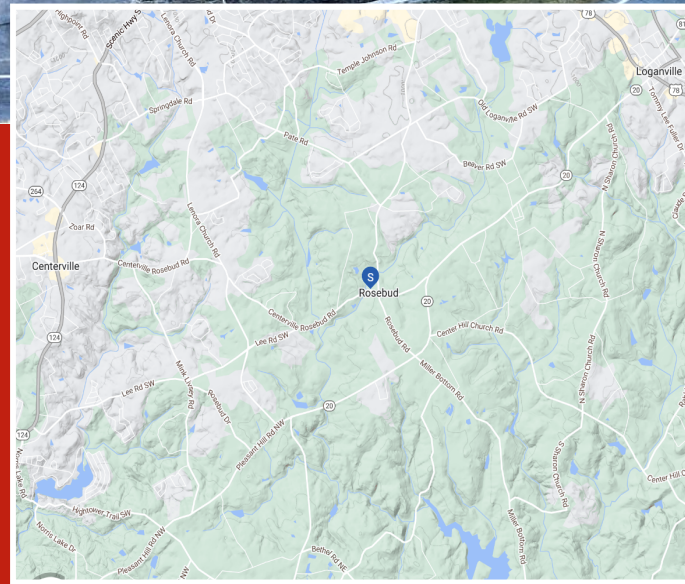


4699 Rosebud Rd

4699 Rosebud Rd
Loganville GA 30052



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,218	27,007	92,228
2023 Average HH Income	\$101,215	\$104,948	\$102,071

Exclusively Marketed by:

David McEachern

Realtor

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Lic: 303085



PROPERTY SUMMARY

Number of Tenants	1
GLA (SF)	12,670
Land SF	75,000
Land Acres	2.04
Year Built	1940
Year Renovated	2010
# of parcels	1
Zoning Type	C2
Building Class	B
Topography	Level
Location Class	B
Number of Parking Spaces	50
Parking Ratio	3:1
Mixed Use	Yes
Number of Pads	0
Street Frontage	500 ft
Corner Location	Yes
Traffic Counts	7300
Number of Ingresses	3
Number of Egresses	3

INVESTMENT SUMMARY

Price	\$1,300,000
Price PSF	\$102.60

INVESTMENT SUMMARY

Great opportunity in growing area! Fantastic corner lot with great visibility and 3 restored/remodeled buildings. Full of CHARM and history (but not on any historic registry). Largest building last housed a furniture/home/gift store called the "House of Finery" has 6677 usable square feet with updated lighting, security system, original wood flooring, new "retro looking" kitchen and updated new customer bathroom. Perfect to use for another store or an event space. Second building houses a ongoing bakery/cafe that is on a month to month lease (tenant would like to stay if possible). All kitchen fixtures and furniture in this building are included in the sale. This area also includes a rock chicken coop and large outdoor patio-very picturest! 3rd building is a large storage building. Features a large parking lot and entrances and exits on Rosebud and Centerville-Rosebud Roads. All recently paved.