

INVESTMENT SUMMARY

**6216 LOVE STREET
AUSTELL, GA**

**4.43+/- ACRES with
Three Freestanding Vacant Buildings
Consisting of 8,212+/- SF
Parcel Number: 02051820012**



For Further Information Contact:

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DISCLAIMER: EVERY EFFORT HAS BEEN MAKE TO PROVIDE ACCURATE INFORMATION. HOWEVER, PROSPECTIVE PURCHASERS MUST DO THEIR OWN DUE DILIGENCE AND LISTING BROKERS ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

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LOCATION: THE SUBJECT PROPERTY, A FORMER CHURCH, IS LOCATED IN DOUGLAS COUNTY, BUT IS ADJACENT TO THE CITY LIMITS OF AUSTELL, A LARGE PORTION OF WHICH IS IN COBB COUNTY. AUSTELL IS APPROXIMATELY 18 MILES AND 25-30 MINUTES FROM DOWNTOWN ATLANTA. THE CITY AND THE PROPERTY ARE EASILY ACCESSIBLE FROM MAJOR EXPRESSWAYS BEING ONLY FOUR MILES FROM I-20 AND APPROXIMATELY 8 MILES OUTSIDE I-285. THE PROPERTY IS ALSO SHORT DISTANCE FROM AND EASILY ACCESSIBLE TO THE THRIVING DOWNTOWN AREA OF AUSTELL. THERE IS AN ATTRACTIVE CITY PARK ABUTTING THE PROPERTY ON THE SOUTH.

IMMEDIATE AREA DESCRIPTION: THE SUBJECT PROPERTY IS IN AN IMMEDIATE AREA LARGELY CONTAINING COMMERCIAL AND RESIDENTIAL PROPERTIES, PLUS SOME LIGHT INDUSTRIAL PROPERTIES. ALONG LOVE ST, AND ADJACENT SIDE STREETS, THERE ARE OLDER SINGLE- FAMILY HOMES, PLUS ONE -STORY DUPLEXES AND TOWNHOMES.

AREA MAJOR EMPLOYERS:

- **MANUFACTURING & INDUSTRIAL:** YKK AP AMERICA (BUILDING PRODUCTS), BERRY GLOBAL (PACKAGING), WESTROCK (PAPER/PACKAGING), GRAHAM PACKAGING, BLUE BELL CREAMERIES, YANCEY BROTHERS (INDUSTRIAL EQUIPMENT)
- **LOGISTICS, SHIPPING AND TRANSPORT:** NORFOLK SOUTHERN (MAJOR RAIL HUB), FEDEX, SOUTHEASTERN FREIGHT LINES
- **HEALTHCARE:** WELLSTAR HEALTH SYSTEM, PIEDMONT HEALTHCARE
- **AREA RECREATION ATTRACTIONS:** SIX FLAGS OVER GEORGIA, SWEETWATER CREEK STATE PARK, SEVEN CITY OF AUSTELL PARKS, PLUS FIVE RECREATIONAL FACILITIES, SOUTH COBB RECREATION CENTER WITH 21,000 SQUARE FEET

AREA DEMOGRAPHICS: THE CITY OF AUSTELL HAS A POPULATION OF APPROXIMATELY 8,400. WITHIN A THREE MILE AND FIVE MILE AREA THE POPULATION IS OVER 48,000 AND OVER 135,000 RESPECTIVELY. THE AREA MEDIAN INCOME IS OVER \$75,000.

