

2535 Hickory Grove Rd NW

Acworth, GA 30101

FOR
SALE



KHURRAM SALEEM

Broker
(404) 903-3538
ksaleem@ecreus.com

MUHAMMAD SALEEM

Real Estate Sales Person
(714) 592-9155
msaleem@ecreus.com





PROPERTY DESCRIPTION

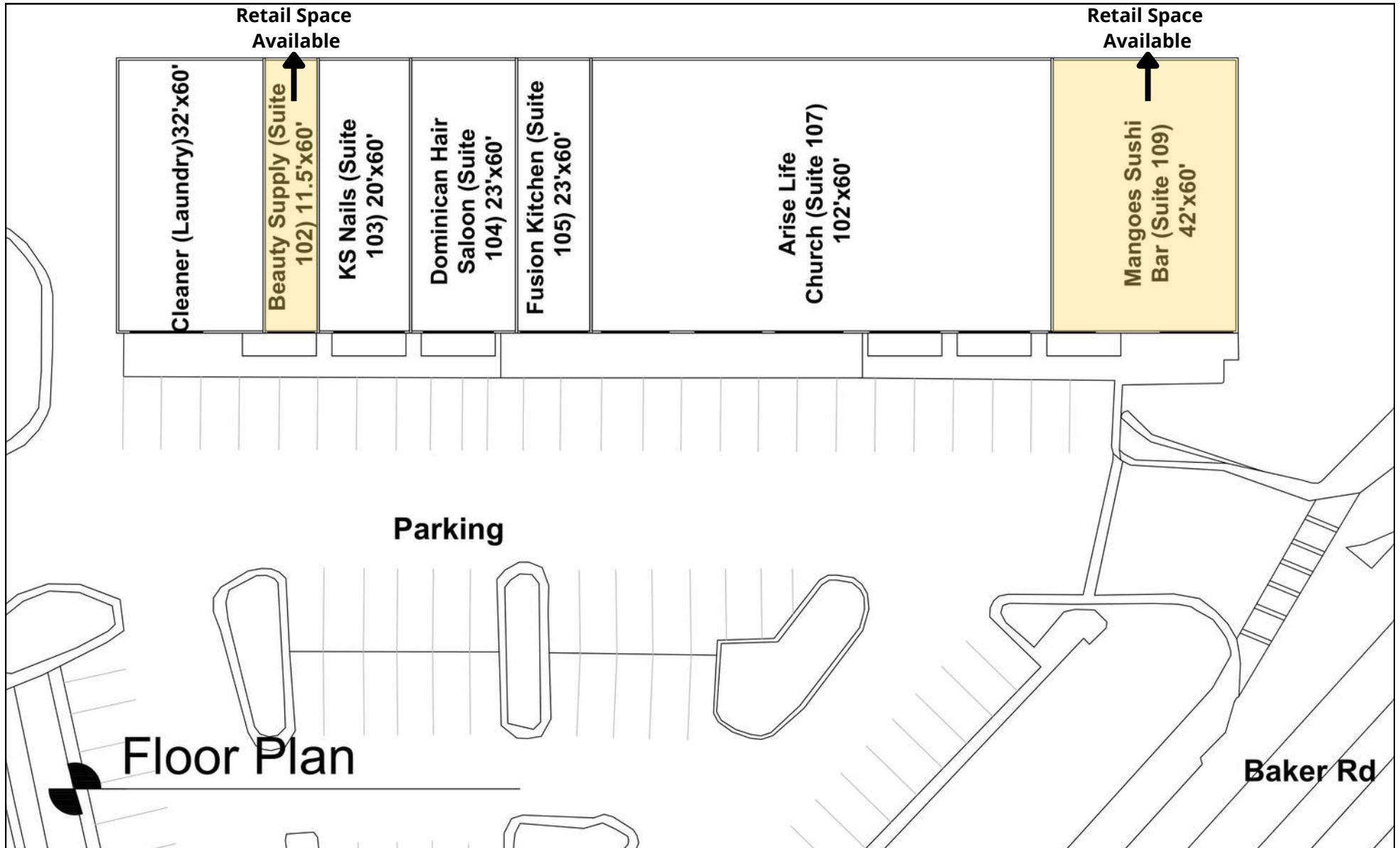
This 15,000 SF multi-tenant retail center offers an exceptional investment opportunity in a proven, high-traffic commercial corridor. Built in 2006 and sitting on a sprawling 2.50-acre lot, this well-maintained Class-B asset perfectly blends immediate asset stability with long-term commercial value. Zoned NRC (Neighborhood Retail Commercial), the site is highly flexible and perfectly positioned to accommodate a recession-resistant mix of retail, medical, or service-oriented businesses looking to thrive in a well-established submarket. What truly sets this property apart is its unbeatable street presence and superior infrastructure. The asset commands the corridor with 313 feet of direct frontage on Baker Rd, situated at a high-traffic signalized intersection equipped with a dedicated turn lane for seamless customer access. Tenants enjoy maximum brand exposure via a highly visible pylon sign, while customers benefit from an incredibly generous parking layout of 91 dedicated spaces—yielding a rare and highly attractive ratio of 7 spaces per 1,000 SF. This is a premier chance to acquire a high-visibility, well-designed retail asset in a prime commercial location.

