



Austell, Georgia Retail For Sale

+/- 3,600 SF | 2801 Veterans Memorial
Highway, Austell, Georgia 30168

Brokerage Disclaimer and Conditions



Atlanta Communities Real Estate Brokerage has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Atlanta Communities Real Estate Brokerage or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

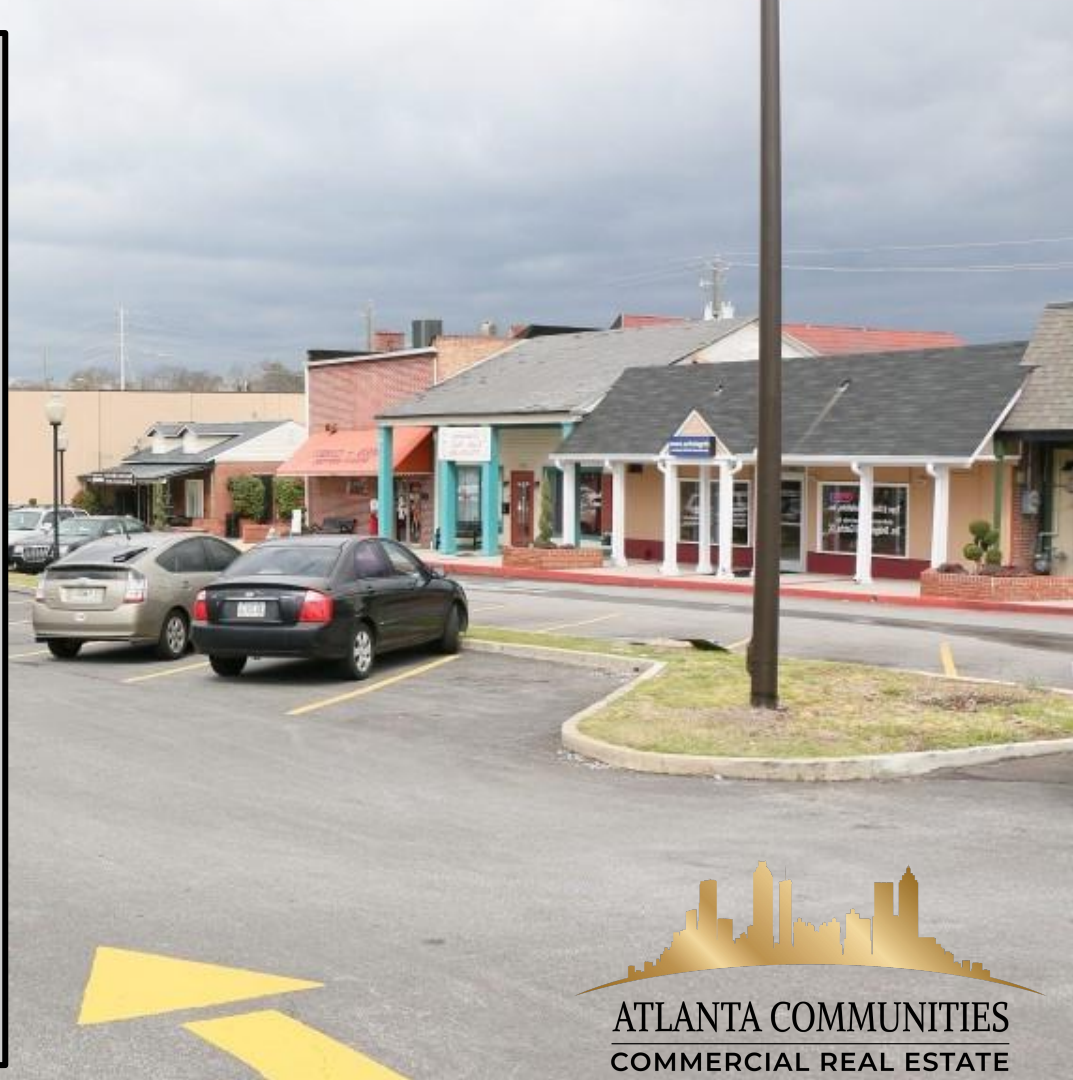
This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlanta Communities Real Estate Brokerage or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

Unlock the potential of this historic 3,600-square-foot gem in Austell's thriving commercial core. Zoned CBD (Commercial Business District), this beautiful building offers versatile, spacious interiors ready to house virtually any professional business from office suites, retail, or creative mixed-use concepts.

The new Jefferson Street Park, which is adjacent to this property, is starting construction in March of 2025 and is scheduled to be completed by November, 2025. New amenities include a pavilion, fire pit, cornhole area and a small community stage, and this will be footsteps from this property. Even with this new park, there will be access to over 50 parking spaces.

