

+/- 12 Acres

(Cobb County)

373 Veterans Memorial Hwy.
Mableton, GA 30126



For More Information:

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Owner User / Investment
and/or Development Opportunity

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Wendt CRS, Inc.
Commercial Realty Services

EXECUTIVE SUMMARY

An extraordinary, high-utility development assembly in the heart of Metro Atlanta's booming West Side corridor. This offering combines **373 Veterans Memorial Hwy (8.52 Acres)** and a portion of the adjacent **381 Veterans Memorial Hwy**, yielding up to **12.0± contiguous acres** of prime, commercially zoned land.

Featuring an existing, highly adaptable **2,400 SF commercial building** fronting Highway 78, this site transitions from a high-volume retail corridor into a dense, stable residential and civic neighborhood. *It represents one of the final remaining large-acreage master development plays within 4 miles of I-285.*

INVESTMENT & ACQUISITION HIGHLIGHTS

- **Rare Quad-Access Connectivity:** The combined assemblage features unprecedented, master-planned logistics with **four distinct points of public ingress/egress**:
 - *Veterans Memorial Hwy (U.S. 78)* – High-visibility commercial spine
 - *Garner Road* – Residential/Neighborhood feeder
 - *Lee Street* – Neighborhood feeder
 - *Glore Drive* – Direct alternative neighborhood access
- **Built-In Traffic & Visibility:** The property features prominent frontage along Veterans Memorial Hwy, capturing an average daily traffic volume of **18,000 to 23,000+ vehicles per day**.
- **Flexible Disposition Paths:** Ownership prefers a complete portfolio sale of the entire 12-acre tract (inclusive of the building). However, flexible options will be entertained:
 - **Entire Package Purchase:** Secure the full 12 acres for a master-planned community or commercial hub.
 - **Bifurcated Land Sale:** Purchase the raw acreage separately for development.
 - **Building Lease:** Long-term lease options available strictly for the 2,400 SF free-standing building.

THE LOCATION

373 Veterans Memorial Hwy. Mableton, GA 30126

An extraordinary, high-utility development assembly in the heart of Metro Atlanta's booming West

[Interactive Map Link](#) ←

[Demographic Files](#) ←

373 Veterans Memorial Hwy SW sits in a well-established retail corridor featuring several neighborhood shopping plazas, national value retailers, and daily essentials within a 5-to-10-minute drive.

Proximity to Downtown Mableton

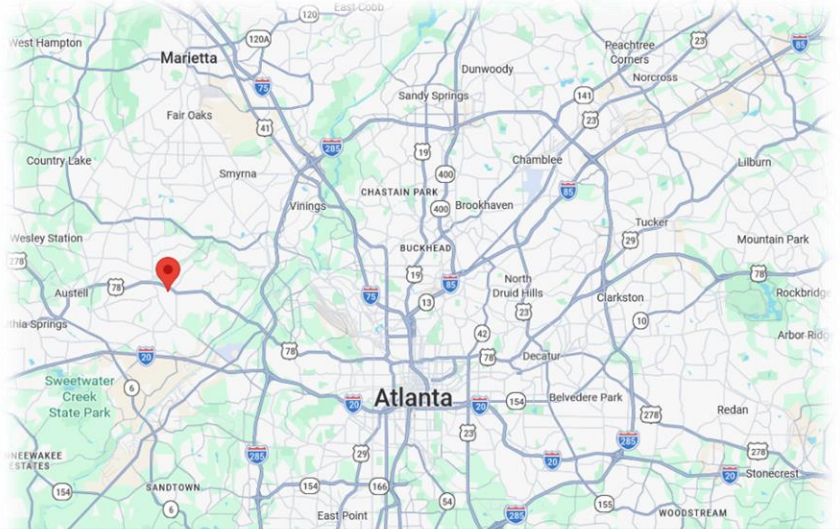
- **Direct Access:** The property sits right on **Veterans Memorial Highway (U.S. Highway 78)**, which forms the primary east-west spine of the city. [1, 2]
- **The Civic Heart:** It is positioned just a short drive from the historic and logistical center of Mableton. The intersection of Veterans Memorial Highway and **Floyd Road / Mableton Parkway** is less than a mile away, granting immediate proximity to downtown community hubs like the [Mable House Complex](#) (Arts Center and Amphitheater). [1, 2]

