



PROPERTY HIGHLIGHTS

- ± 1,800 SF auto repair shop and a ± 1,800 SF single family residence on ± 2.12 acres
- Ideal opportunity for owner/occupant (currently leased through August 2024)
- Auto repair shop is a steel structure that includes 3 bays
- Single family residence has month-to-month tenant
- Total monthly rent of \$3,850 or \$46,200 annually
- Located in Paulding County, GA (Atlanta MSA)
- Zoned B-2 (Highway Business)
- Nearby retail includes Publix and Dollar General
- Do not disturb tenants

LOCATION OVERVIEW

The property is located 1/8 of a mile south of a retail area that includes Publix, Dollar General, Waffle House and Dairy Queen. It is six miles north of Downtown Villa Rica and Interstate 20 and 37 miles west of Downtown Atlanta.

OFFERING SUMMARY

Sale Price:	\$729,000
Building Size:	± 3,600 SF
Site Size:	±2.12 Acres
Price/SF:	\$202.50
Zoning:	B-2



PRICE \$729,000



SIZE ± 3,600 SF



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DEMOGRAPHICS



POPULATION

1 Mile	1,022
5 Miles	43,065
10 Miles	175,937



HOUSEHOLDS

1 Mile	336
5 Miles	14,736
10 Miles	61

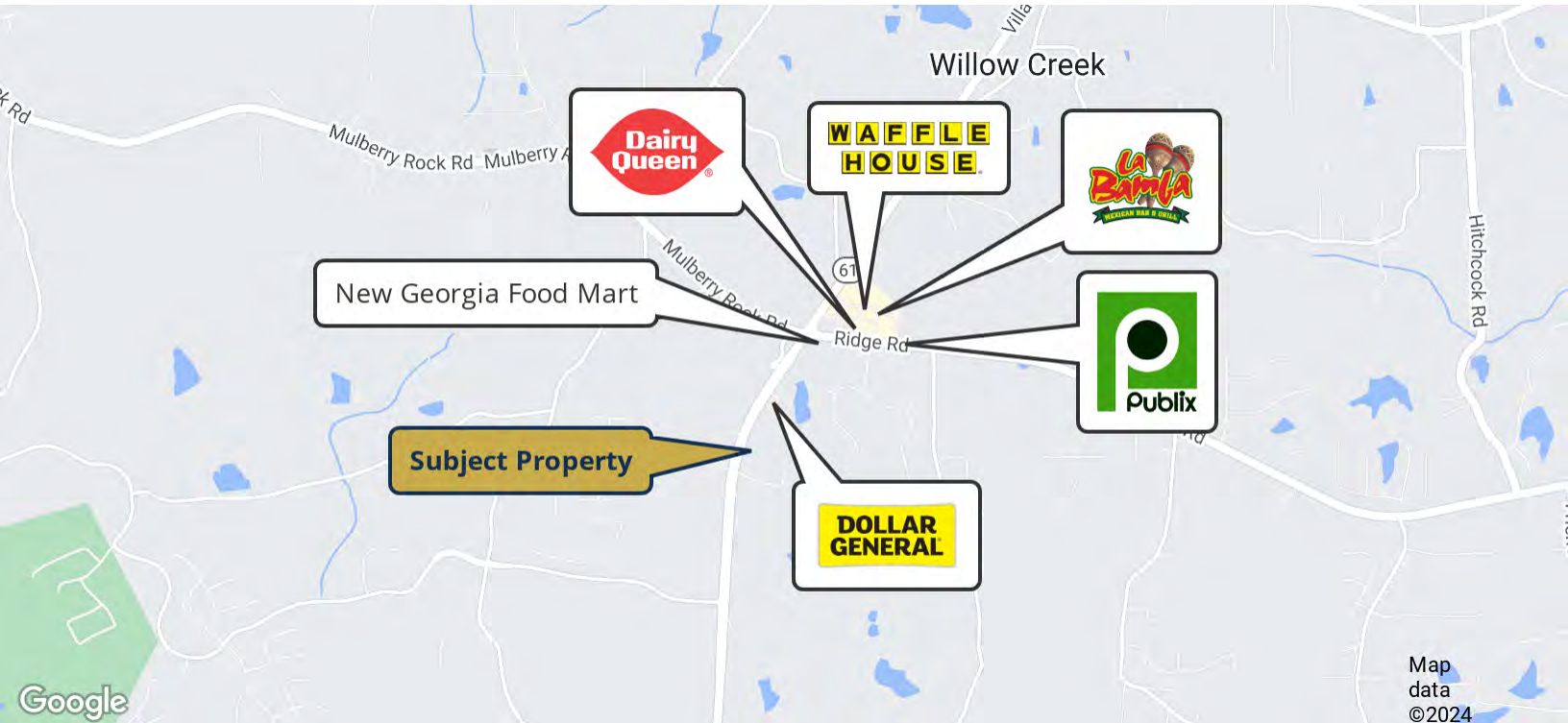


AVG. HH INCOME

1 Mile	\$98,316
5 Miles	\$102,555
10 Miles	\$92,419



RETAILER MAP



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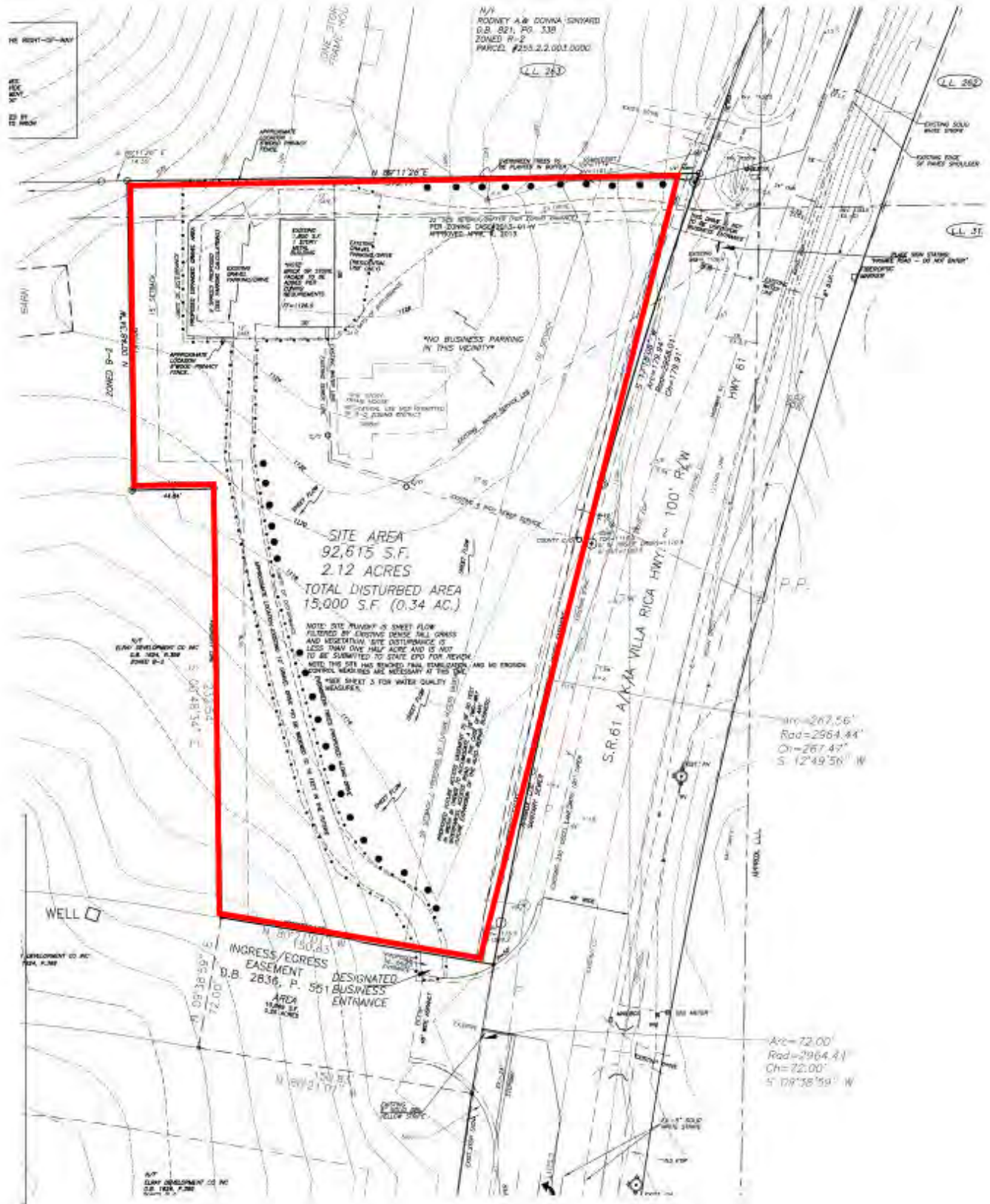
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