

4.70 ACRES NEXT TO KROGER

KROGER SHADOW LAND

4435 Hiram Lithia Springs Road Southwest Powder Springs, GA 30127



SALE PRICE **\$275,000 / acre**

Russell Malavery, CCIM
(404) 954-1031

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COMMERCIAL
METRO BROKERS**

KROGER SHADOW LAND

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4435 Hiram Lithia Springs Road Southwest Powder Springs, GA 30127



PROPERTY DESCRIPTION

Positioned beside a Kroger supermarket along SR-278 (C.H. James Parkway), this 4.7-acre site offers investors a rare opportunity in one of Powder Springs' most active growth corridors. With more than 34,000 vehicles per day passing the area, the property benefits from strong visibility, built-in consumer traffic, and proximity to established retail demand. Its location next to a major grocery anchor creates a compelling setting for future commercial, mixed-use, service-oriented or multi-family development,

OFFERING SUMMARY

Sale Price:	\$275,000 / acre
Lot Size:	4.7 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,612	34,525	159,359
Total Population	39,782	97,923	452,070
Average HH Income	\$108,171	\$103,468	\$109,953

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The surrounding area is already showing clear signs of momentum. Brand-new luxury apartments have been built across the street, adding nearby household density and supporting demand for walkable retail, restaurants, and neighborhood services. Additional retail and apartment projects are also moving through rezoning in the immediate area, reinforcing the corridor's transition into a more active residential and commercial destination.

Once annexed into the City of Powder Springs, the availability of sewer service may further strengthen the site's development potential and expand future use possibilities. For investors seeking land in the path of growth, this property combines acreage, traffic, infrastructure, retail adjacency, and nearby multifamily investment in a location positioned for long-term upside.

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POTENTIAL SITE-PLAN

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AREA RETAIL

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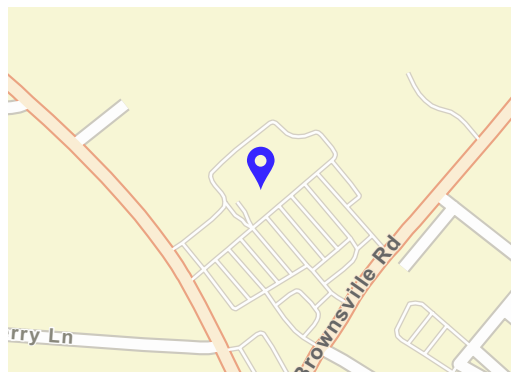
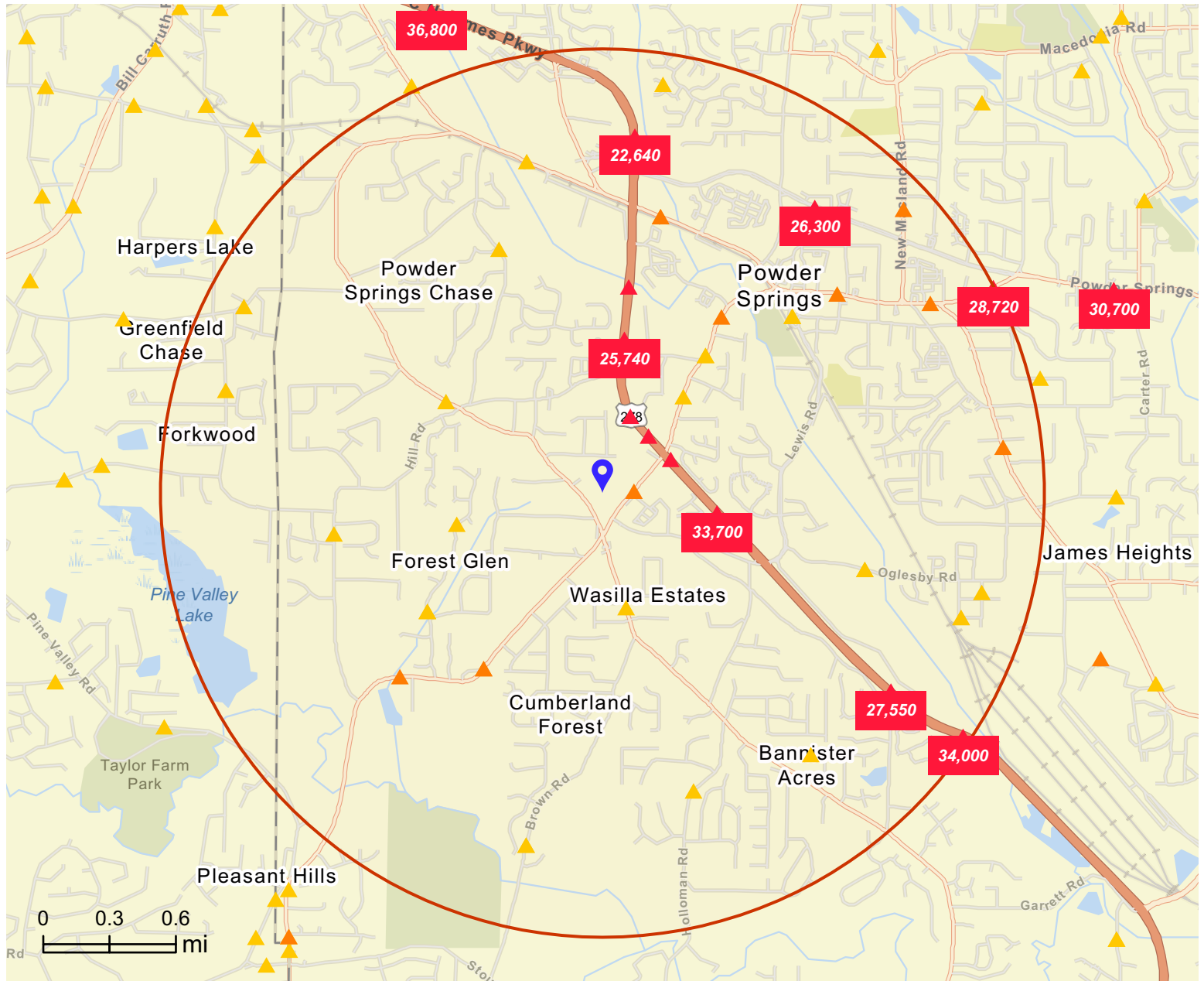


