

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,000
LOT SIZE:	2 Acres
PRICE / ACRE:	\$300,000
ZONING:	NC
MARKET:	Acworth
SUBMARKET:	Woodstock
APN:	21N06 271 A

PROPERTY OVERVIEW

Welcome to an incredible opportunity to purchase 2 acres of vacant land on the highly desirable Highway 92 in Acworth, GA. This prime property, located at Centennial Dr & Hwy 92, is fully accessible with a corner lot, ensuring maximum visibility and easy access for potential customers.

The property is zoned Neighborhood Commercial (NC), offering a variety of possibilities for development. Whether you're looking to establish a daycare, office space, retail outlet, or other neighborhood-oriented commercial endeavor, this location is perfect. The zoning regulations prioritize compatibility with surrounding residential areas, creating an ideal balance for both businesses and residents.

The average daily traffic count on Highway 92 is 25,900, guaranteeing a steady flow of potential customers passing by. Additionally, the demographics of the surrounding area indicate a population of over 45,000 within a 3-mile radius, with an average age of 35.6, making it a vibrant and active community.

Don't miss out on this incredible investment opportunity. Contact Jake Creviston 770-557-5206

JAKE CREVISTON

O: 770.992.5112
j.creviston@svn.com
GA #365989