Proximity to Major Freeways & Atlanta

- **Interstate 285 (The Perimeter):** Located roughly **4 miles east** of the property, offering rapid access to northern employment hubs like Smyrna, Vinings, and Cumberland, as well as the rest of the Atlanta perimeter. [1, 2]
- **Interstate 20:** Situated approximately **4 to 5 miles south**, providing a direct expressway route straight into [Downtown Atlanta](#) (about 14–15 miles east-southeast) or west toward Douglasville. [1, 2, 3]
- **Hartsfield-Jackson Atlanta International Airport:** Accessible in about **20 miles** via I-285 South, making regional and international travel relatively frictionless. [1]

Transit and Corridor Features

- **Immediate Commercial Arteries:** Positioned right near major local junctions like Mableton Parkway (SR-139), which links south toward Six Flags Over Georgia, and the East-West Connector just to the north.
- **Public Transportation:** Commuters benefit from [CobbLinc bus routes](#) that run along the corridor, directly linking the area to downtown Atlanta and the nearby MARTA rail system. [1, 2, 3]



An analysis of the **demographics** and **traffic patterns** surrounding 373 Veterans Memorial Hwy SW reveals a high-volume commuter corridor supported by a stable, dense suburban customer base. [1, 2]

Traffic Count Analysis (Annual Average Daily Traffic - AADT)

Veterans Memorial Highway (US-78) serves as a primary commercial arterial, driving heavy vehicular exposure to the property. [1]

- **Veterans Memorial Hwy (Frontage):** Historically averages between **18,000 and 23,000+ vehicles per day**. This high volume provides continuous baseline visibility for retail or service-oriented concepts. [1, 2]
- **Mableton Parkway / Floyd Road Junction (East-Southeast):** Traffic expands to **25,000+ vehicles per day** closer to this major convergence hub, making it the highest-intensity retail zone in the immediate trade area.
- **Flow Character:** The corridor experiences heavy **morning and evening commuter peaks** as a key secondary alternative to Interstate 20 for drivers moving between Paulding/Cobb counties and West Atlanta. [1, 2, 3]

LOCATION & REGIONAL REACH

- **Downtown Mableton Core:** < 1 Mile to Floyd Road / Mableton Parkway junction and the historic Mable House Amphitheater complex.
- **Interstate 285 (The Perimeter):** ≈ 4 Miles East (Rapid access to Smyrna, Vinings, and Cumberland).
- **Interstate 20:** ≈ 4.5 Miles South (Direct path to Downtown Atlanta).
- **Downtown Atlanta:** ≈ 14 Miles West.

THE LAND Approx. 12.2 acres (when assembled)*

An extraordinary, high-utility development assembly in the heart of Metro Atlanta's booming West

Existing Sites
(Prior to Assemblage)