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Traffic Count Map

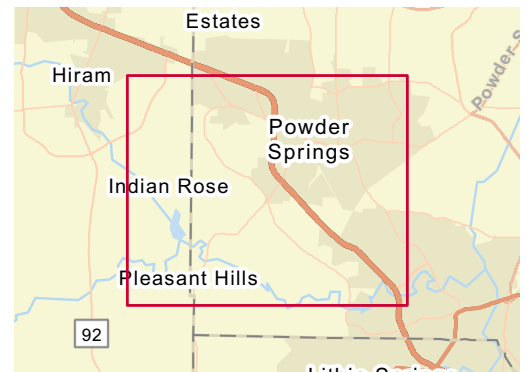
4400 Brownsville Rd, Powder Springs, Georgia, 30127

Rings: 2 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

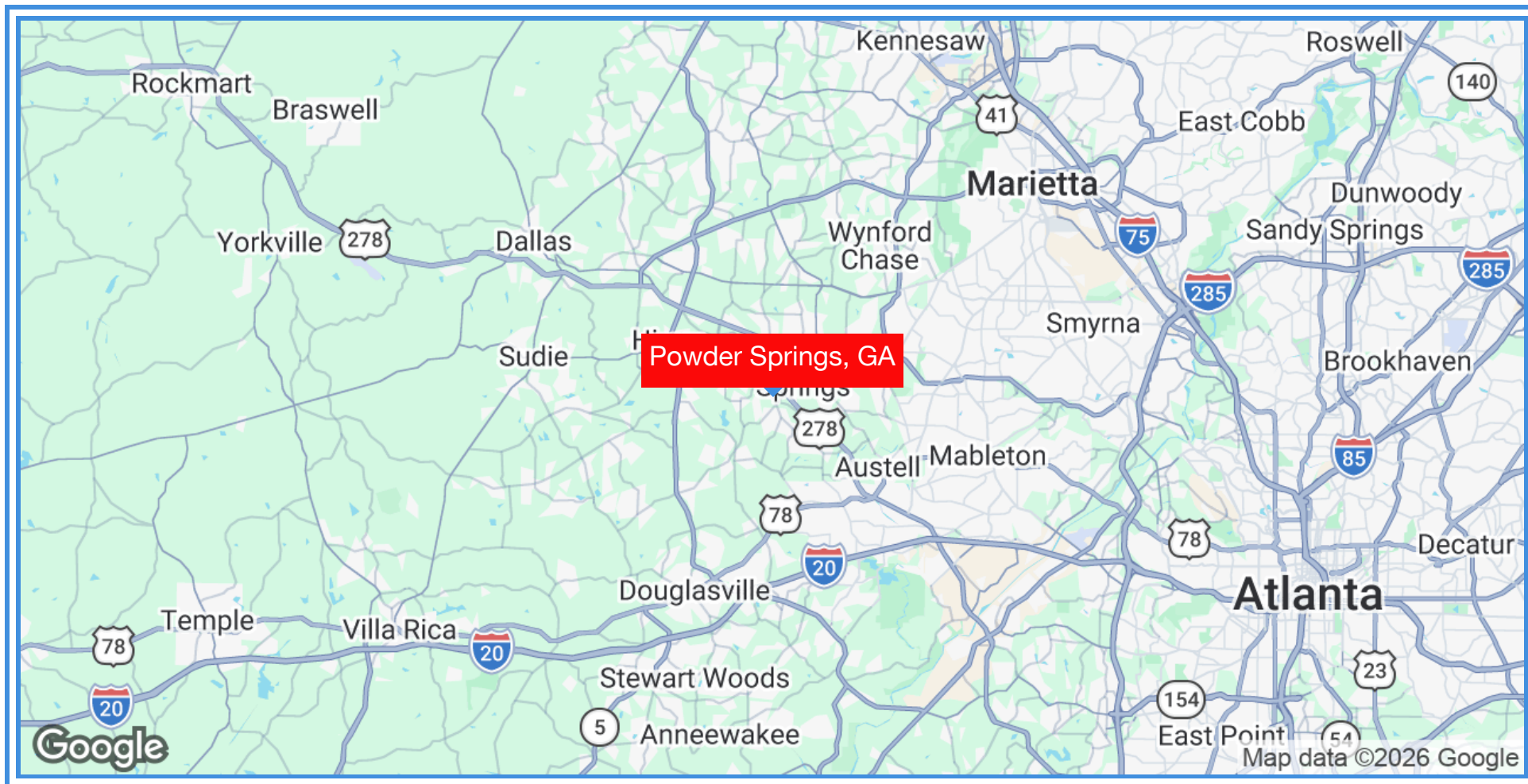


Source: Traffic Counts (2025)

