



PROPERTY HIGHLIGHTS

- ±1,800 SF auto repair shop. Steel structure with 3 doors
- Located in Paulding County, GA (Atlanta MSA).
- Zoned B-2 (Highway Business)
- Traffic count of 13,900 VPD on Villa Rica Hwy.
- Nearby retail includes Publix and Dollar General

LOCATION OVERVIEW

The property is located just 1/8 mile south of a retail center featuring Publix, Dollar General, Waffle House, and Dairy Queen. It is approximately 6 miles north of Downtown Villa Rica and Interstate 20, and 37 miles west of Downtown Atlanta.

PROPERTY INFORMATION

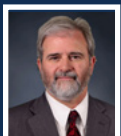
Building Size	±1,800 SF
# of Buildings	1
Site Size	2.12 AC
VPD	13,900 on Villa Rica Hwy
Parcel ID	255220040000



Lease Rate: \$3,500 Per Month



Size: ±1,800 SF



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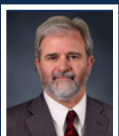
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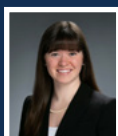
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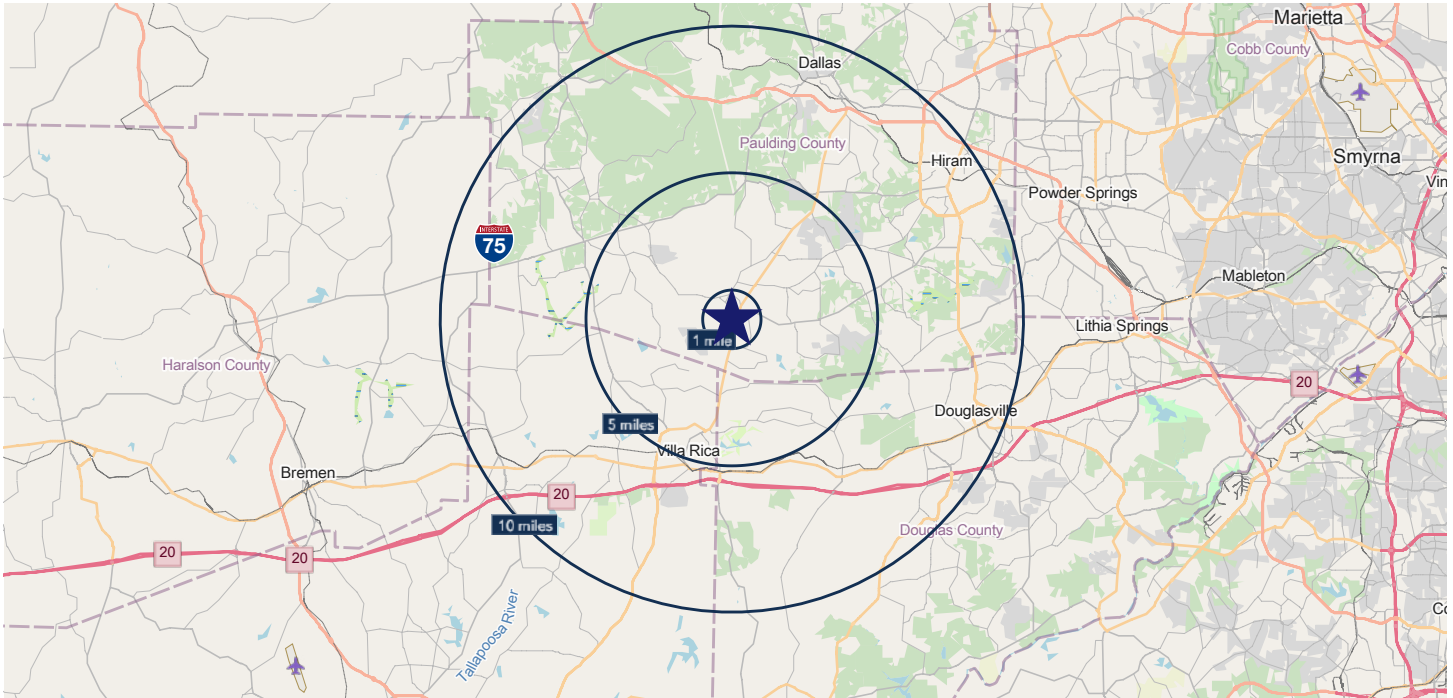
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Population



of Household



Median. Household
Income



Median Disposable Income

	Population	# of Household	Median. Household Income	Median Disposable Income
1—Mile	1,472	518	\$89,250	\$71,206
5—Miles	45,719	15,709	\$91,131	\$73,266
10—Miles	185,285	65,230	\$82,353	\$65,034

FOOD & BEVERAGE

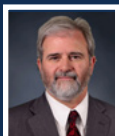
Dairy Queen Grill & Chill	0.4 mi
Little Caesars Pizza	0.4 mi
Krispy Krunchy Chicken	0.4 mi
Waffle House	0.5 mi
San Andres Restaurant	5.0 mi
Trading Post Cafe	5.5 mi
Evan's Barbeque Company	5.7 mi
The Olive Tree Restaurant	6.0 mi
Los Cowboys Restaurant	6.0 mi
Gabe's Downtown	6.0 mi

STORES / RETAIL

Dollar General	0.2 mi
Publix Super Market	0.5 mi
The Village at New Georgia	0.5 mi
Food Depot Villa Rica	5.5 mi
Villa Rica Crossing	5.5 mi
Ingles Market	6.0 mi
Walmart Supercenter	7.0 mi

LANDMARKS/ ATTRactions

New Georgia Community	<1.0 mi
The Georgian	2.0 mi
Clinton Nature Preserve	5.0 mi
Downtown Villa Rica	6.0 mi
Interstate 20	6.0 mi
Villa Rica Parks	6.0 mi
Pine Mountain Gold Museum	8.0 mi
Mirror Lake	8.0 mi
Downtown Atlanta	37.0 mi
Hartsfield-Jackson Atlanta International Airport	45.6 mi



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