381 Veterans Memorial Hwy.
Currently +/- 7.41 acres
(To Be Subdivided)
Parcel ID 18004100490

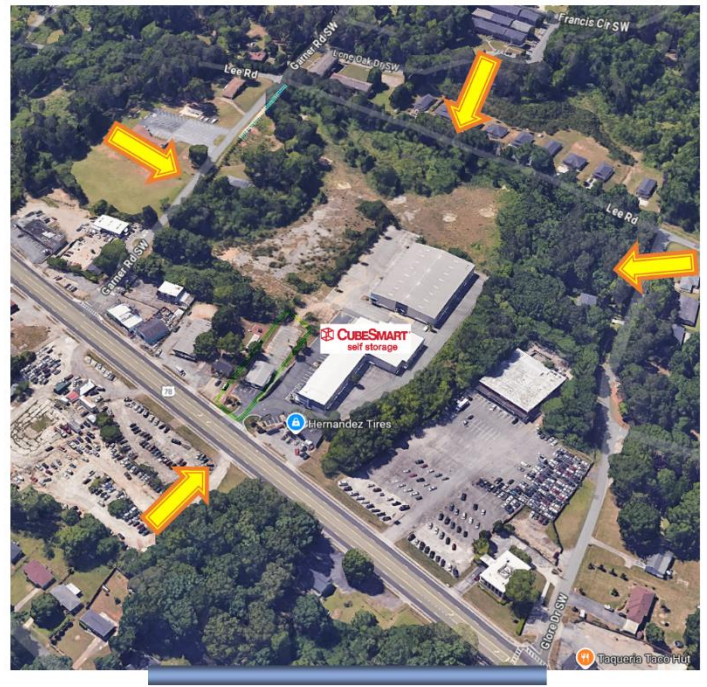
373 Veterans Memorial Hwy.
Currently +/- 8.52 acres
Parcel ID 18004100180



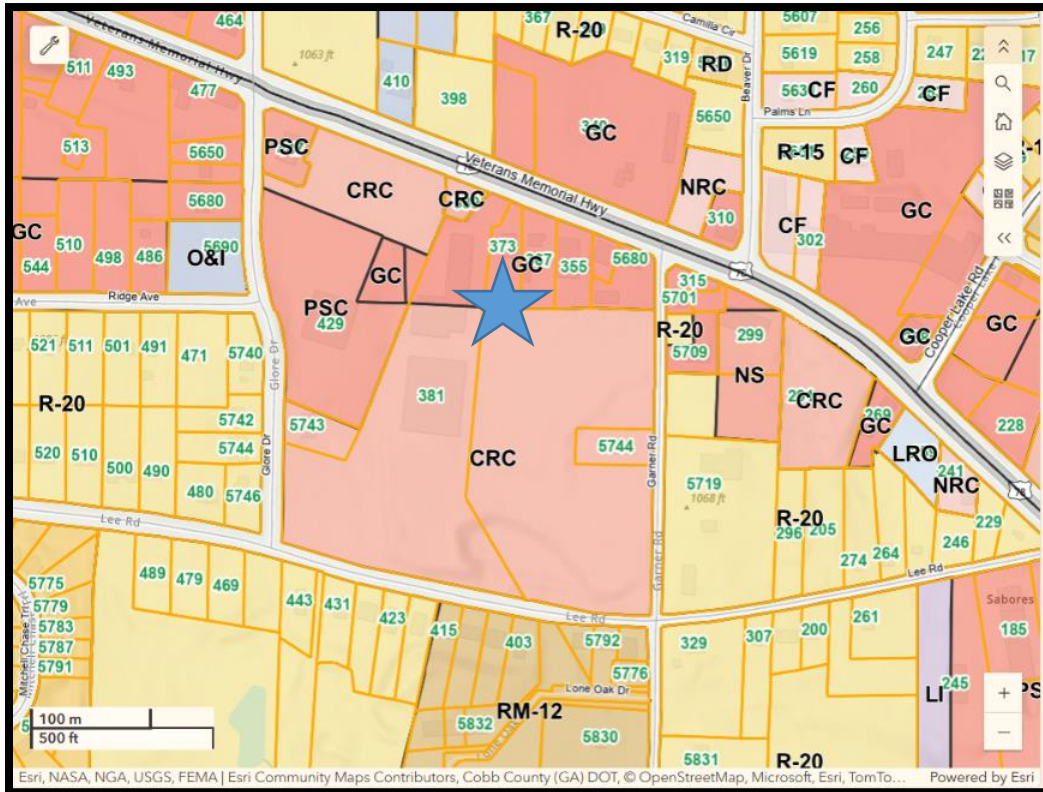
Proposed Assemblage*

*Approx. 12.2 acres (After Assemblage)

* CubeSmart Self Storage not included.