REGIONAL MAP

KROGER SHADOW LAND

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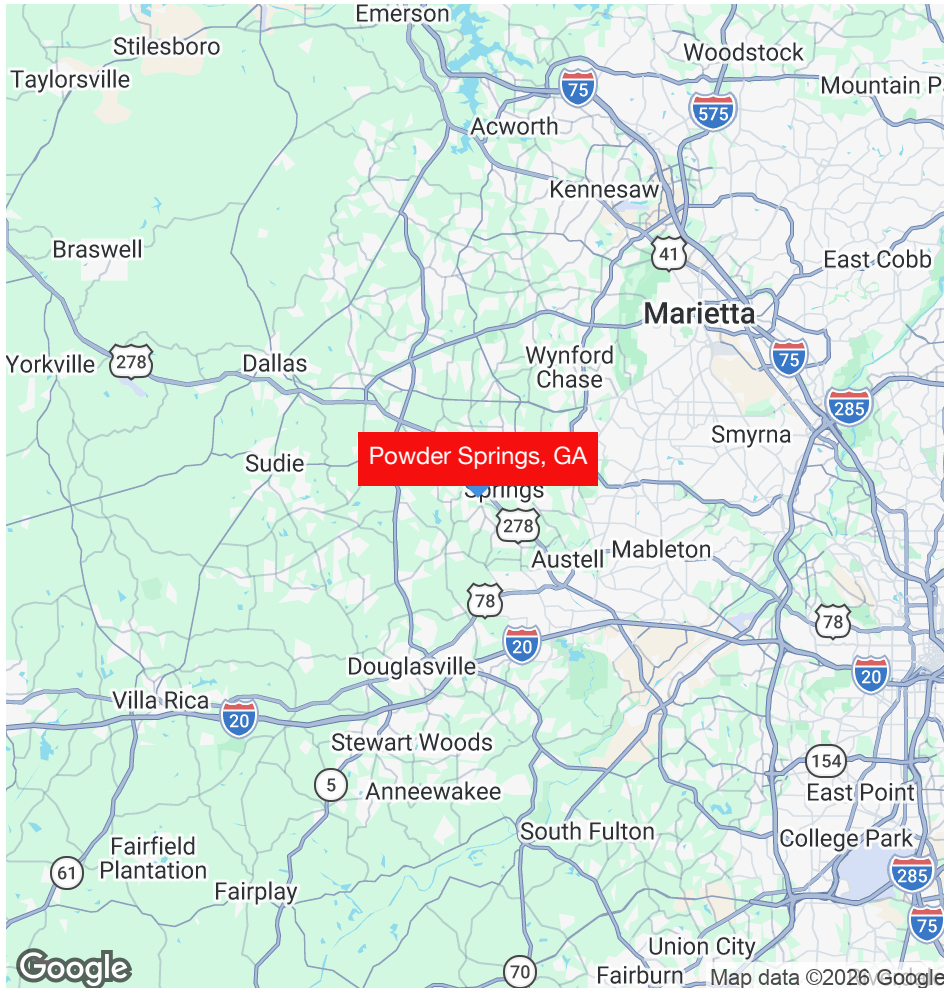
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POWDER SPRINGS

4435 Hiram Lithia Springs Road Southwest Powder Springs, GA 30127

KROGER SHADOW LAND



LOCATION DESCRIPTION

Located in the vibrant Powder Springs (Atlanta MSA) market, the area surrounding the property at 4435 Hiram Lithia Springs Road offers a dynamic mix of residential, commercial, and recreational opportunities for prospective Land / Multifamily investors. A short drive from major employment centers, this thriving community also boasts proximity to popular attractions such as Sweetwater Creek State Park, Six Flags Over Georgia, and the Silver Comet Trail. Nearby retail centers, including Kroger Supermarket and the brand-new Heartwood Powder Springs luxury Apartments, enhance the area's appeal, indicating strong tenant demand and potential for sustained growth. With its strategic location and diverse amenities, this property presents an enticing investment opportunity.

Powder Springs, Georgia offers a strong economic story for land buyers seeking growth within the Atlanta metro. Located in Cobb County, the city pairs small-town character with regional access, sitting about 6 miles from I-20, 20 minutes from Downtown Atlanta, and 23 miles from Hartsfield-Jackson Atlanta International Airport. The City's economic development materials describe Powder Springs as Cobb County's fastest-growing city, with a population over 19,000 and a median household income near \$94,576. For land investors, Powder Springs stands out because demand is being supported by both household strength and public investment. Census data shows median household income above \$100,000, while the city continues to pursue downtown revitalization, transportation improvements, mixed-use development, and business recruitment. With access to Atlanta's employment base, Cobb County's educated workforce, and a local market positioned for residential, retail, service, and commercial growth, Powder Springs offers a compelling setting for land ownership and future development.

