

BUSINESS WITH REAL ESTATE · FOR SALE

Thornton Package of Lithia Springs

535 Maxham Road · Austell (Lithia Springs), Georgia 30168 | Operating Package Store · Real Estate · Licenses · Inventory

MAJOR PRICE REDUCTION — CALL FOR DETAILS



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Executive Summary

Price	Unpriced — Call for Details Major reduction from prior list. Ownership will respond to all offers.
Building Size	±10,400 SF
Package Store (Ground Floor)	±6,200 SF
Second Floor	±4,200 SF — income or expansion
Lot Size	±1.00 Acre
Frontage	209 Feet
Parking	70 dedicated spaces (6.73 / 1,000 SF)
Year Built / Renovated	1989 / 2010
Signage	Marquis
Inventory	Conveys at verified cost at closing
Licenses	Convey with sale, subject to local transfer approval



Thornton Package Store — operating at this location since 2011

The Thornton Package offering is a complete package-store platform — the operating business, its licenses, the freestanding ±10,400 SF building on ±1 acre, and the store's inventory — sold together in a single transaction on the Thornton Road retail corridor, minutes from I-20 on Metro Atlanta's west side.

The store occupies ±6,200 SF of ground-floor retail with a ±4,200 SF second floor available for lease-up income or expanded operations. All fixtures, equipment, and software convey. The offering is presented **unpriced following a major reduction from the prior list price**; ownership will entertain and respond to all offers.

OFFERING HIGHLIGHTS

- Business, real estate, licenses & inventory — one transaction
- Freestanding building, hard corner exposure, 209' of frontage
- ±4,200 SF second floor: rental income or room to grow
- Established location, operating since 2011
- Current, tax-verified financial records available under NDA
- Absentee ownership — clear upside for a hands-on operator
- SBA lender familiar with the asset; financing pre-structuring available
- 114,000+ residents within five miles

The Opportunity

Thornton Package has served its trade area from the same hard-corner location for well over a decade. In recent years the store has been operated on an **absentee basis**, with the majority of ownership residing out of state. For a hands-on owner-operator, that is the opportunity: take over an established, licensed, fully equipped store — building included — and re-engage a trade area of more than 114,000 residents with on-site ownership, active merchandising, and local marketing.

Buyers evaluating the offering will find a level of financial transparency that is rare in this asset class. Complete operating statements and **filed tax returns, current through 2025**, are available to qualified buyers upon execution of a confidentiality agreement — the records reconcile, the related-party arrangements are documented, and the diligence file is assembled and ready.

FINANCING

An SBA lender with delegated approval authority is familiar with the asset and available to pre-qualify buyers. Financing structures separating the real estate, business, and inventory components — including inventory financed outside the long-term note — have been modeled and are available to serious purchasers.