POTENTIAL POINTS OF ENTRY



The property features a **split-zoning profile** with two distinct commercial tiers—**GC (General Commercial)** on the Highway 78 frontage and **CRC (Community Retail Commercial)** on the rear acreage.

- **GC (General Commercial) Frontage:** Established for heavy, intensive retail and service uses. It is oriented heavily toward **automotive businesses, land-intensive commercial assets**, and uses requiring maximum roadway visibility that are explicitly *prohibited* in lower commercial tiers. [1]
- **CRC (Community Retail Commercial) Rear:** Intended for standard neighborhood-serving retail, personal services, and **community business clusters**. It encourages "compatible and economically healthy" neighborhood nodes and acts as a buffer between the raw intensity of Highway 78 (GC) and the residential neighborhoods bordering the back streets. [1]

Zoning: Allowed uses

- [GC \(General Commercial\)](#) and
- [CRC \(Community Retail Commercial\)](#)

Additional Links:

- [Survey](#)
- [Soils Report](#)
- [Topo Map](#) & [Aerials](#)



BONUS!

HUGE [tax incentives](#) for businesses locating on the site.

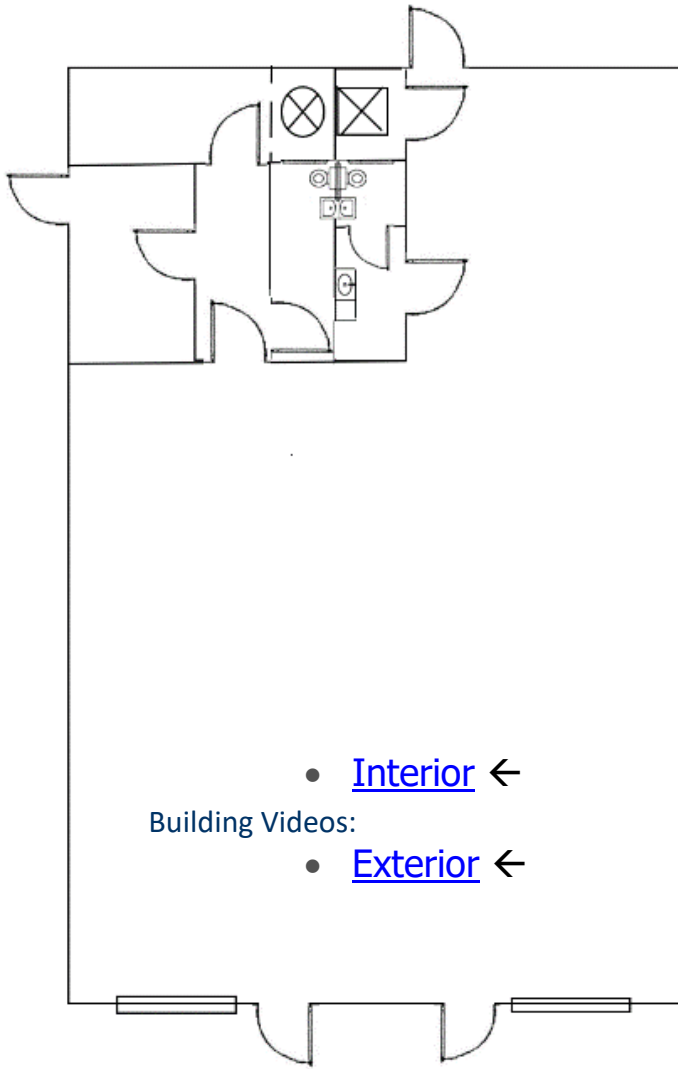
- ❖ **Cobb County** [Commercial and Industrial Property Rehabilitation Program](#)
- ❖ **Georgia** [Job Tax Credit](#) Incentives

For more information contact:
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THE BUILDING

The building features an optimal retail configuration: **high commuter traffic volume** combined with an **established residential household density** nearby. It is particularly well-suited for everyday needs, quick-service retail, vehicle services, or convenience-driven concepts that capitalize on residents stopping on their way to and from work.

