

6052 N MAIN ST

ACWORTH, GA 30101

FOR LEASE
3.3 ACRES OF IOS



RYAN SWARTZBERG

770.689.8377

rswartzberg@swartzcocre.com

ESTY HOFFMAN

678.855.6297

ehoffman@swartzcocre.com

**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity located at 6052 N Main St, Acworth, GA. This 3.6 acre industrial outdoor storage (IOS) site offers a valuable opportunity within Bartow County, an emerging industrial corridor in Northwest Metro Atlanta.

The property is well suited for a variety of uses including truck parking, fleet storage, equipment storage, construction staging, and material laydown. Its location in Acworth provides convenient access to major transportation routes, allowing for efficient connectivity to the greater Atlanta area and regional distribution networks.

Positioned in a growing industrial area, the site benefits from increasing demand for IOS and limited available yard space in the surrounding market, making it attractive for logistics, transportation, and service-based users.

Lease Rate: \$5,000 per acre per month.

For more information or to schedule a site visit, please contact Esty Hoffman.

HIGHLIGHTS

- 3.6 Acre Lot
- Zoned Industrial
- Bartow County
- \$5,000/Acre/Month
- Flexible Open layout for Heavy Industrial Users
- Close Proximity to Major Highways

// LOCATION OVERVIEW



ABOUT THE AREA: ACWORTH, GA

Acworth, GA is a growing Northwest Metro Atlanta submarket spanning Cobb and Bartow counties, with strong access to I-75 and connectivity to both Atlanta and regional distribution routes. Its location along a major logistics corridor makes it attractive for industrial, flex, and industrial outdoor storage (IOS) users.

For commercial real estate investors, Acworth offers a balance of lower land costs and increasing demand as development pushes north of Atlanta. The area is seeing steady population and commercial growth, driving need for contractor yards, service businesses, and light industrial space. With limited IOS supply and continued expansion along the I-75 corridor, Acworth presents solid potential for rent growth and long-term appreciation.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	11,600	49,600	132,500
Number of Employees	8,606	38,600	104,100
Avg. Household Income	\$117,500	\$105,100	\$115,100

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

770.689.8377

rswartzberg@swartzcocre.com

Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



Esty Hoffman

Listing Agent

678.855.6297

ehoffman@swartzcocre.com

Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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