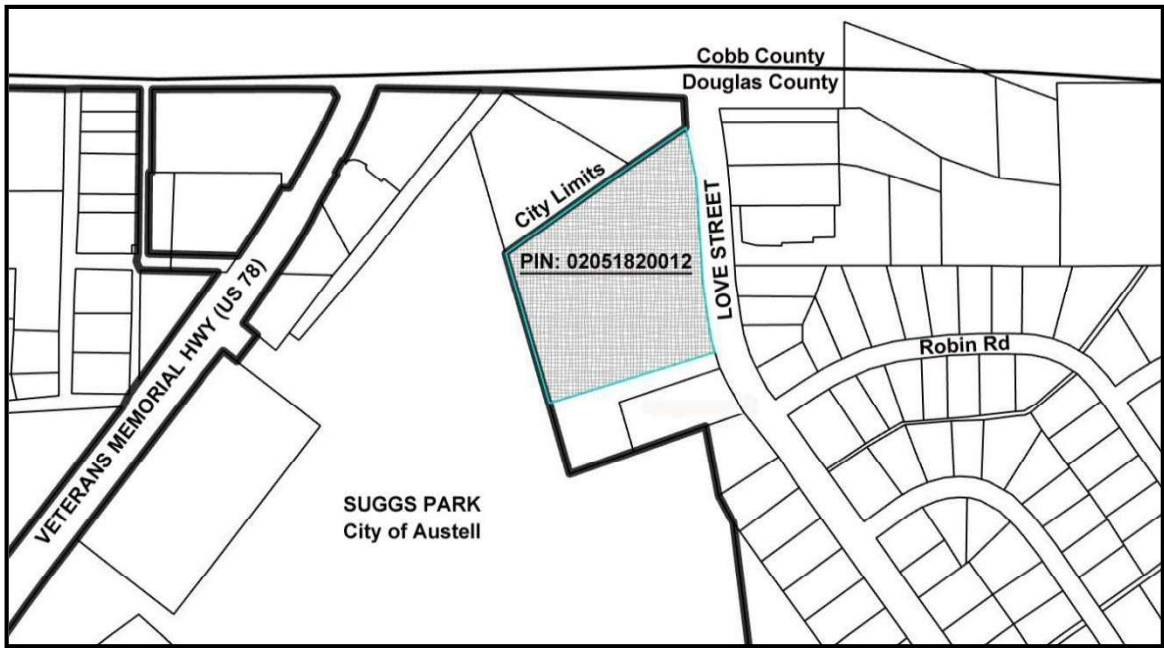
PROPERTY DESCRIPTION:

- **LAND AREA:** 4.43+/- ACRES
- **IMPROVEMENTS:** THREE FREE STANDING BUILDINGS CONTAINING A TOTAL OF APPROXIMATELY 8,212/SF, BUILT BETWEEN 1962 AND 1990, PLUS ASPHALT PARKING AREA
- **ZONING:** R-LD (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
- **UTILITIES:** GAS, ELECTRIC, WATER AND SEWER ARE AVAILABLE AT PROPERTY

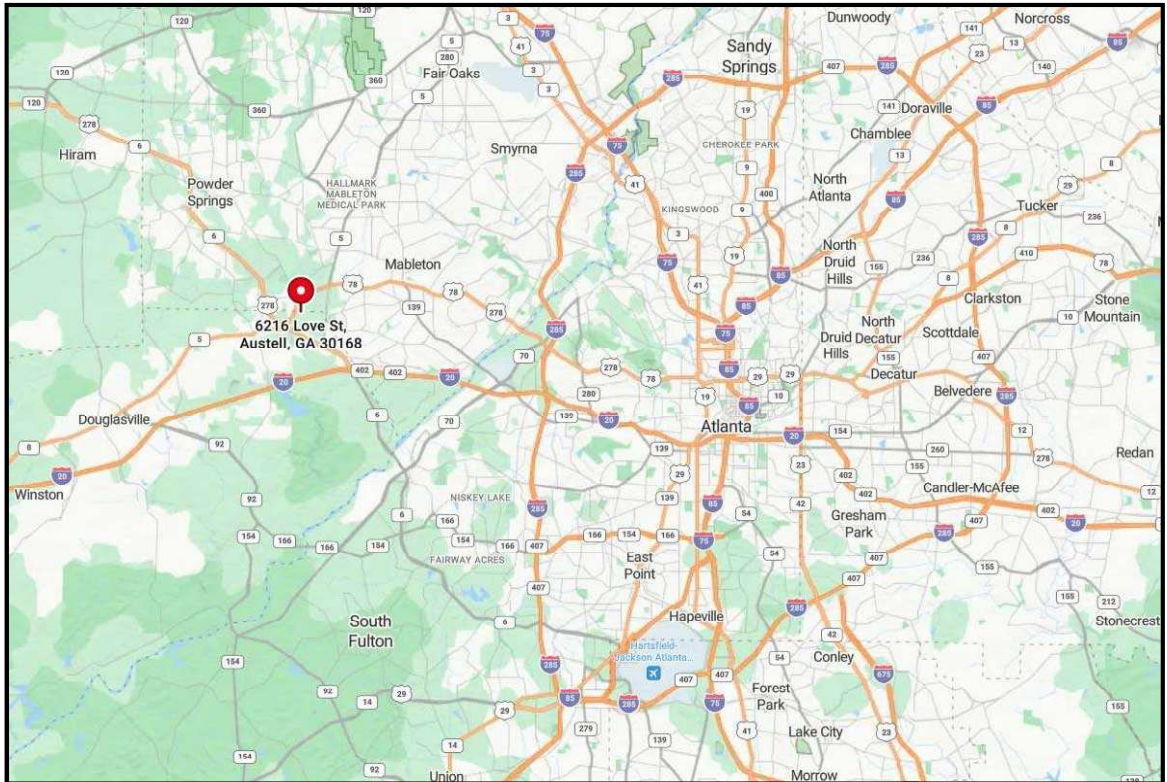
PRICE: TO BE DETERMINED (TBD).

