

FOR SALE

2,460 SF Commercial Property

1196 OLD POWDER SPRINGS ROAD

Mableton, GA 30126

PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	1196 Old Powder Springs Rd, Mableton, GA 30126
PRICE	\$575,000
BUILDING SIZE	2,460 SF+-
LOT SIZE	0.88 Acres+-
ZONING	GC Existing - NRC Proposed Cobb County
APN	18-0036-0-016-0

For sale is a 2,460 SF+- commercial building on 0.88 acres+- zoned GC in Mableton. Cobb County GC zoning is being phased out and the future zoning is NRC neighborhood retail commercial. There are two at grade roll up doors (10h' x10'w) leading to an open shop area and two small offices. In 2023 a new roof was installed with a transferable warranty. The site has paved parking in front, is substantially fenced and a curb cut at the rear provides a second access from Old Bankhead Highway Road. The neighborhood retail commercial (NRC) zoning allows many commercial uses. The location in Mableton is minutes from Veterans Memorial Highway (Hwy 78) in south Cobb County.



- 2,460 SF+- on 0.88 acres +- paved front parking and substantially fenced
- Existing GC zoning - future NRC zoning neighborhood retail commercial, Cobb County
- 2 at grade roll up doors (10h' x10'w)
- Open shop area and two small offices
- 2023 new roof with transferable warranty

