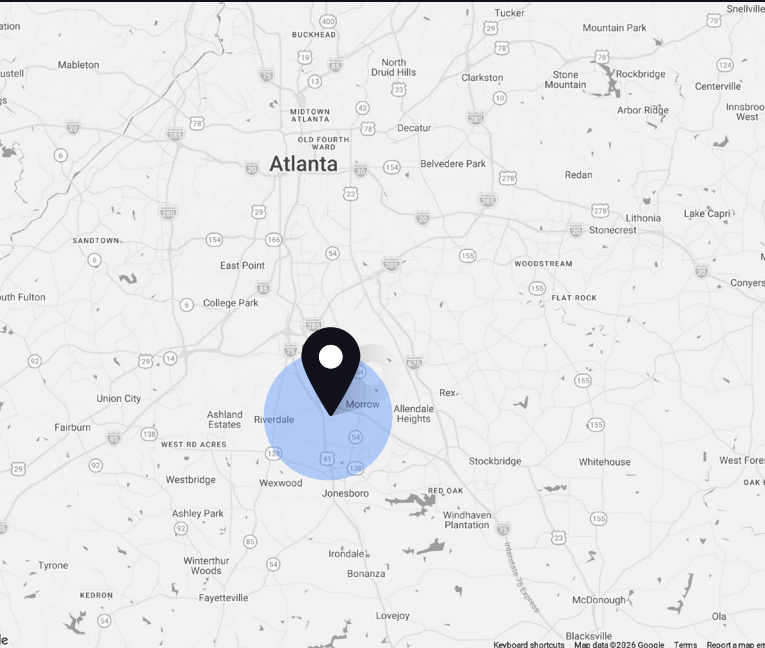


ATLANTA MSA

6550 TARA BLVD ♦ JONESBORO, GA 30236

11,270 SF
Available

2.85 AC
Land Area



PROPERTY OVERVIEW

- ◆ **Second-Generation Restaurant Space**
Adjacent to Starbucks and Tim Horton's
- ◆ **11,270 SF freestanding restaurant building**
offers an existing restaurant buildout but can be demised for two tenants
- ◆ **Highly visible location along Tara Boulevard (68,700 VPD)** providing strong exposure and prominent monument signage
- ◆ Ideal for medical office, event venue, destination showroom, vet clinic, or retail store
- ◆ **150+ parking spaces** providing ample parking for any use
- ◆ **Dense surrounding trade area** with approximately 200,000 residents within a 5-mile radius
- ◆ **Convenient proximity to I-75 and Hartsfield-Jackson Atlanta International Airport**, providing connectivity throughout the greater Atlanta market



