

Automotive/Retail Opportunity

FOR SALE

4648 S. Main St., Acworth, GA 30101



PROPERTY OVERVIEW

Two-tenant, $\pm 5,135$ SF, automotive retail building in Acworth (Cobb County, Atlanta MSA). Located on a fenced, ± 0.258 acre, corner lot on S. Main Street at Smith Street, the property is 50% occupied. The right side with one garage door ($\pm 3,200$ SF) is occupied by a month-to-month tire shop, and the left side with two roll-up doors ($\pm 1,935$ SF) is vacant.

The property is located within the city limits of Acworth and is zoned C-1 (Neighborhood Commercial District). Neighboring traffic counts on S. Main Street are 8,770 VPD. Highway 92 is 1 mile west of the property. Lake Acworth is less than half a mile south of it. Interstate 75 is 3.7 miles east and downtown Atlanta is 32.3 miles south of it.

Offered for sale for \$625,000.

$\pm 5,135$
SF

Building Size

± 0.25
Acres

Site Size

C1

Zoning

\$625,000

Sale Price

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com



MEGAN DALEY
Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com



ANGIE SARRIS
Commercial Real Estate Advisor
404-876-1640 x176
Angie@BullRealty.com

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ASSET & OCCUPANCY SOLUTIONS



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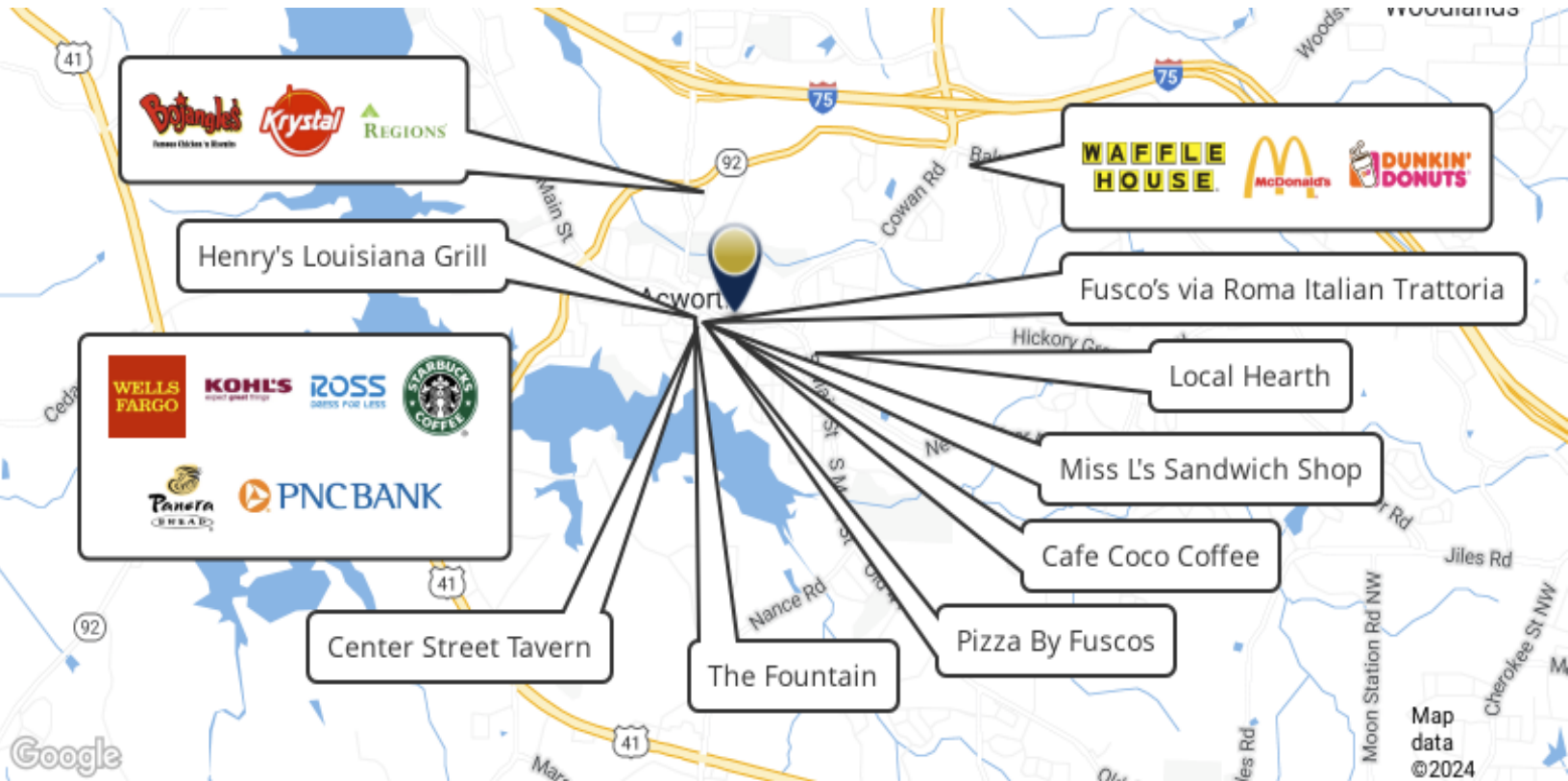
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	5,654	48,814	122,787
Households	2,533	17,694	44,292
Avg. Household Income	\$90,676	\$108,896	\$117,214

