

941 MOORES FERRY RD

Villa Rica, GA 30180



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the thriving Villa Rica area. This impressive property features a well-maintained 9,050 SF building with 5 units, ideal for retail or street retail use. Built in 2004, the property offers modern infrastructure designed to meet the needs of today's businesses. Zoned C2, it provides flexibility for a variety of retail ventures. Its strategic location in the heart of Villa Rica ensures high visibility and accessibility for potential customers. With a strong track record of economic growth, this property presents a promising prospect for retail investors seeking a lucrative addition to their portfolio. Don't miss out on this exceptional investment in Villa Rica.

PROPERTY HIGHLIGHTS

- 9,050 SF building
- Apx 1.1239 AC
- Built in 2004
- Zoned C2
- Prime location in Villa Rica area

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	5
Lot Size:	48,089 SF
Building Size:	9,050 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	191	786
Total Population	141	572	2,252
Average HH Income	\$106,450	\$103,384	\$92,150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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RETAIL FOR SALE

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Location:

Geographic West side of Moores Ferry Road and the east side of Highway 61, in Villa Rica (incorporated), Carroll County, Georgia.

Address 941 Moores Ferry Road.

Legal Land Lot 131 of Carroll County's 6th Land District.

Parcel No(s). V07 0100132.

Size: 1.1239 acres (48,957 square feet), per legal description and survey.

Shape: Irregular, but adequately functional.