(Note: The seller has not provided an asking price for the property. However, all serious offers are encouraged.)

TERMS: ALL CASH AT CLOSING

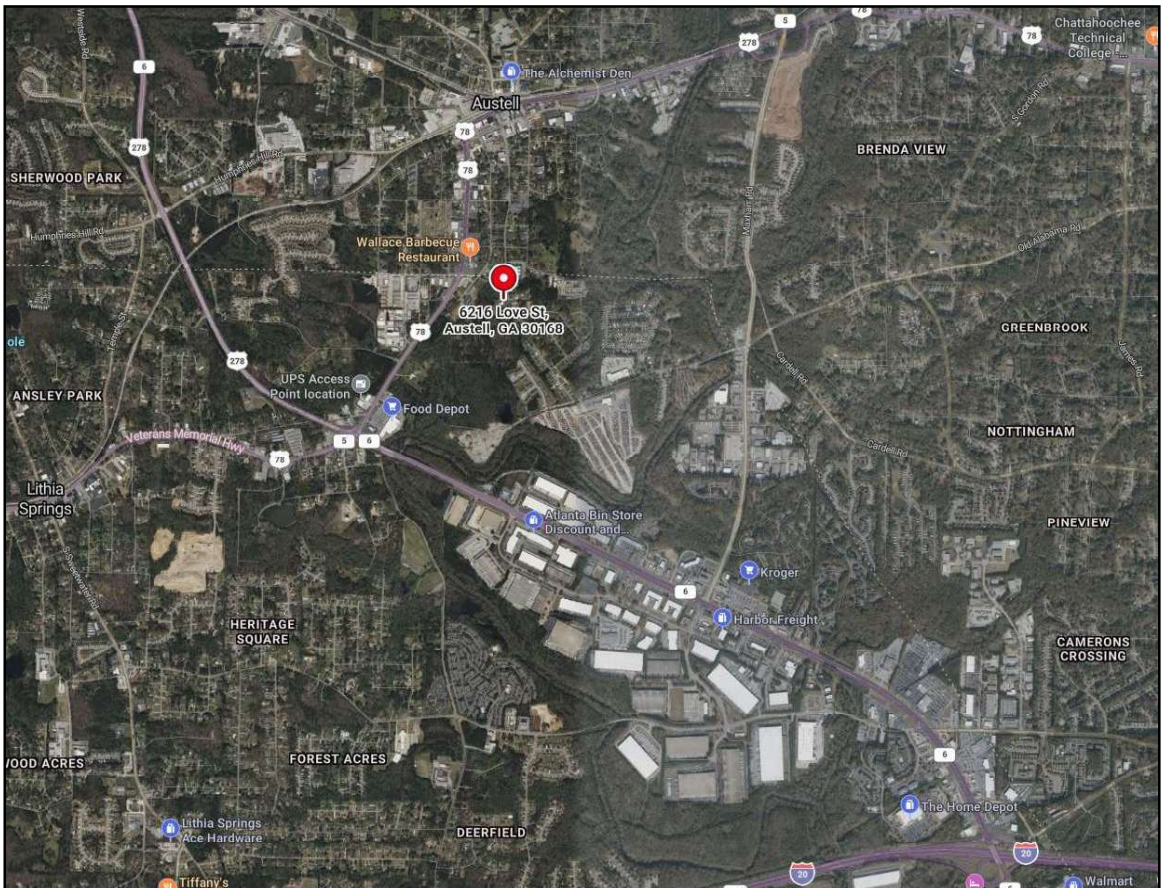
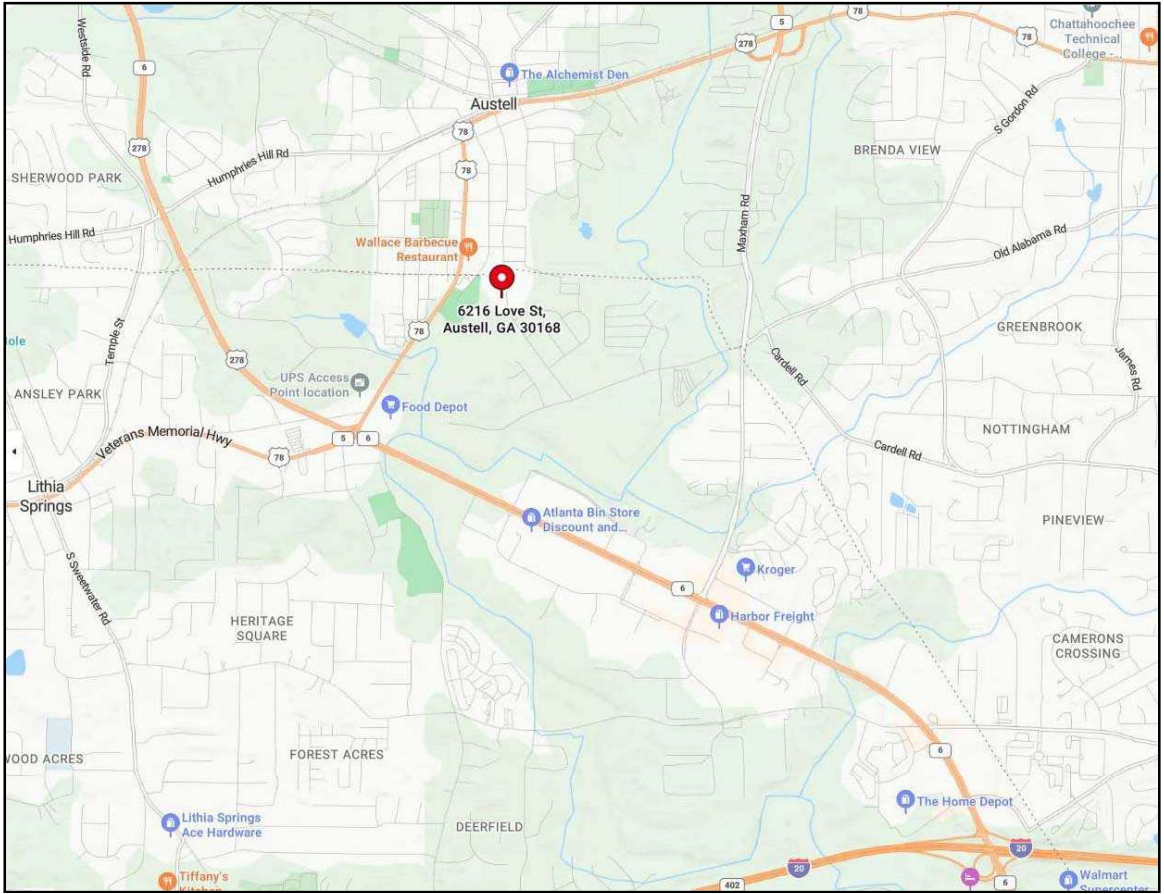


