

Apx 5.2 Acres At Austell Road And Clay Road

AUSTELL, GA



OFFERING MEMORANDUM

KW COMMERCIAL
200 Glenridge Point Pkwy NE
Suite 100
Atlanta, GA 30342

PRESENTED BY:

ROCKY KAUFMANN
Broker/ Director
O: 770.992.3356
C:
rockyk@kw.com
GA #248712

Property Summary



PROPERTY DESCRIPTION

Four parcel property for sale at the corner of Austell Road and Clay Road in Austell. Directly across from South Cobb High School. Prime for redevelopment. Properties are a mix of C3 and C4 zoning and acreage is approximately 5.288 acres.

PROPERTY HIGHLIGHTS

- Zoned C3 and C4.
- Prime location in Atlanta area.
- Directly across from South Cobb High School.
- High traffic signaled intersection (30,385 VPD).
- Expansive Apx 5.288 acres.

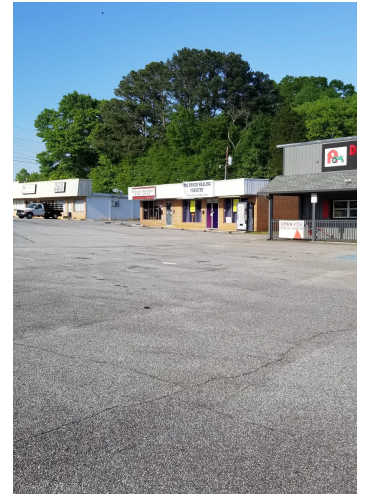
OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	5.288 Acres
Building Size:	11,740 SF
NOI:	\$121,682.77

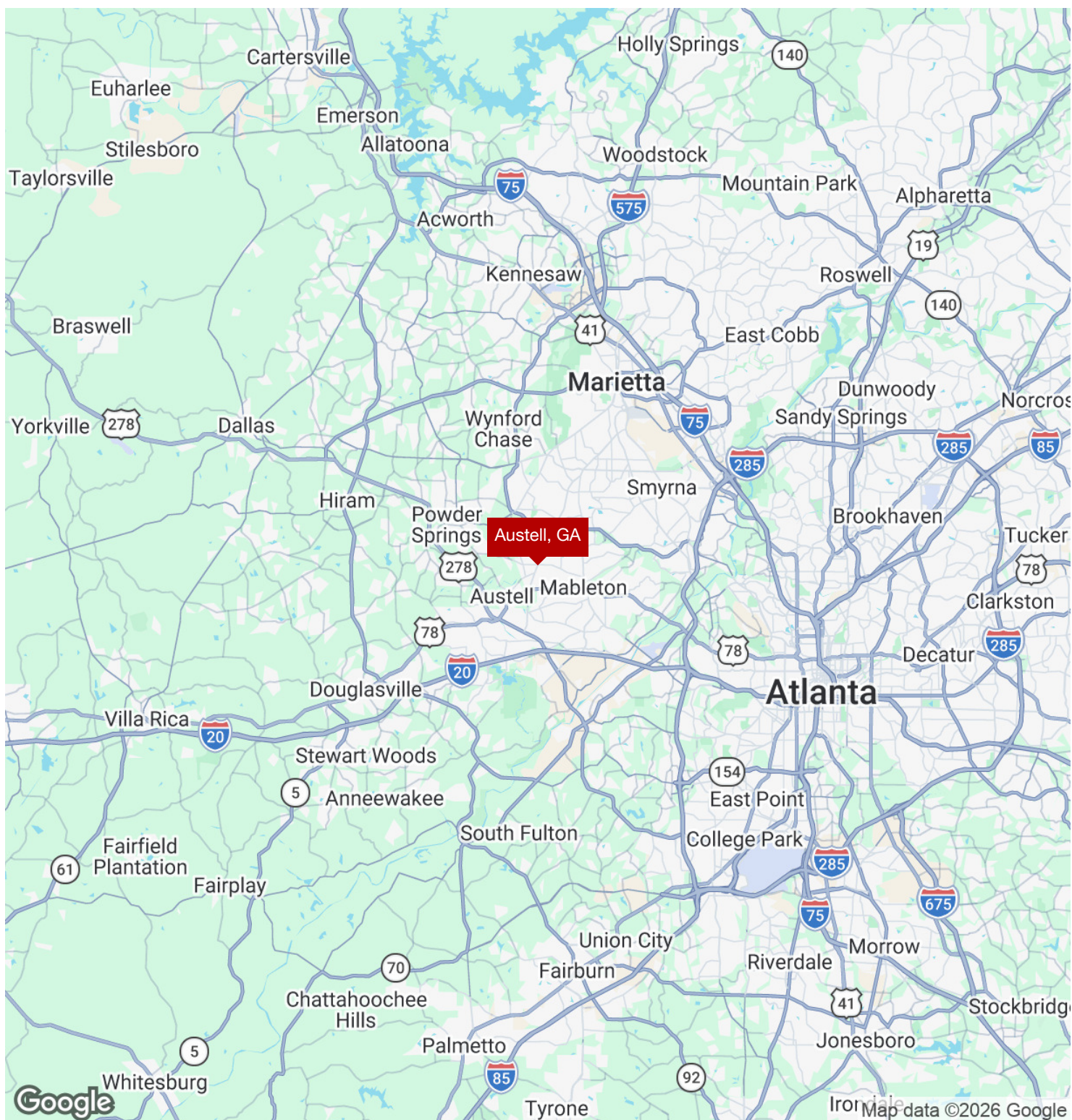
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,161	19,179	50,113
Total Population	5,438	51,010	138,051
Average HH Income	\$72,576	\$61,654	\$65,163