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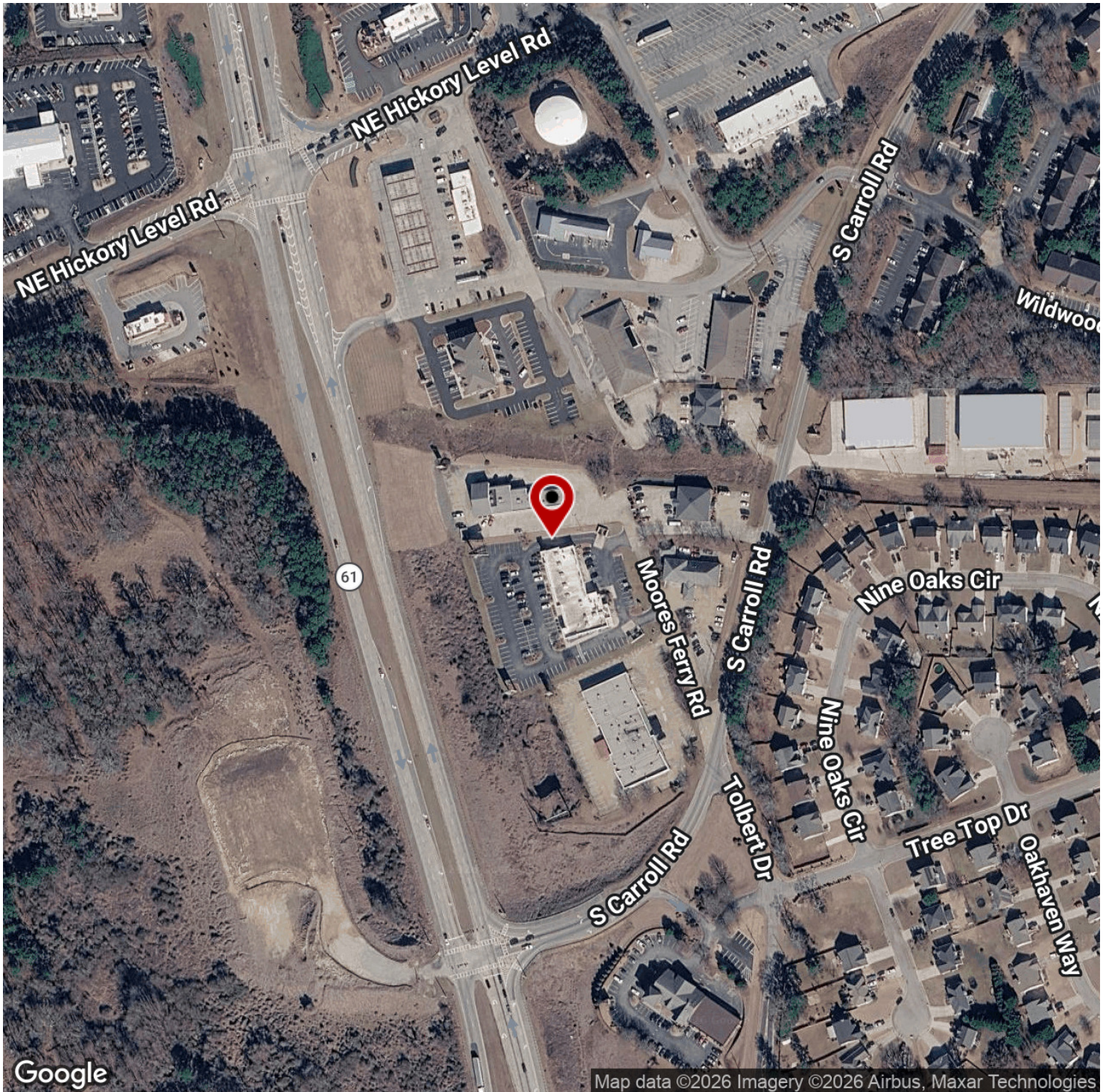
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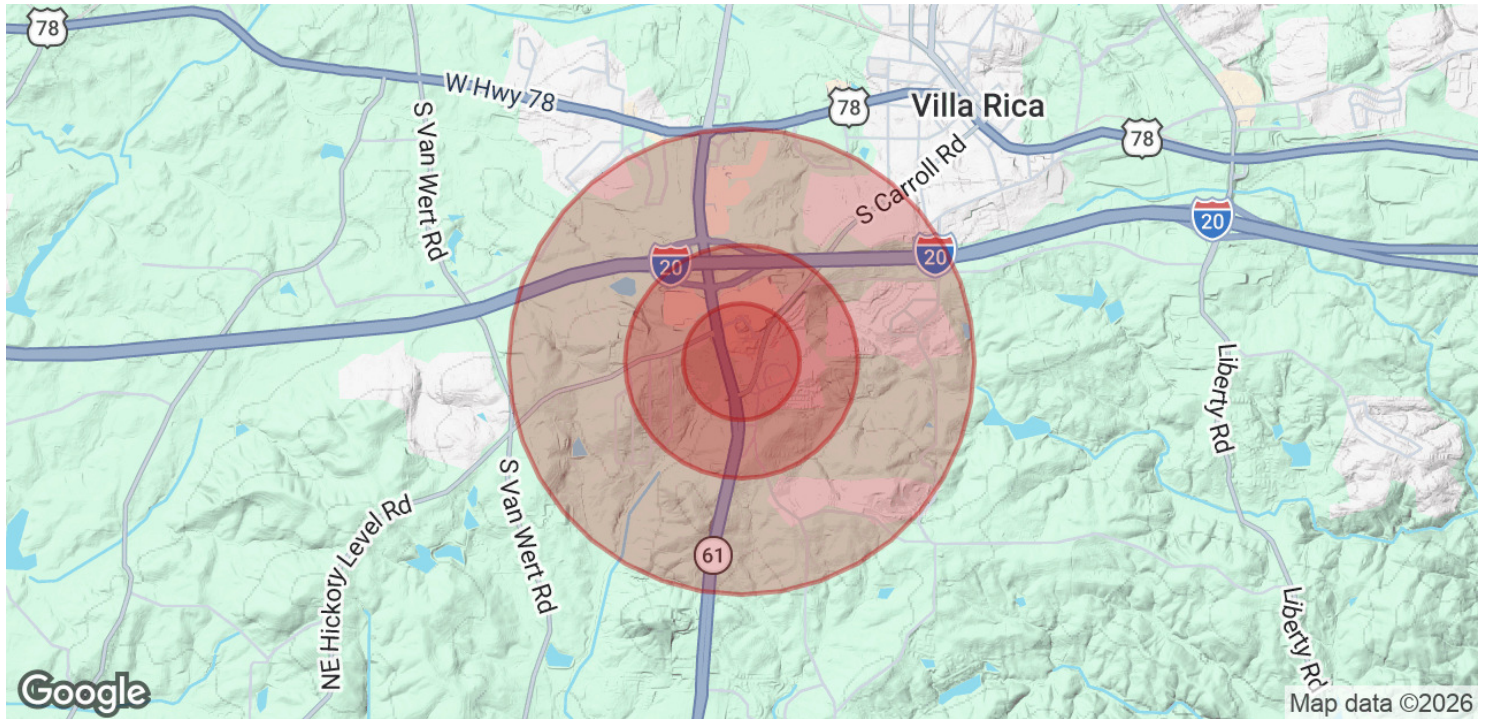
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	141	572	2,252
Average Age	36.6	36.2	36.5
Average Age (Male)	37.6	36.9	36.4
Average Age (Female)	35.9	35.6	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	191	786
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$106,450	\$103,384	\$92,150
Average House Value	\$260,171	\$253,576	\$232,356

2023 American Community Survey (ACS)

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