

4403 S Main St

Acworth, GA 30101



FOR SALE

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BellStreet



Property Description

BellStreet is proud to offer this great retail opportunity just outside of historic Acworth GA. This automotive shop is looking for new life after the tenant vacated recently, and the Owner is looking for focus their efforts in other areas and not looking to continue to be long term landlords. The roof is newer, and all the shop fixtures will come with the sale. The C-2 zoning opens up the opportunity to possibly develop the site into other heavy commercial uses.

Property Highlights

- Great visibility and with high traffic count.
- Newer roof
- Shop fixtures along will purchase
- Plug and play auto repair
- Will sell occupancy permit ease of operation
- Historic Downtown Acworth location.

Offering Summary

Sale Price:	\$950,000
Number of Units:	2
Lot Size:	0.47 Acres
Building Size:	4,760 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	254	683	2,669
Total Population	594	1,544	6,287
Average HH Income	\$98,726	\$90,695	\$89,984

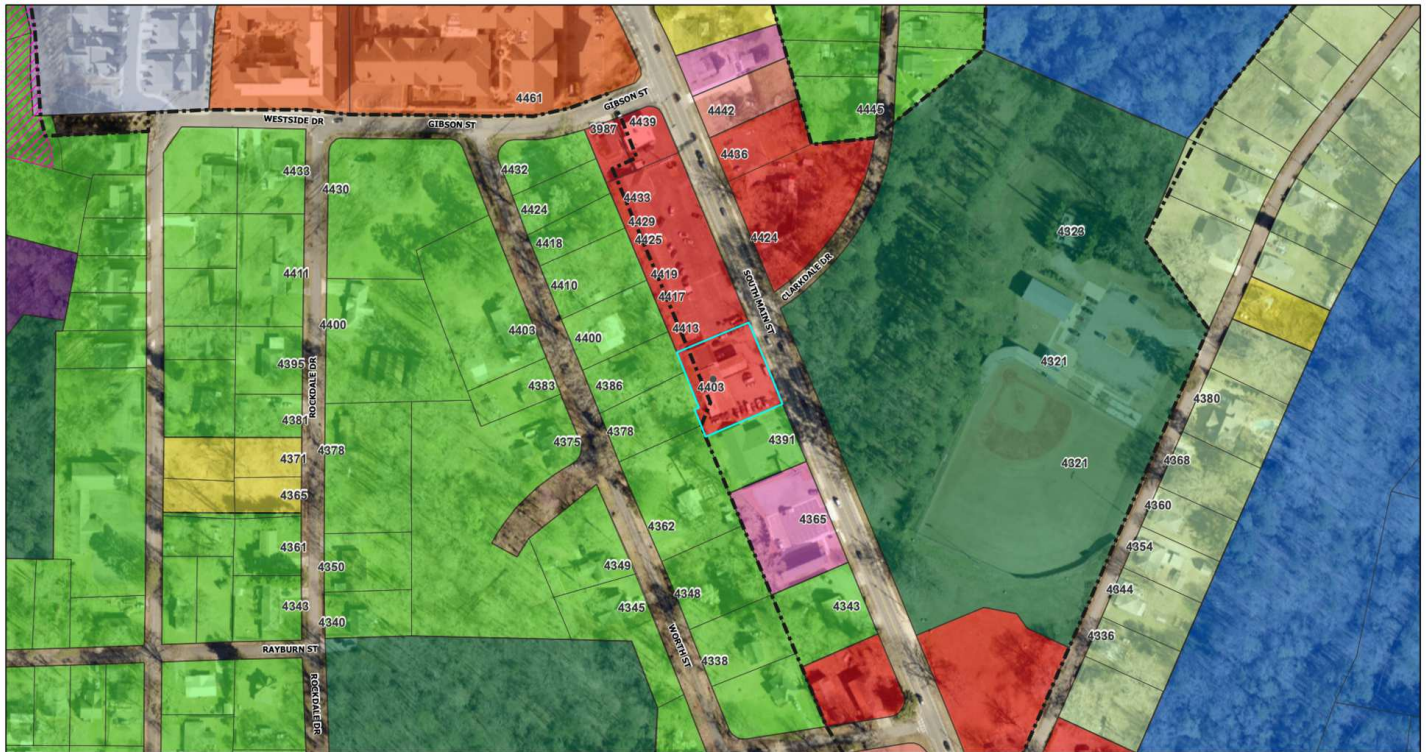
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