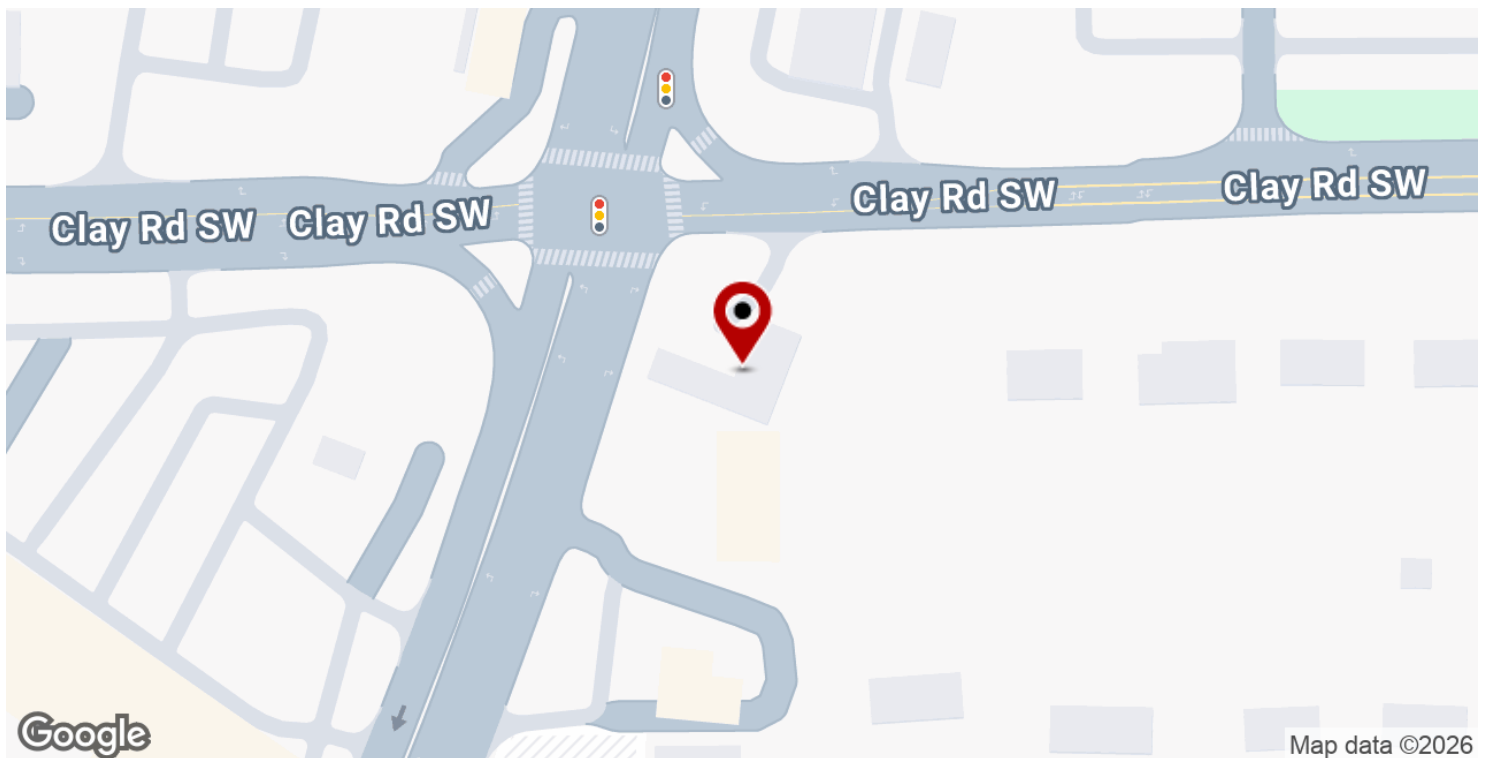
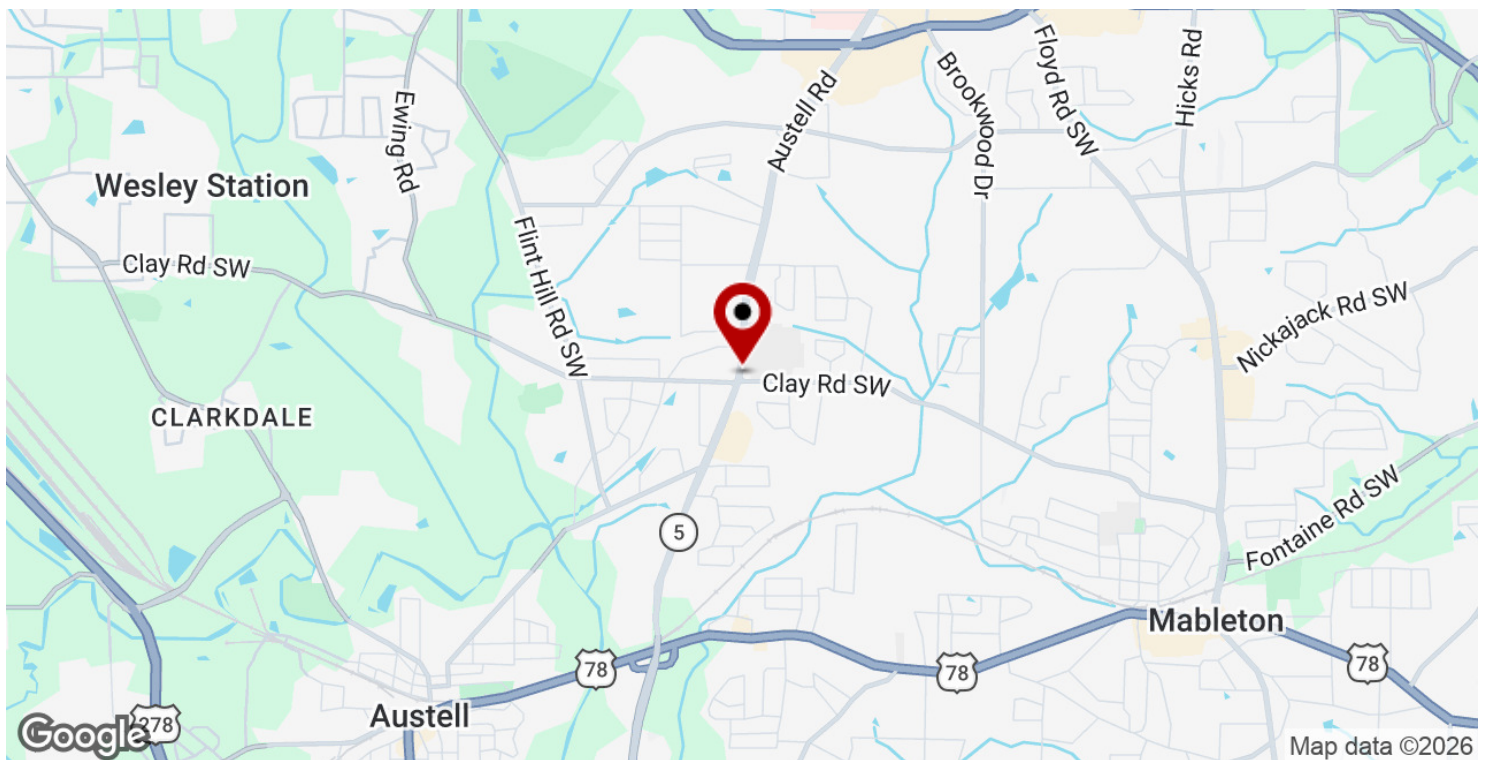
Additional Photos



Regional Map



Location Map



Aerial Map

