

Two Retail Buildings Totaling 13,600 Square Feet For Sale Approximately 1.41 Acres

Carrollton | Georgia

819 & 827 Maple Street

VALUE ADD OPPORTUNITY



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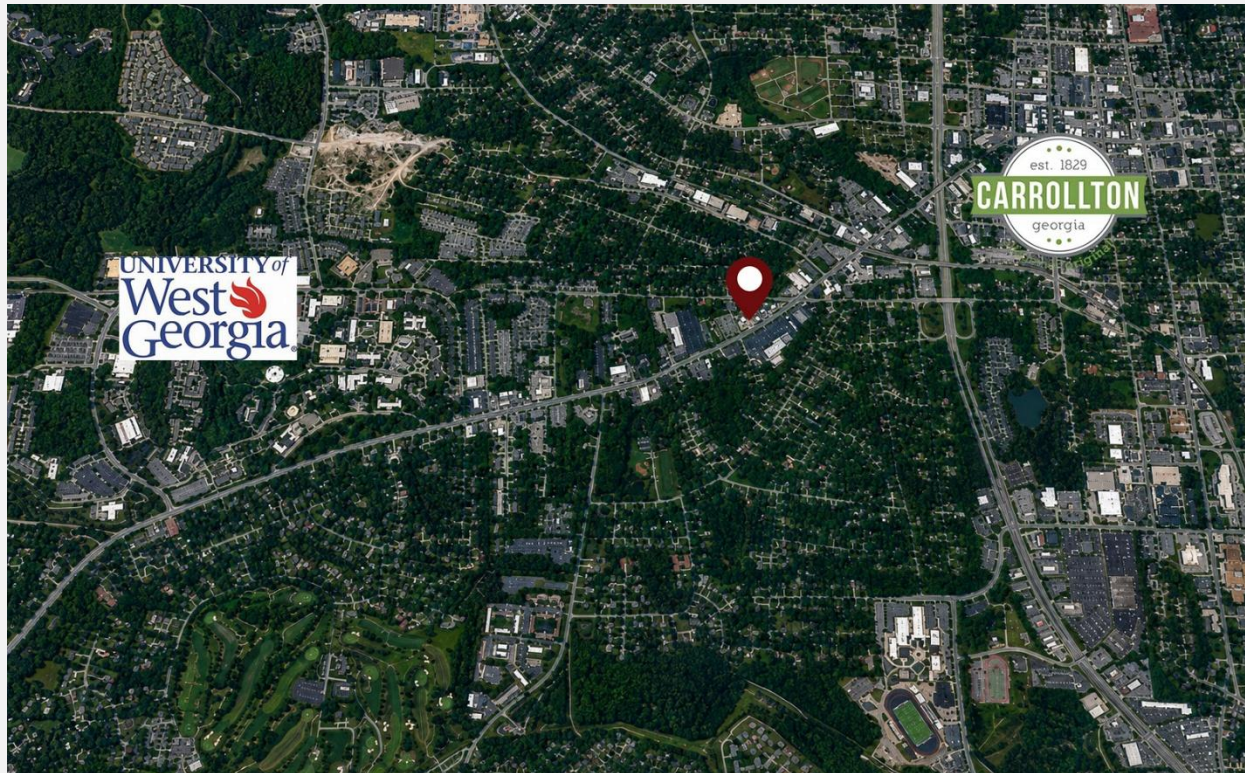
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INVESTMENT HIGHLIGHTS | LOCATION OVERVIEW

- GREAT LOCATION IN CARROLLTON, GA
- $\pm$ 13,600 SF OF RETAIL SPACE
- VALUE ADD OPPORTUNITY
- ABILITY TO PUSH RENTS
- LOCATED NEAR UNIVERSITY OF WEST GEORGIA (CURRENT ENROLLEMENT OF $\pm$ 14,000 STUDENTS)



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BUILDING INFORMATION

827 Maple Street

Building Size:	10,800 SF
Land Size:	Approx. 1.00 Acres
Number of Units:	3
Estimated Parking Spaces:	30 ±
Zoning:	C3



819 Maple Street

Building Size:	2,800 SF
Land Size:	Approx. 0.41 Acres
Number of Units:	1 (free standing building)
Estimated Parking Spaces:	10 ±
Zoning:	C3



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CARROLLTON RETAIL BUILDINGS FOR SALE



EXCLUSIVELY LISTED BY: WILSON, HULL & NEAL

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