

## .94± Acre retail Development Site

795 veterans memorial highway - Mableton, Cobb county, GA 30126



**Sales Price: \$1,490,000**  
**Ground lease / BTS rate**  
**Contact agent**

### LOCATION OVERVIEW

- Located at the signalized intersection of Veterans Memorial Highway and Buckner Road
- Directly across from Dunkin' Donuts, McDonald's and proposed Chick-Fil-A
- 23,100± Average VPD (2022 GDOT)
- 2.5± miles from Interstate 285

### PROPERTY OVERVIEW

- .94± Acre Retail Development Site
  - Master storm drainage installed for entire site
  - All utilities
  - All off-site DOT's installed
  - Automotive use is restricted
- 178'± Road frontage on Veterans Memorial Highway (US 278)
- 278'± Road frontage on Buckner Road
- Topography: Above road grade
- Zoned: Neighborhood Retail Commercial District

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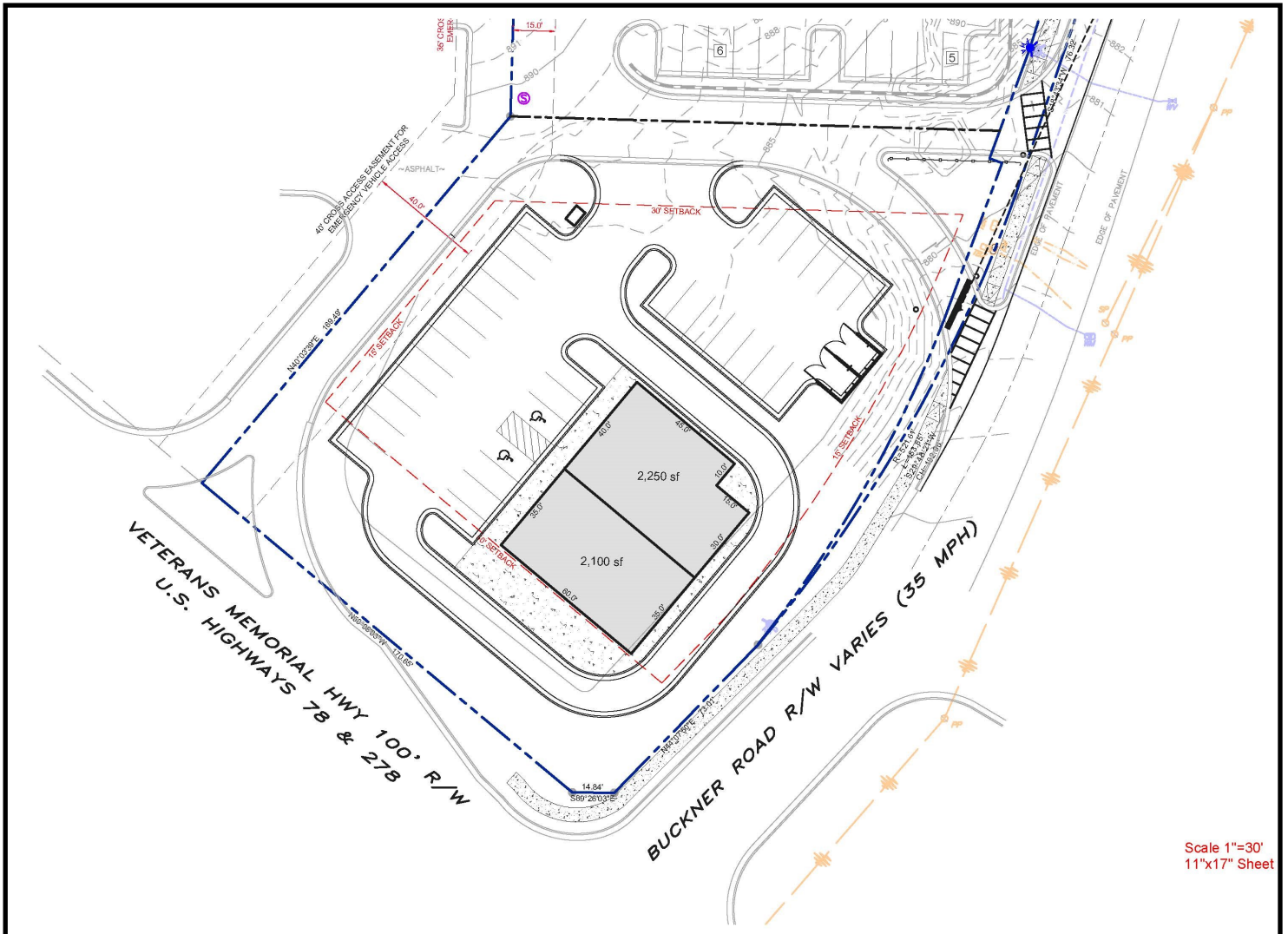


