

# PRIME RETAIL DEVELOPMENT SITE

POWDER SPRINGS ELEMENTARY

38,600 VPD

278

BROWNSVILLE COMMONS  
Kroger  
WORKOUT ANYTIME

106

BROWNSVILLE ROAD

LEWIS RD

196

300

80

65

ZAXBY'S

DOLLAR GENERAL

11,100 VPD

NEW RESIDENTIAL DEVELOPMENT UNITS

FUTURE DEVELOPMENT UNITS

## 4550 Brownsville Rd

Powder Springs, GA 30127 | Cobb County

### LAST REMAINING PARCEL

LAND AVAILABLE 1.352 acres

ASKING PRICE \$700,000

## Ackerman & Co.

SEAN W. PATRICK, CCIM

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### HIGHLIGHTS

- Pad-ready outparcel; less than \$12 / square foot of land
- Underground detention included
- Zoned CRC: Community Retail Commercial
- Adjacent to proposed Walgreens
- Conveniently serves the surrounding residential neighborhoods
- Strong immediate demographics including 1,500 households with above average income
- 300 apartment homes to be completed Fall 2023, within half a mile

# 4550 Brownsville Road

Powder Springs, GA 30127 – 1.35± acres



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