

DOLLAR TREE

4930 AUSTELL RD, AUSTELL, GA 30106

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

4930 Austell Road offers a prime retail opportunity in the heart of Austell, GA, with excellent visibility and high traffic. Situated on a major north-south corridor and positioned on a corner parcel, this property is conveniently located across the street from a high school, providing a strong local customer base and an ideal location for businesses seeking a prominent presence in a thriving commercial corridor. Originally built as a drugstore with a drive-thru (formerly a Rite Aid), the property features a new roof installed in 2025 and a recently renovated parking lot in 2024. Additionally, the location is just approximately 17 miles from downtown Atlanta, providing easy access to a major metropolitan market.

PROPERTY HIGHLIGHTS

- Prime Retail Location: Situated in the heart of Austell on a high-traffic, major north-south corridor.
- Corner Parcel with Excellent Visibility: Maximizes exposure for businesses seeking a prominent presence.
- Strong Local Customer Base: Directly across from a high school, ensuring consistent foot traffic.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	1
Lot Size:	3.8 AC
Building Size:	11,200 SF
NOI:	\$106,542.00
Cap Rate:	6.66%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	133	430	2,477
Total Population	364	1,189	6,704
Average HH Income	\$97,313	\$97,785	\$97,356

Shirley Harris, Broker Associate - Phone: 772-708-8248
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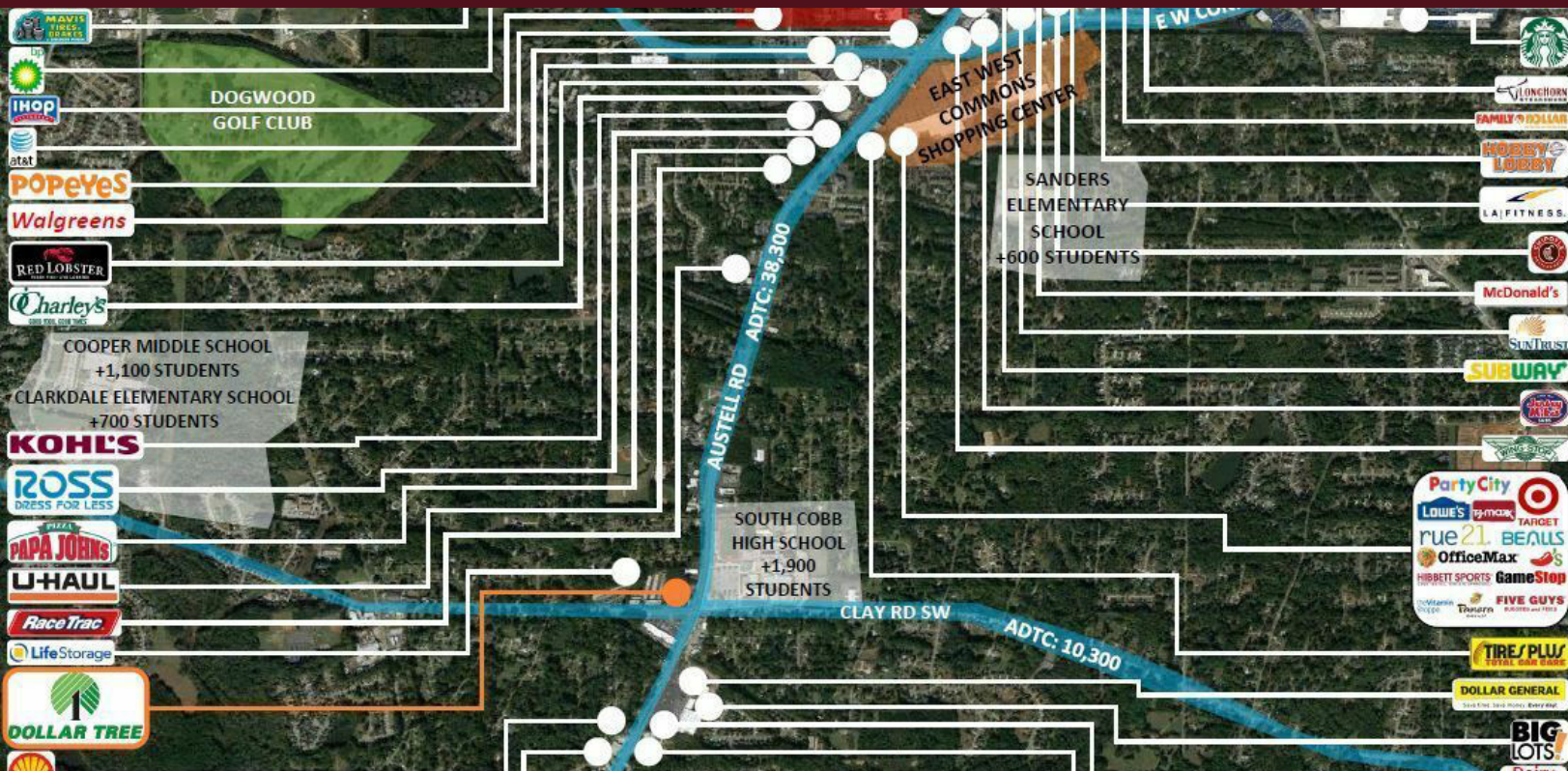
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