Source: 2023 ESRI

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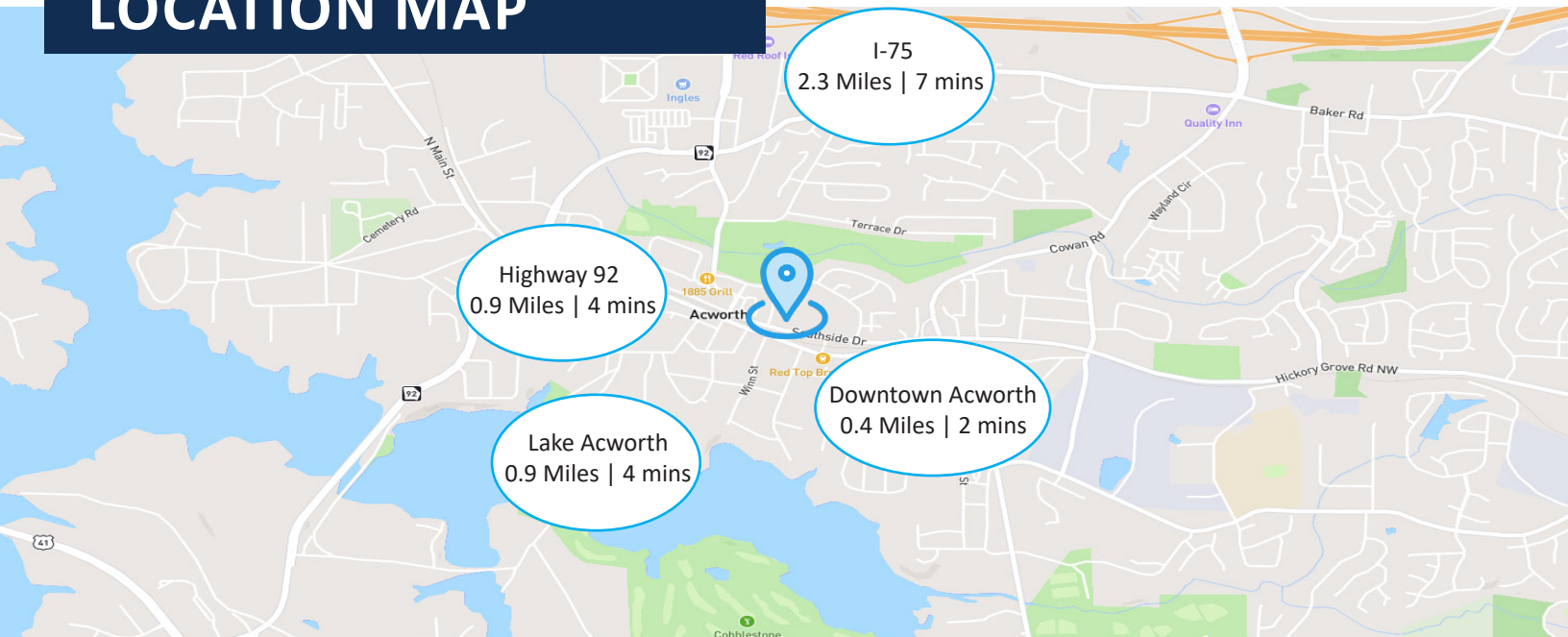
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PARCEL MAP



LOCATION MAP



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