ASKING PRICE:	\$775,000.00
PRICE/SF:	\$215.28





PROPERTY INFORMATION

ADDRESS	2801 Veterans Memorial Hwy Austell, Georgia 30168
COUNTY	Cobb
PARCEL ID	18-0025-0-080-0
YEAR BUILT	1912
SQUARE FOOTAGE	+/- 3,600 SF
ACRES	+/- .5 acres
ZONING	Central Business District
PARKING	35 spaces
Road Frontage Amount	Approx 128 feet
Road Frontage Name	Veterans Memorial Hwy
Occupancy Status	Single, Vacant
Utilities Available	Public water, Electric
Best Use	Retail, Office

PHOTOS



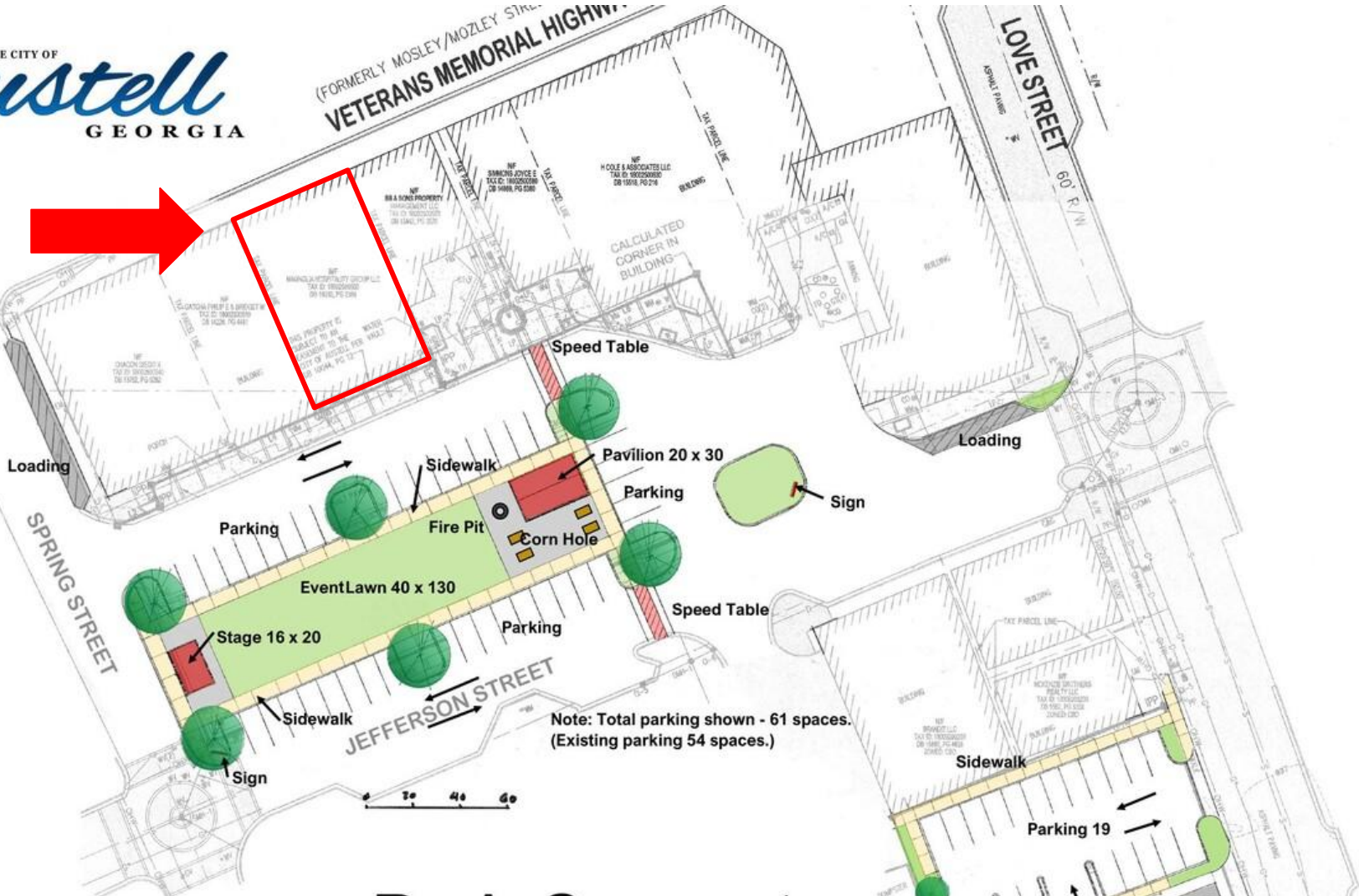
PHOTOS

Sweet
magnolia
CATERING
acateringatlanta.com 404.769.4803



(FORMERLY MOSLEY/MOZLEY STR.)
VETERANS MEMORIAL HIGHWAY

LOVE STREET
60' F/W



Note: Total parking shown - 61 spaces.
(Existing parking 54 spaces.)