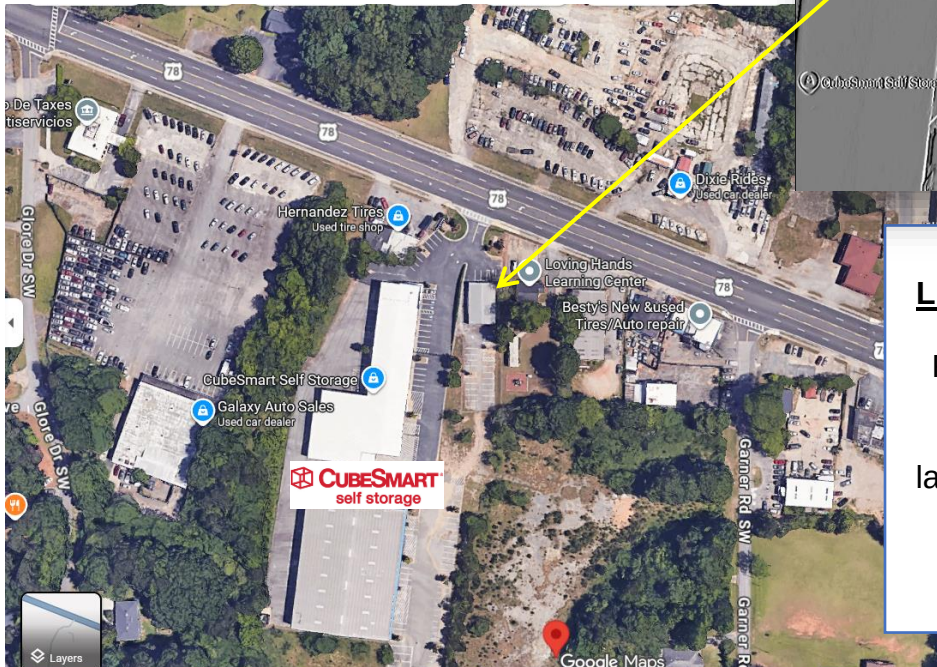
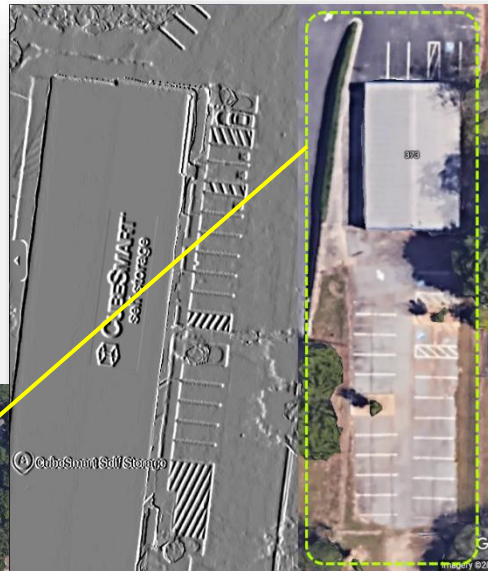


Pre-Split Multi-Tenant Utility Matrix:

+/- 2,400 Sq.Ft. freestanding structure features 2 independent HVAC zones and 2 separate electric meters.

*Perfect for occupying 1,200 SF and leasing out 1,200 SF to **cut** your occupancy **costs in half**.*

- [Interior](#) ←
 - [Exterior](#) ←
- Building Videos:



Limitless Parking Potential:

Features a deep rear parking layout that can be expanded indefinitely onto your excess land acreage, accommodating any high-volume patient flow or corporate vehicle fleet.