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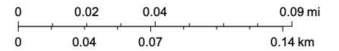
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 Acworth City Limits	 Historic Districts Landmarks Layer	 C-2	 R-1
 Site Address	 Park Street Historic District	 LI	 R-2
 Roads	 Parcels	 MU	 R-3
 Downtown Development Authority	 Zoning	 OP	 R-5
	 C-1	 PPF	 SLC

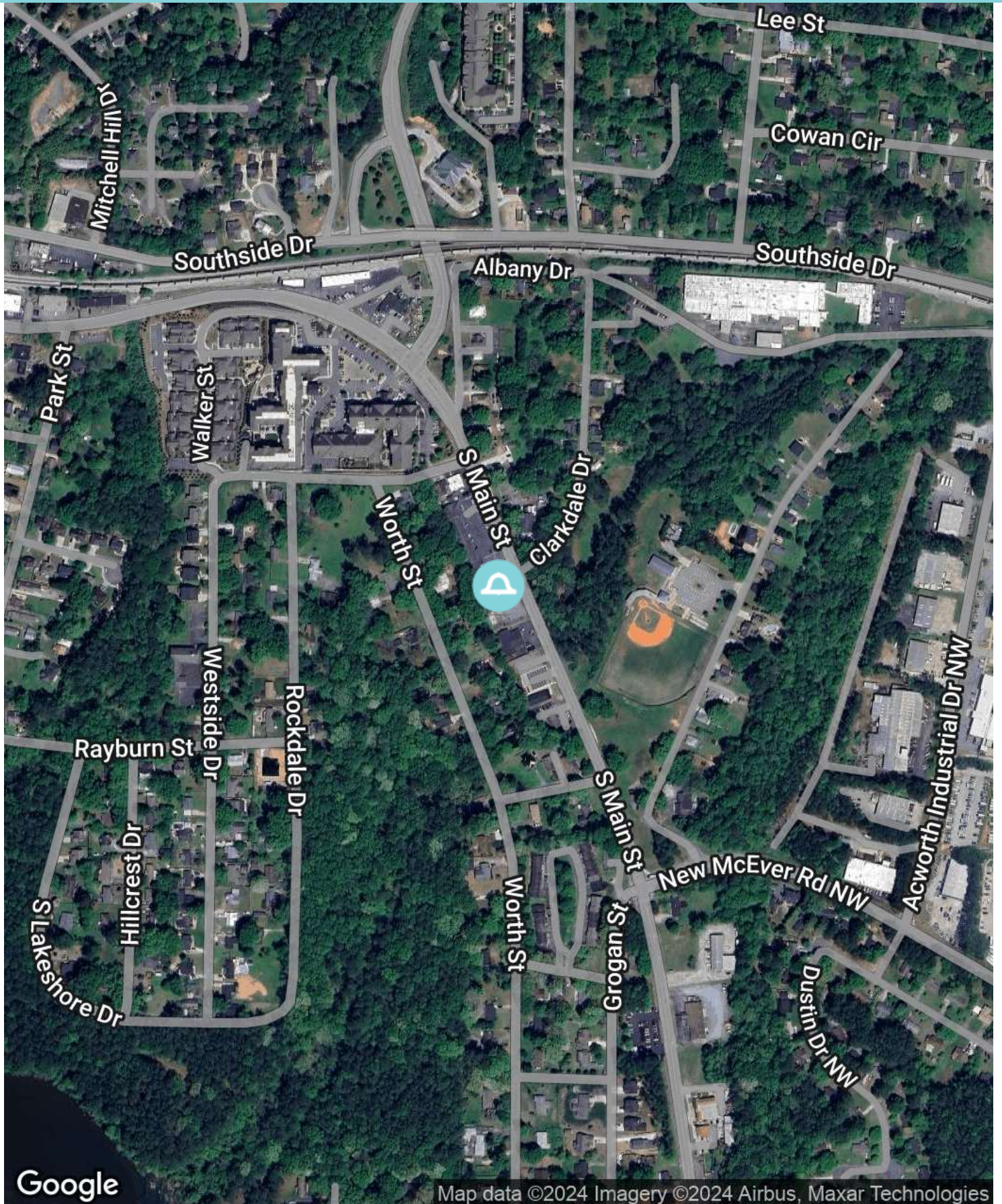
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ArcGIS Web AppBuilder