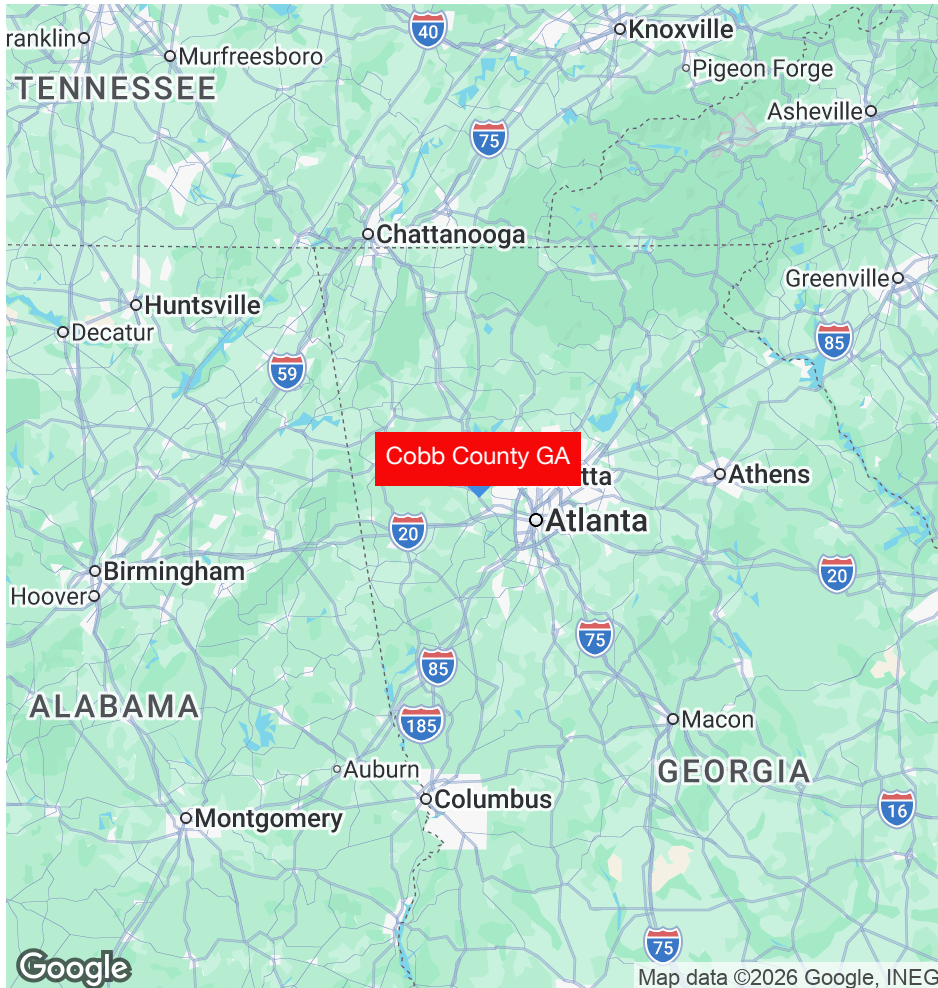
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COBB COUNTY

KROGER SHADOW LAND

4435 Hiram Lithia Springs Road Southwest Powder Springs, GA 30127



LOCATION DESCRIPTION

Cobb County, Georgia is one of metro Atlanta's strongest economic engines, anchored by a deep corporate base, a highly educated workforce, and direct access to major transportation corridors. The county is home to the world headquarters of The Home Depot, one of America's largest Fortune 500 companies, along with major headquarters and corporate operations for companies such as Genuine Parts/NAPA, RaceTrac, The Weather Channel, Gas South, Glock North America, HD Supply, and GE Energy division operations. This concentration of recognizable employers gives Cobb a durable business identity and supports demand for residential, commercial, and investment land.

For land buyers, Cobb County offers the kind of fundamentals that help sustain long-term property value: a population of more than 766,000, median household income above \$100,000, strong schools, major healthcare systems, advanced manufacturing and aerospace assets including Lockheed Martin and Dobbins Air Reserve Base, and nationally known destinations such as Truist Park and The Battery Atlanta. Its mix of corporate headquarters, logistics access, professional services, retail, healthcare, and recreation makes Cobb County a compelling market for land positioned for future residential or commercial use.