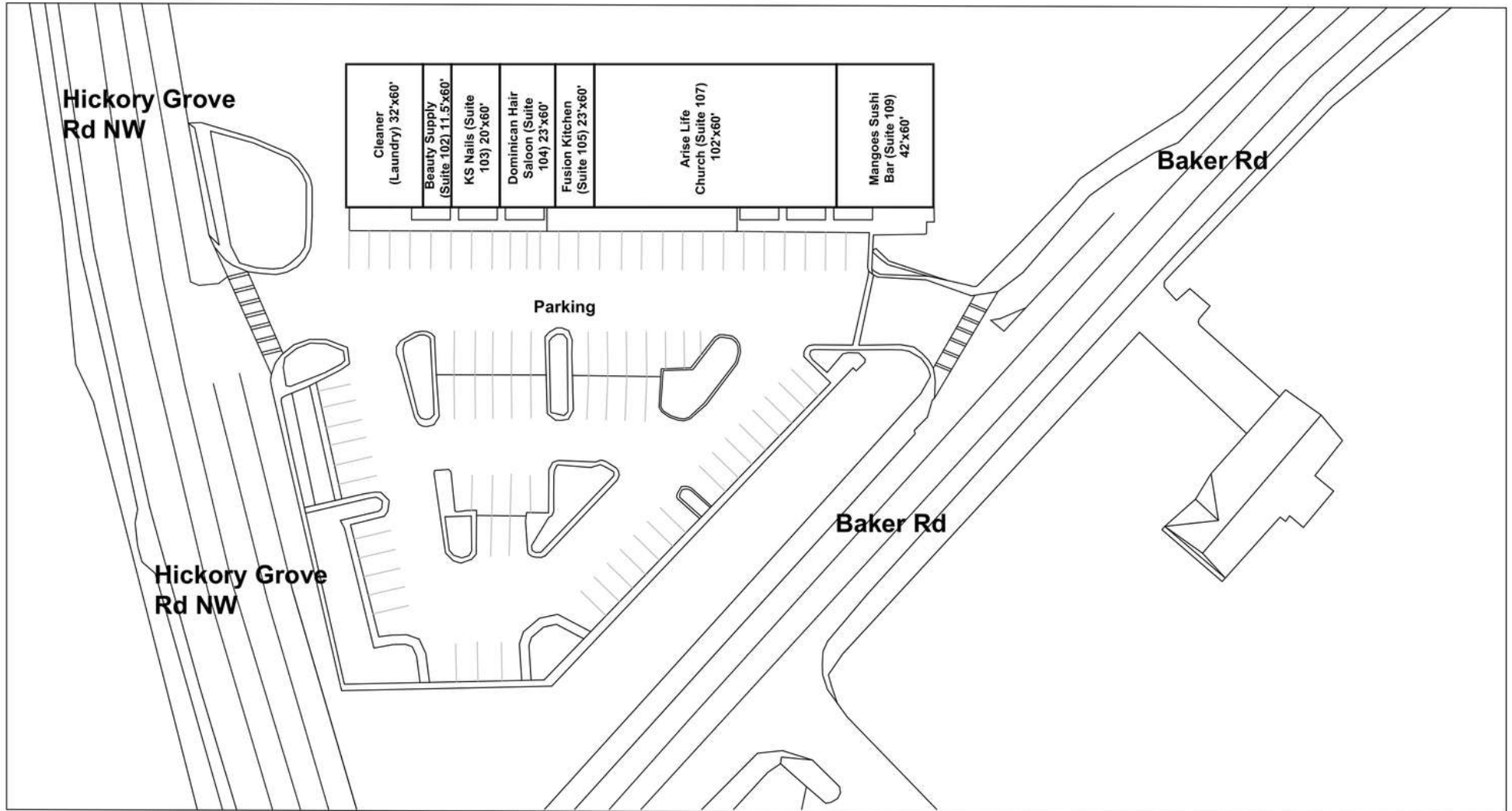
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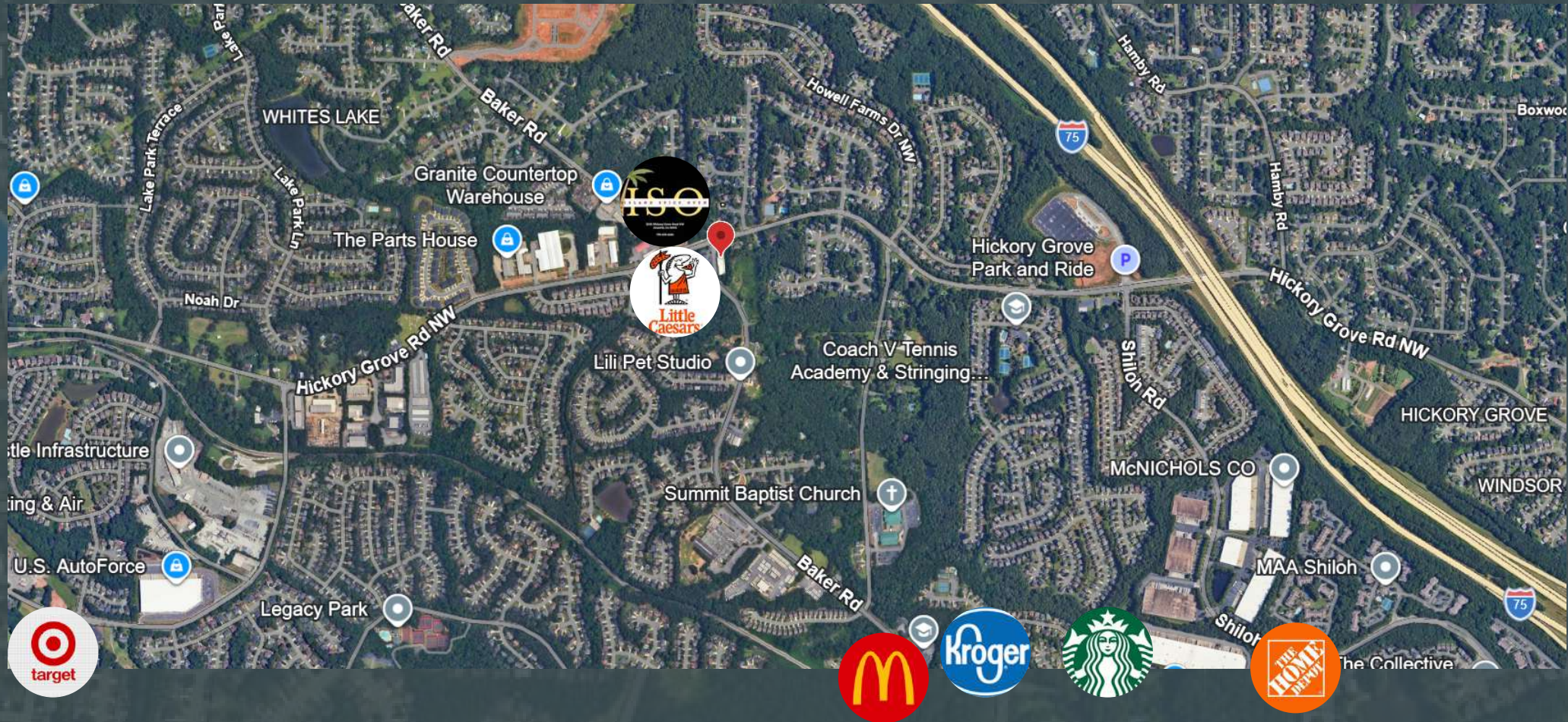
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Property Fact	Details	Property Fact	Details
■ Property Type	Retail	🏢 Building Height	1 Story
📐 Building Size	15,000 SF	📏 Building FAR	0.14
♦ Building Class	Class B	♀ Lot Size	2.50 AC
📅 Year Built	2006	⚖️ Zoning	NRC
📊 Percent Leased	83%	🚗 Parking	91 Spaces (7 per 1,000 SF)
👥 Tenancy	Multiple	↔ Frontage	313' on Baker Rd
☆ Amenities	Signalized Intersection, Pylon Sign, Turn Lane		