SUBJECT PROPERTY



REGIONAL MAP

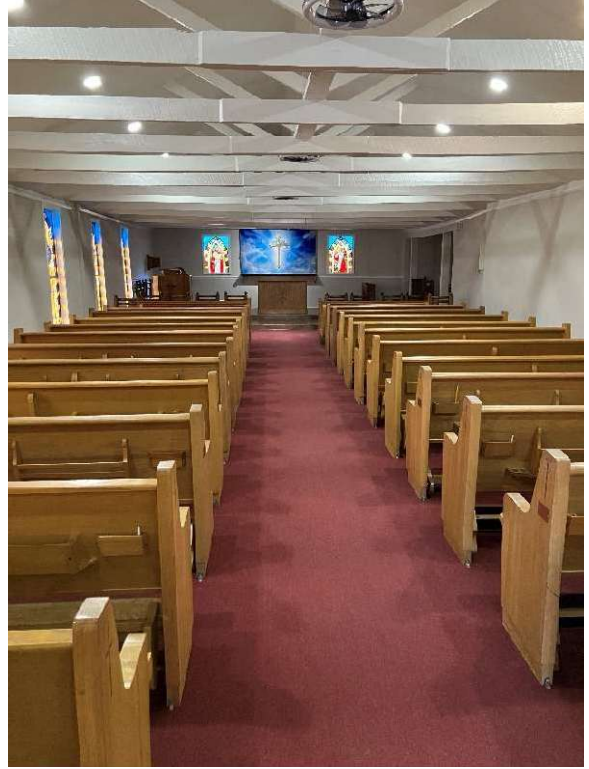
LOCAL MAPS



SITE PHOTOS



Sanctuary Building



Sanctuary



Sanctuary Building



Rectory

SITE PHOTOS



Parish Hall



Parish Hall



Parish Hall