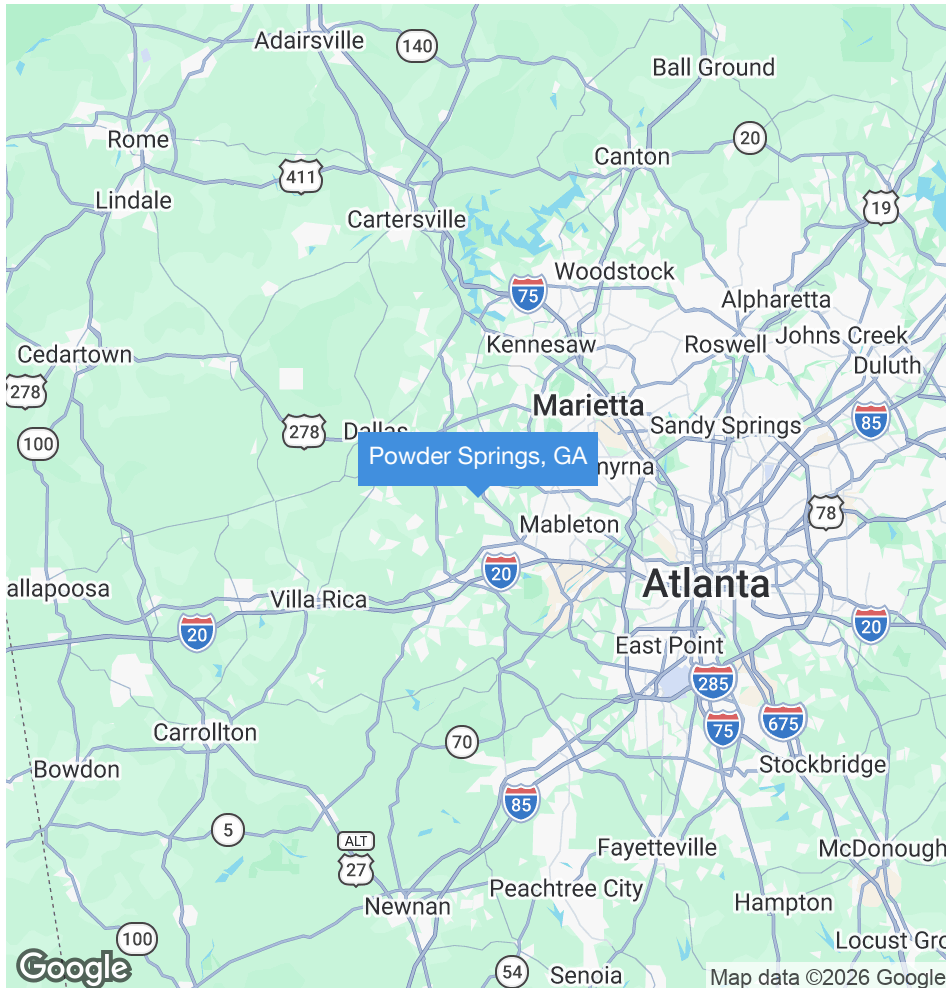
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ATLANTA GA

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LOCATION DESCRIPTION

The Atlanta metropolitan area is one of the Southeast's most powerful economic regions, supported by a large and diverse employment base, global transportation access, and a deep corporate presence. Hartsfield-Jackson Atlanta International Airport remains one of the region's defining advantages, serving more than 100 million passengers annually and giving businesses direct connectivity to domestic and international markets. That airport access strengthens Atlanta's role as a logistics, corporate headquarters, technology, healthcare, finance, film, and advanced manufacturing hub.

For land buyers, the Atlanta MSA offers strong fundamentals tied to population growth and robust employment. The region supports more than 3.1 million nonfarm jobs, with major employment across trade, transportation, utilities, professional services, education, healthcare, leisure, hospitality, and government. Metro Atlanta is also home to hundreds of global and North American headquarters, more than 13,000 technology companies, and a major concentration of Fortune 500 and Fortune 1000 firms. This combination of job depth, global access, and continued business investment helps create sustained demand for housing, commercial space, logistics sites, and long-term land development opportunities.