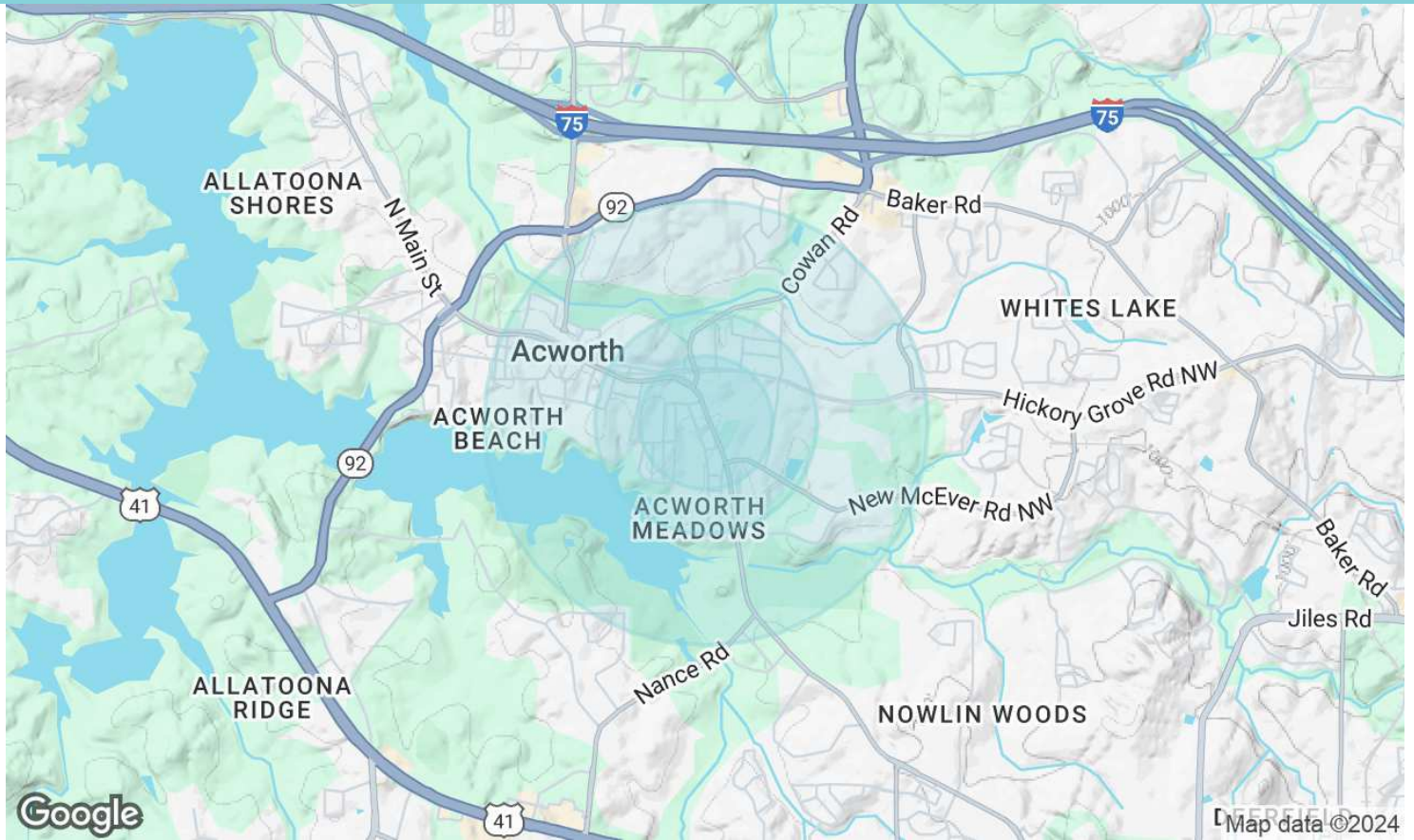
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## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	594	1,544	6,287
Average Age	45	44	41
Average Age (Male)	43	41	39
Average Age (Female)	46	45	43

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	254	683	2,669
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$98,726	\$90,695	\$89,984
Average House Value	\$368,232	\$343,074	\$303,973

Demographics data derived from AlphaMap