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ADDITIONAL PHOTOS



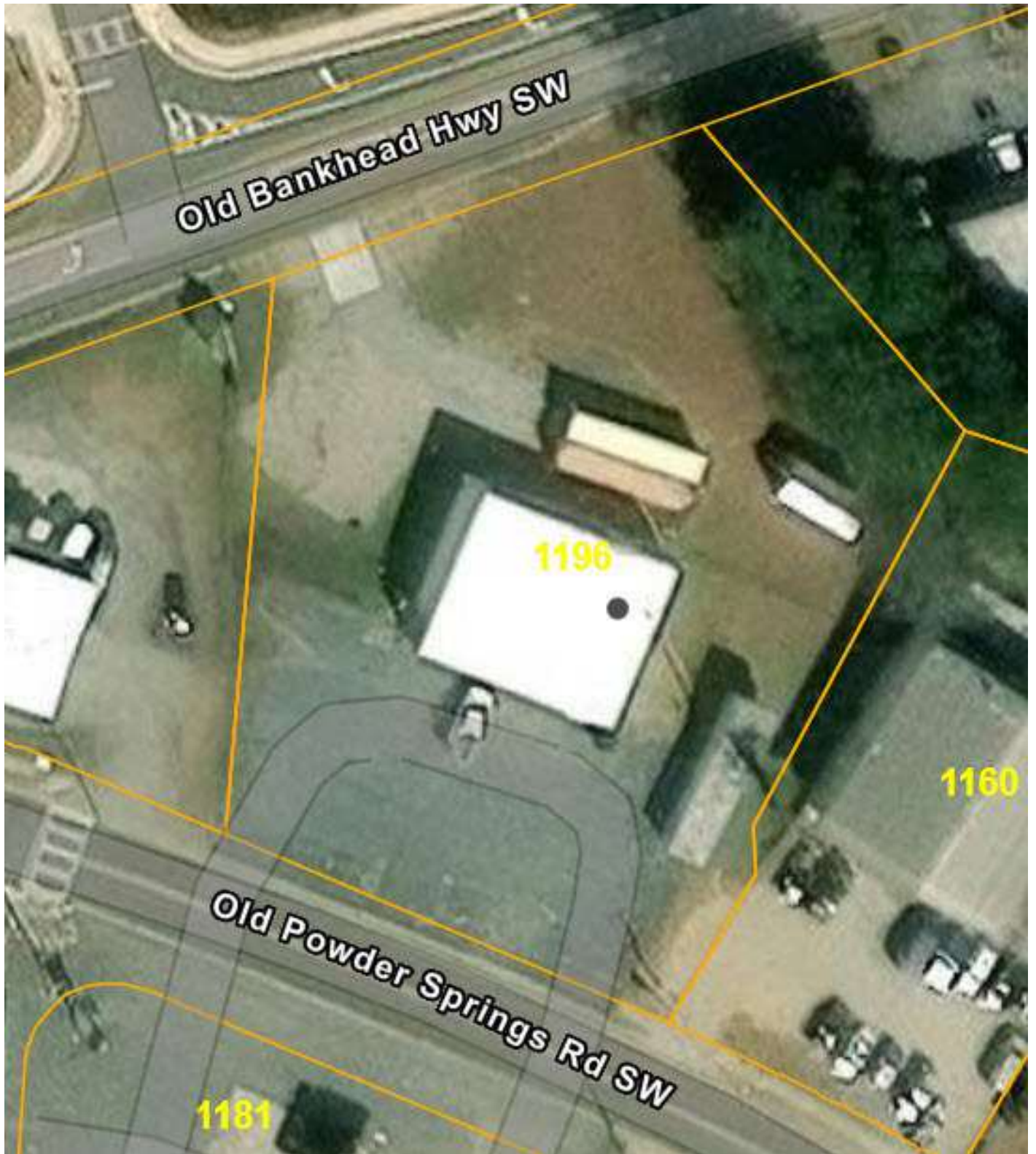
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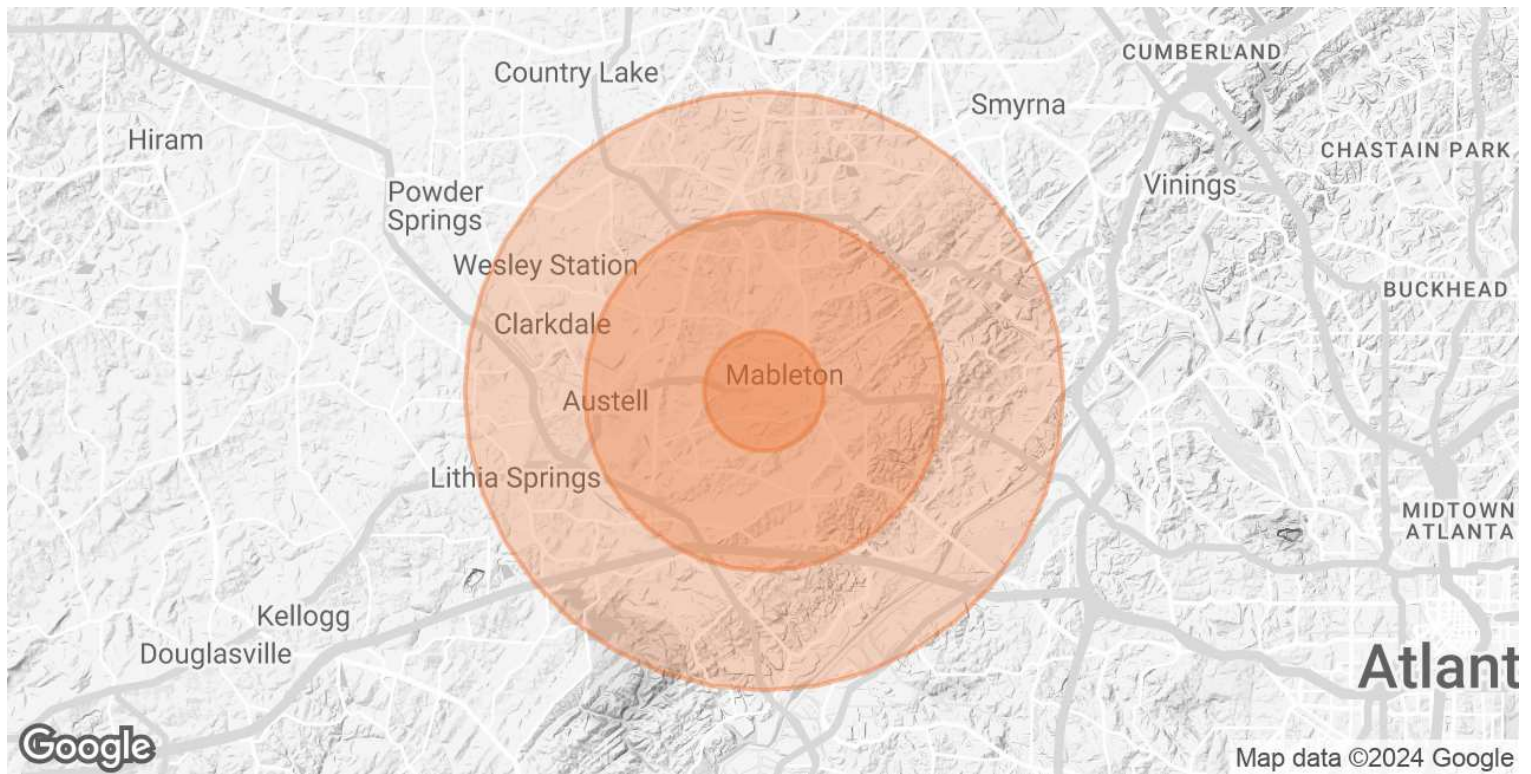
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,942	53,068	131,260
AVERAGE AGE	36.6	35.0	34.0
AVERAGE AGE (MALE)	35.3	33.9	33.2
AVERAGE AGE (FEMALE)	38.8	36.3	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,212	19,973	49,715
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$50,748	\$63,942	\$67,085
AVERAGE HOUSE VALUE	\$145,145	\$178,592	\$212,028

2020 American Community Survey (ACS)

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

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