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SALE

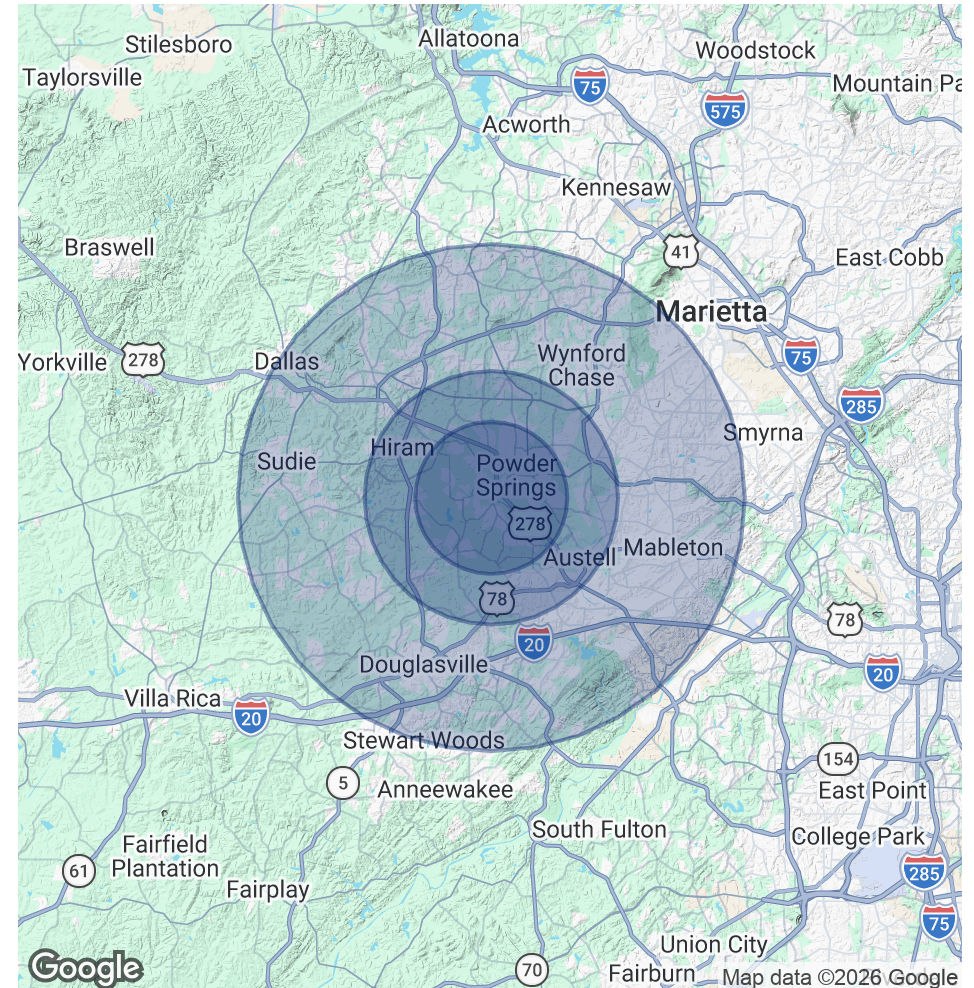
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	39,782	97,923	452,070
Average Age	41.3	39.1	37.8
Average Age (Male)	40.4	38.7	36.5
Average Age (Female)	41.2	40.3	39.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,612	34,525	159,359
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$108,171	\$103,468	\$109,953
Average House Value	\$289,986	\$286,768	\$322,926

2023 American Community Survey (ACS)



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RUSSELL MALAYERI, CCIM

Certified Commercial Investment Member

russell.malayery@cbcmetrobrokers.com

Direct: **(404) 954-1031**

GA #151290

PROFESSIONAL BACKGROUND

SPECIALIZED IN NETLEASED PROPERTIES

Russell has over 20 years of industry experience and provides counsel for local, national and international clients in acquisition and disposition, strategic planning, broker selection, portfolio analysis and risk reduction, value enhancement, due diligence, and tax-deferred exchanges.

Russell advises clients ranging from private investors to institutional investors, and his product specialties include Net leased properties, Retail and shopping centers, and, of course, 1031 exchanges to help our clients defer capital gain taxes. He has served as the president of the Georgia CCIM chapter and also served on the board of directors at the CCIM Institute.

Metro Brokers

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Metro Brokers is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL METRO BROKERS

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

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