**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Created 11/27/23

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## Combo Building - Retail Concept Map





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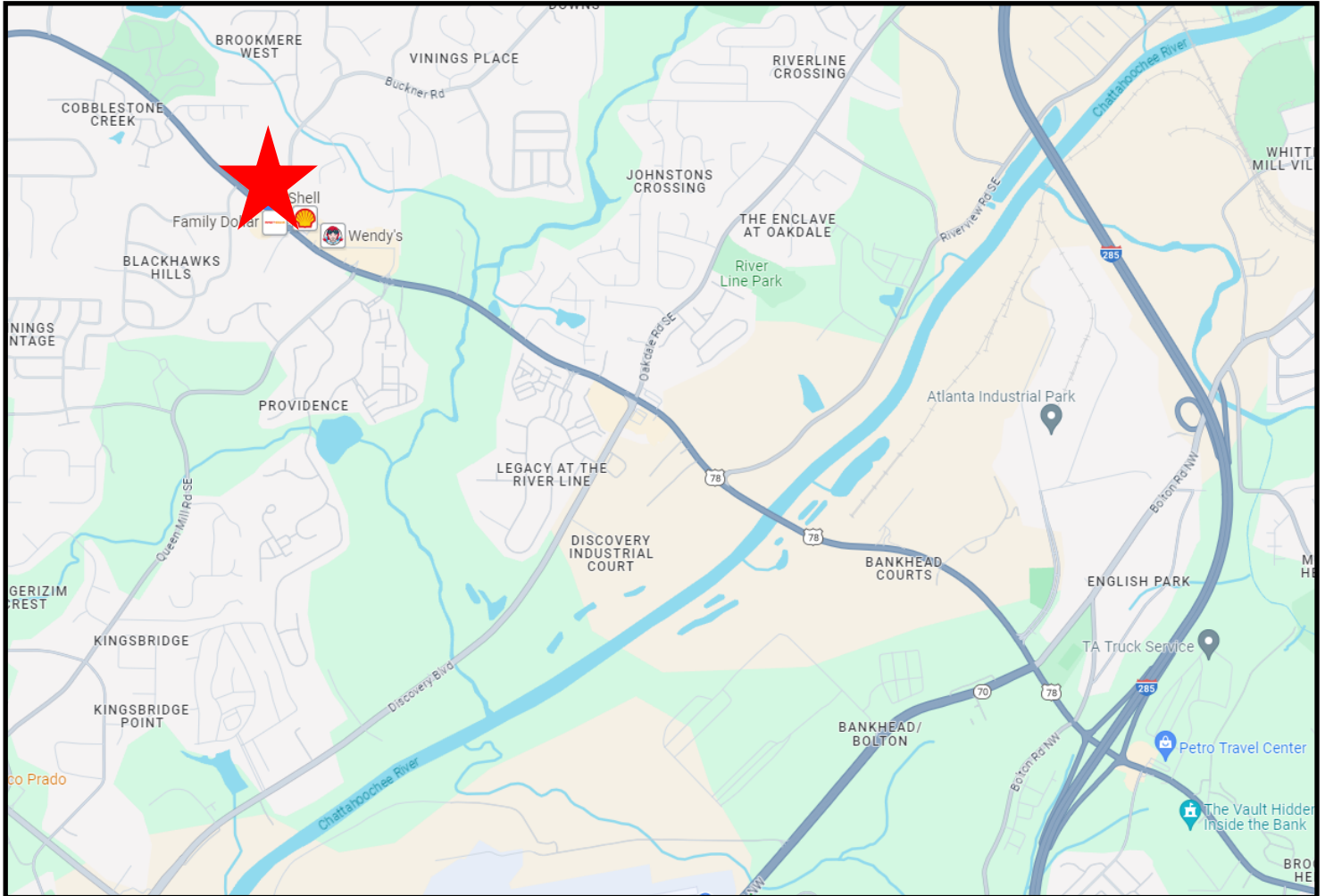
### Parcel map



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### LOCATION MAP / DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	5,940	52,826	176,829
DAYTIME POPULATION	4,348	50,689	172,561
AVG HOUSEHOLD INCOME	\$155,024	\$124,384	\$115,994