



## Shriver Auto

4880 Lake Acworth Dr, Acworth, GA 30101



### Ann Grinstead

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# Office Warehouse

\$12.00 /SF/YR

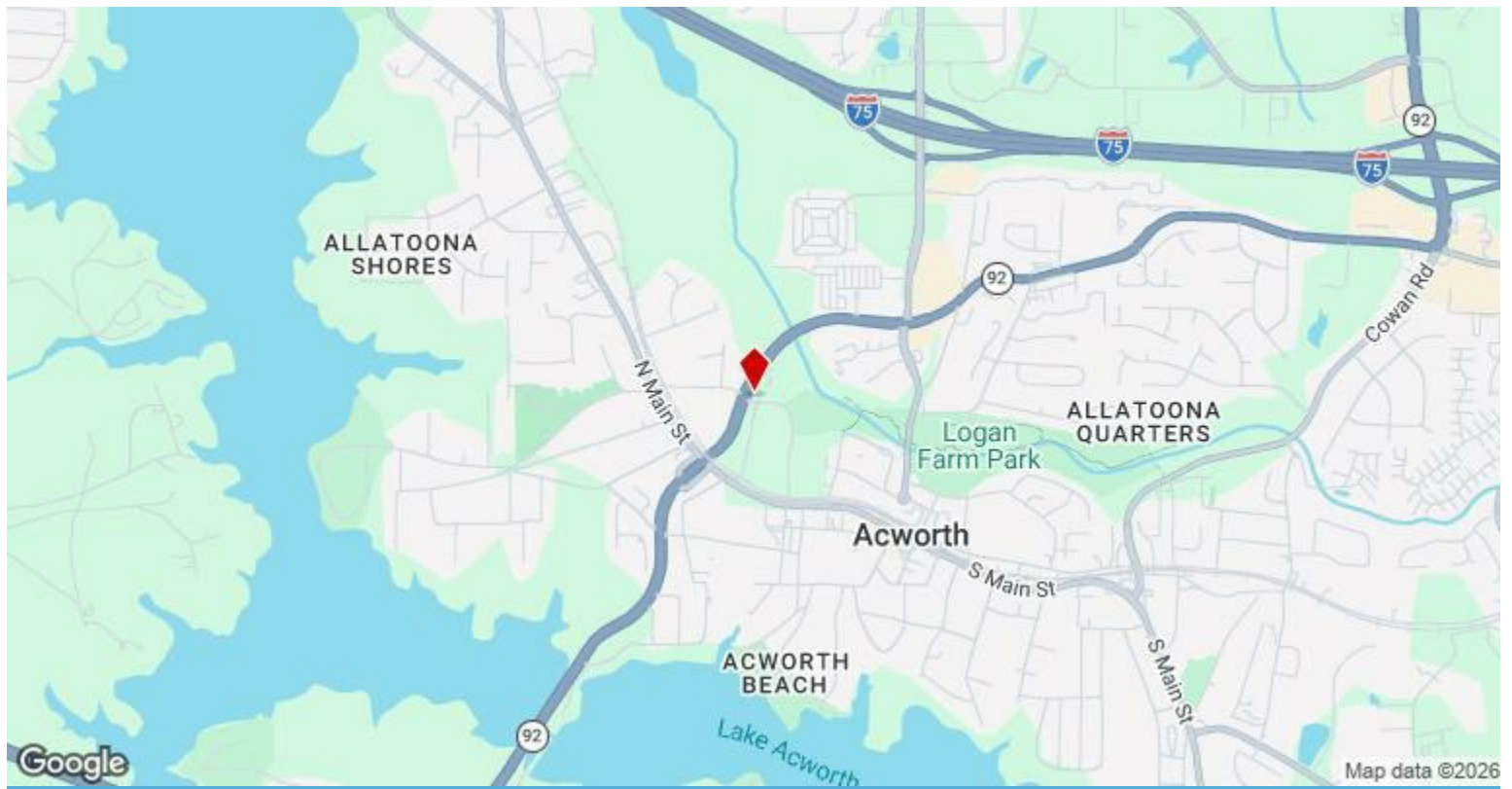
Office Warehouse building Close to I-75 and downtown Acworth.

- Close to I-75 and Downtown Acworth
- High Visibility/High Traffic Counts (27,100 AADT)
- 2 Roll-up Industrial Garage Doors
- 4 Offices-Meeting Room-Kitchenette-Bathrooms

Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Auto Repair
Gross Leasable Area:	2,800 SF
Year Built:	1980
Walk Score ®:	38 (Car-Dependent)
Taxes:	\$0.20 USD/SF/MO
Operating Expenses:	\$0.18 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

**1st Floor**

Space Available	2,800 SF
Rental Rate	\$12.00 /SF/YR
Date Available	February 02, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years



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