DEMOGRAPHICS

POPULATION:

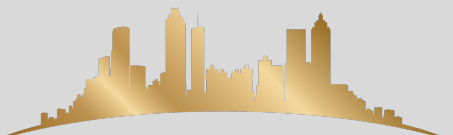
2 MILE	21,202
5 MILE	131,491
10 MILE	528,720

NUMBER OF HOUSEHOLDS:

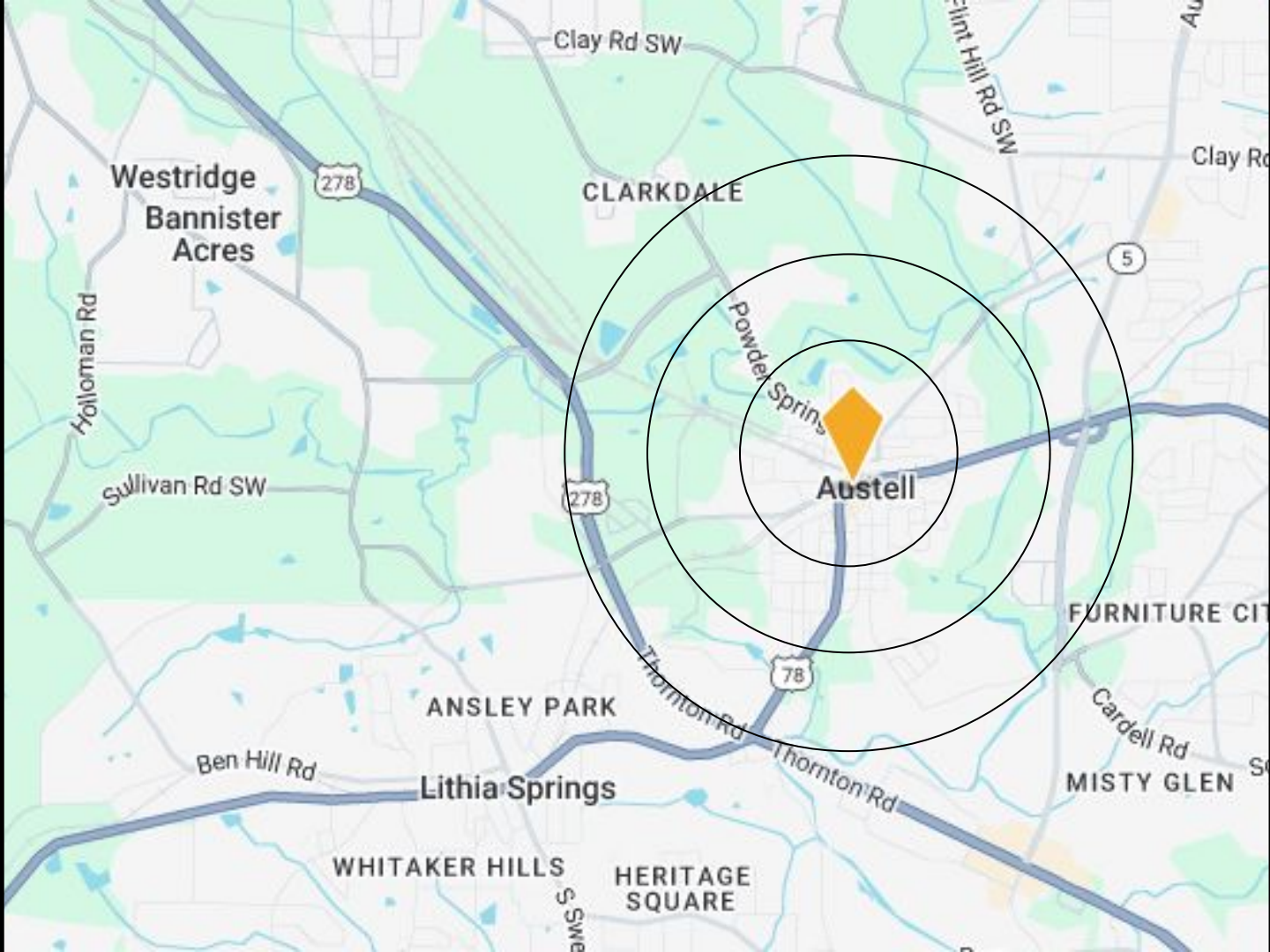
2 MILE	8,068
5 MILE	48,350
10 MILE	198,685

AVERAGE HH INCOME:

2 MILE	\$71,773
5 MILE	\$83,433
10 MILE	\$100,430



ATLANTA COMMUNITIES
COMMERCIAL REAL ESTATE



EXCLUSIVELY LISTED BY



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Real Estate Agent

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