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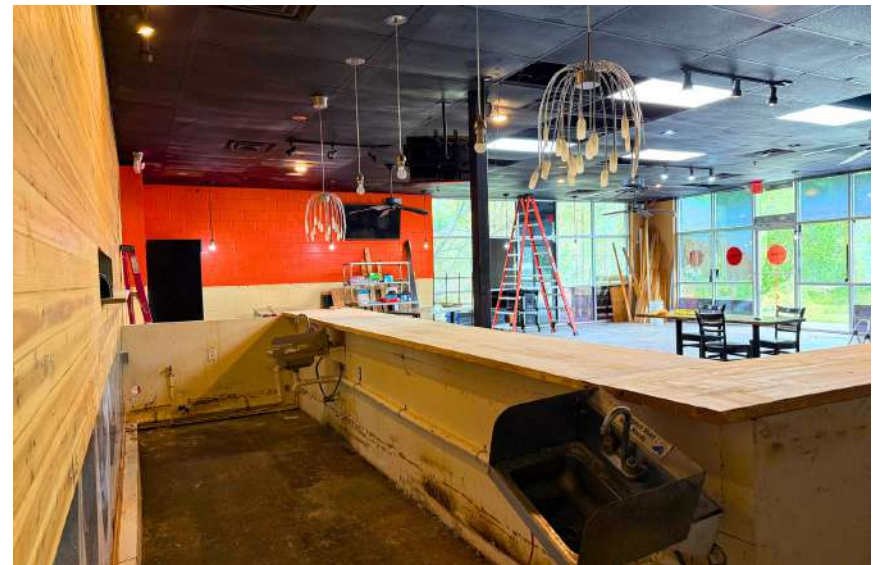
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