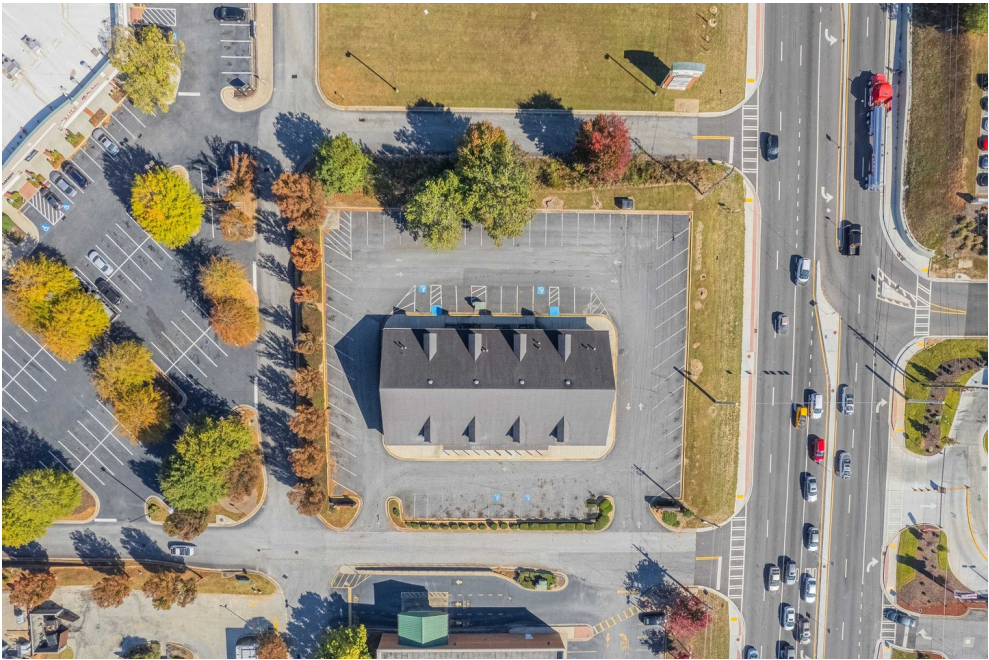
Monument signage at Maxham Road

OFFER PROCESS

The offering is presented **unpriced**. Ownership will respond to all offers.

1. Execute NDA to receive the financial package
2. Tour by appointment
3. Submit offers to the listing brokers
4. Financing pre-structuring available on request

Location & Trade Area



Hard corner at Maxham Road and Thornton Road (GA-6)

The property sits at the corner of Maxham Road and Thornton Road (GA-6), the primary commercial corridor of the Lithia Springs / Austell trade area, approximately one mile from Interstate 20 and adjacent to a Kroger-anchored retail node. Thornton Road carries heavy daily traffic between I-20 and the residential communities of south Cobb and east Douglas counties, with the Sweetwater Creek and Six Flags districts minutes away.

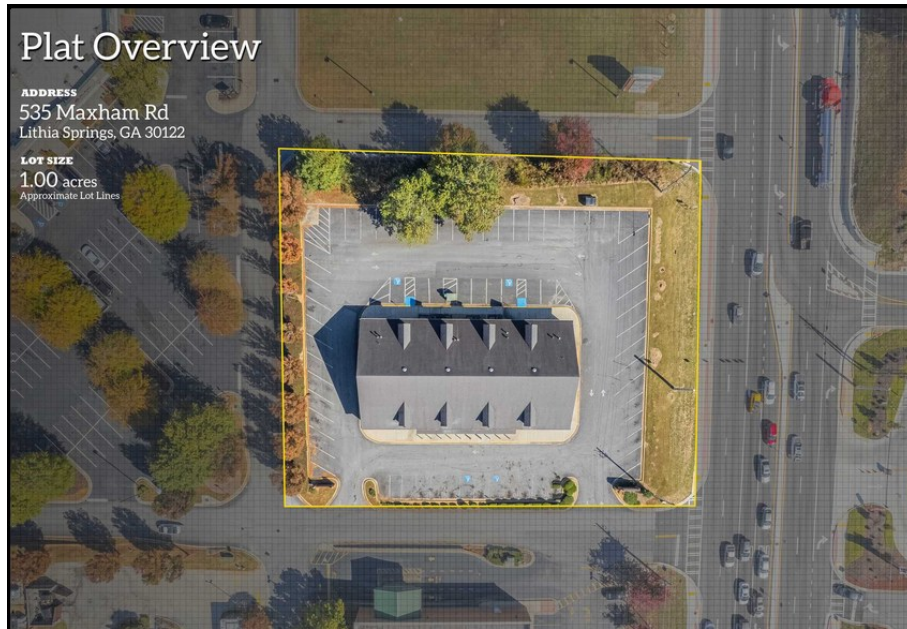
Demographics	1 Mile	3 Miles	5 Miles
Population	7,923	41,541	114,182
Median Household Income	\$39,750	\$42,667	\$48,666
Housing Units	3,732	18,445	48,168

Demographic estimates from prior third-party reporting; buyers should verify independently.



Trade area context — Kroger-anchored node with downtown Atlanta beyond

Site & Additional Information



Plat overview — ±1.00 acre, approximate lot lines

To receive the financial package or schedule a tour:

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