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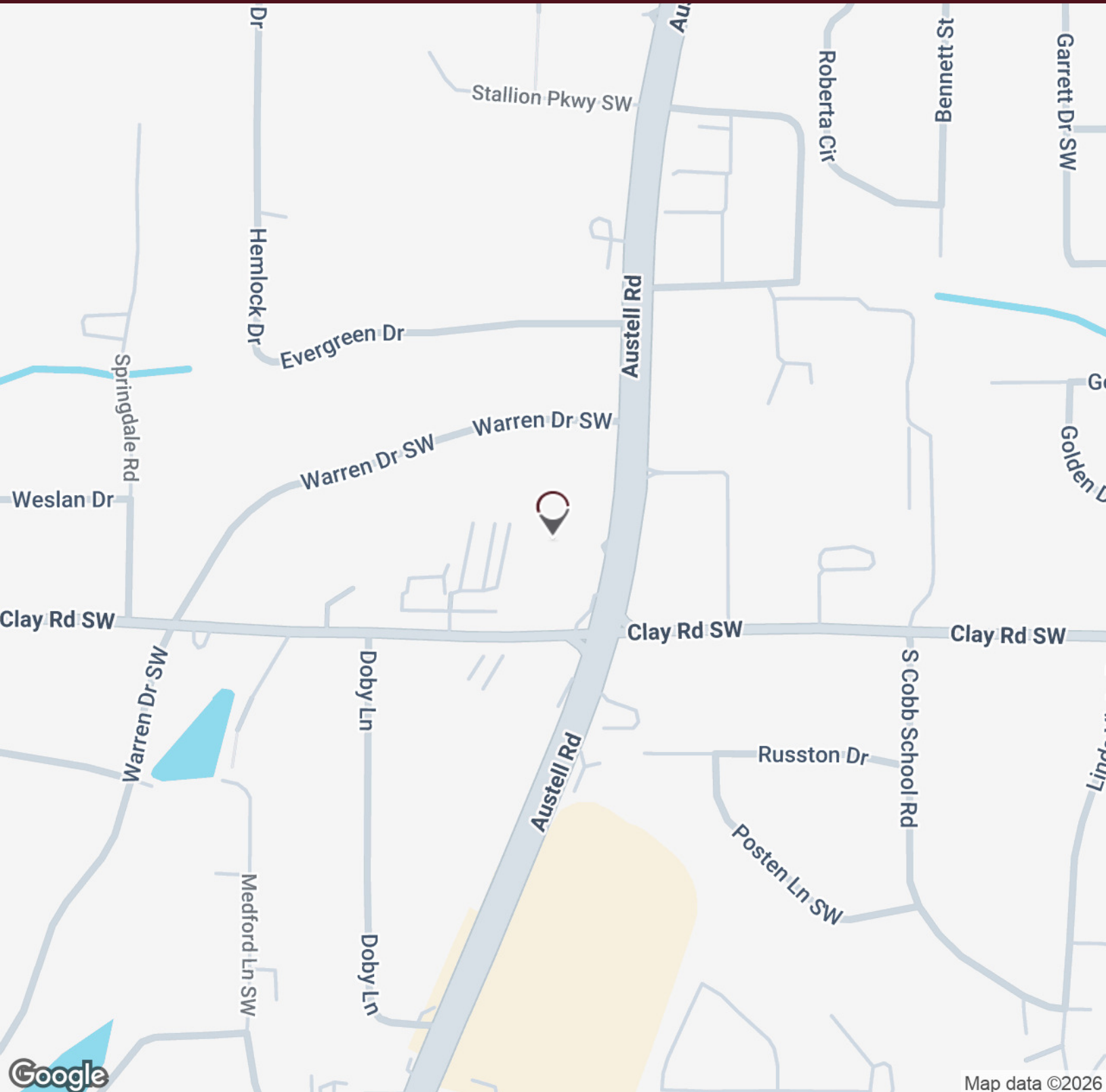
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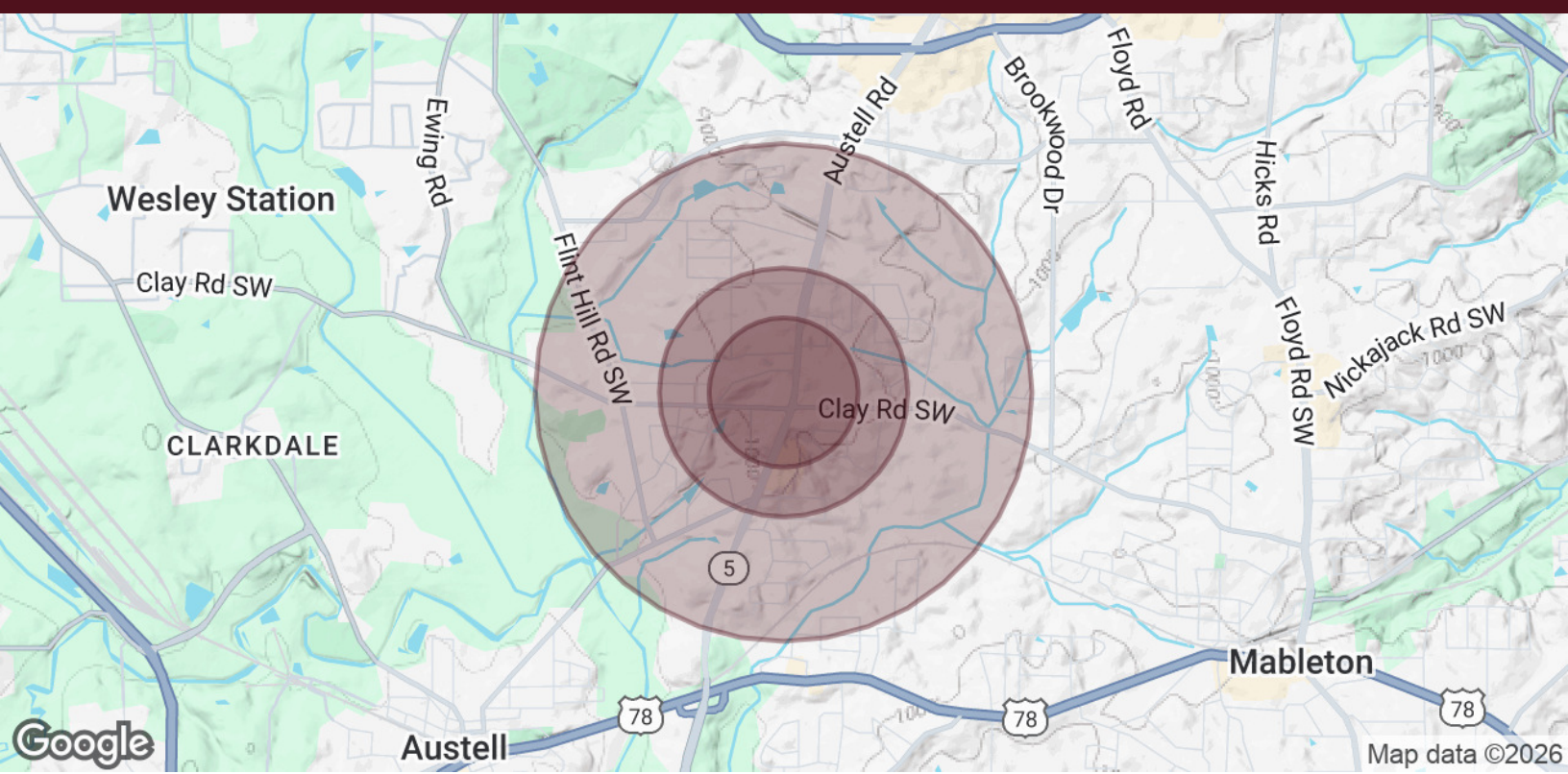
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	364	1,189	6,704
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	133	430	2,477
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$97,313	\$97,785	\$97,356
Average House Value	\$269,795	\$268,067	\$265,918

Demographics data derived from AlphaMap

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