Major Retailer Draws



68.7K VPD

Tara Blvd

150+

Parking Spaces

0.2 MI

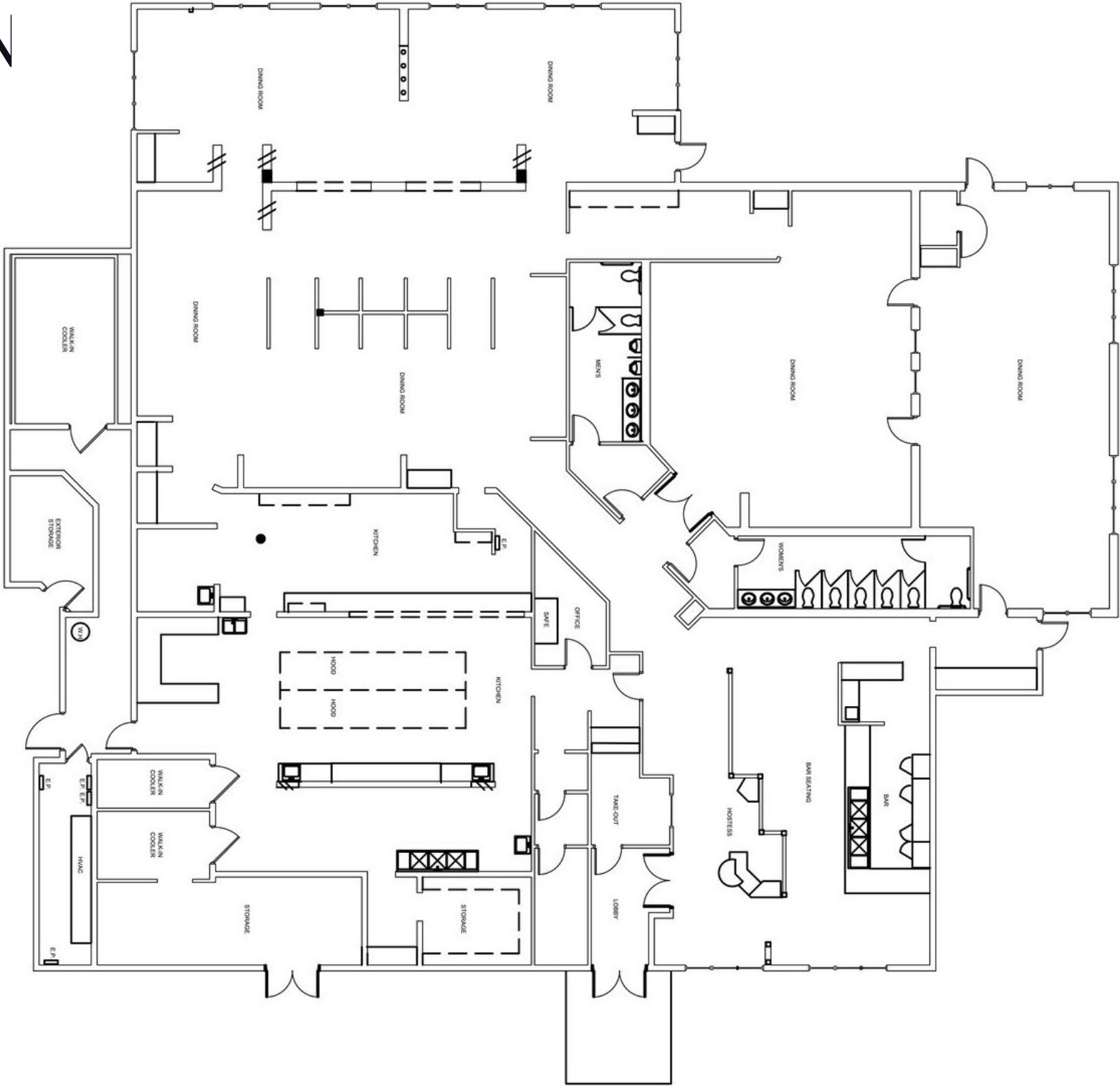
From I-75

FLOOR PLAN

11,270 SF
Available

2.85 AC
Lot Size

150+
Parking Spaces



MARKET AERIAL





Southern Tire Mart

Food Depot
FAMILY DOLLAR



Tara Crossings
dd's DISCOUNTS
CHUCK E. CHEESE
FINE FABRICS



± 189,000 VPD



Tim Hortons



Checkers



Subject Property
6550 Tara Blvd

Southern Regional Medical Center
±331 Beds

Southside Discount Shopping Mall



POPEYES



Shops of Tara
DUNKIN' AT&T
cricket wireless
Monterey
Maurice Grill & Bar
The Jolly Crab



SONNY'S BBQ



ZOOMED-IN AERIAL



WELCOME TO JONESBORO, GA

- ◆ Located in the heart of Clayton County, Jonesboro combines a historic downtown setting with direct access to the broader Atlanta metropolitan area.
- ◆ Strategically positioned along Tara Boulevard / US-19/41 and SR-54, with convenient connections to I-75, I-675 and I-285.
- ◆ Benefits from exceptional regional accessibility, with Hartsfield-Jackson Atlanta International Airport approximately 9 miles away and Downtown Atlanta roughly 13 miles north.
- ◆ Serves as the county seat of Clayton County, supporting a significant daytime population generated by government, education, healthcare and local employment.
- ◆ Offers a broad consumer base of nearby residents, commuters, airport-related travelers and visitors moving throughout Atlanta's southern suburbs.

Accessibility & Regional Connectivity

9 MI

Hartsfield-Jackson Atlanta
International Airport

12 MINUTES

13 MI

Downtown
Atlanta

20 MINUTES

0.2 MI

I-75 Regional
Interstate Access

1 MINUTE

Strategically located within the **Atlanta Aerotropolis** and one of the metro area's most important transportation corridors, Jonesboro provides convenient access to Atlanta, Hartsfield-Jackson Atlanta International Airport and communities throughout the Southside. The city's position near I-75, I-675 and I-285 supports strong regional connectivity for residents, employees and visitors.





Hospitality & Tourism

Jonesboro's close proximity to Hartsfield-Jackson Atlanta International Airport provides a significant advantage for the local hospitality market. Just a short drive from the airport, the area is well positioned to capture demand from business travelers, airline passengers, flight crews, and leisure visitors, while offering convenient access to lodging, dining, and retail. This accessibility also connects Jonesboro to a global network of travelers, strengthening the area's appeal for hospitality and tourism uses.

Jonesboro, GA

THE SOUTHERN GATEWAY TO ATLANTA

- ◆ **\$797.5M** Annual Visitor Spending
- ◆ **20 Minutes** to Hartsfield-Jackson Airport
- ◆ **\$2.63M** Hotel Lodging Tax in Clayton County
- ◆ **\$202.9M** Annual Retail Sales in Jonesboro
- ◆ **108.1M** Annual Airport Passengers (2025)



Jonesboro, GA | Daily Demand

DEMOGRAPHICS

Highlights

	1 mile	3 miles	5 miles	10 miles
Population				
2026 Estimated Population	13,540	81,686	199,633	585,016
2031 Population Projection	13,403	81,300	198,360	594,917
Income				
2026 Est. Average Household Income	\$59,307	\$65,841	\$70,511	\$79,774
2026 Est. Median Household Income	\$46,935	\$50,115	\$53,512	\$61,440
Households				
2026 Estimated Households	4,833	29,877	71,988	214,390
2031 Household Projection	4,784	29,746	71,544	218,091

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCES



\$683.4M

Total Consumer Spending

\$65,841

Average Household Income



LEASING DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **6550 Tara Blvd, Jonesboro, GA 30236** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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