

Commercial Space  
w/ patio

5866 Love Street  
Austell Ga 30168

COMPASS



Centrally Located in Historic  
Downtown Austell

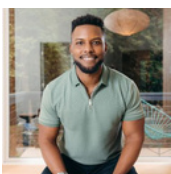
2 Subdivided units  
1890 SF \$385,000



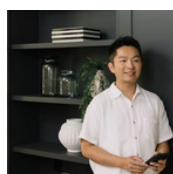


Discover an excellent commercial real estate investment opportunity in Historic Downtown Austell. This 1,890 sq. ft. building can be operated as a single business or split into two storefronts. Currently home to a hair salon and event rental shop, it is perfectly suited for a coffee shop, café, restaurant, retail, or professional office. The property features a small front patio ideal for outdoor seating, plenty of storage, bathroom in rear of building, a newly paved city parking lot with public restrooms next door, and is just steps from the new Jefferson Street Park. With strong visibility, steady pedestrian traffic, and city-backed revitalization, this property is a rare chance to own commercial real estate in one of metro Atlanta's growing submarkets.

- ✓ Zoned CBD
- ✓ Front patio space perfect for café or outdoor seating
- ✓ Adjacent to newly paved city parking lot with restrooms
- ✓ One block from new Jefferson Street Park event space
- ✓ Located in walkable Historic Downtown Austell
- ✓ Ideal for investors, owner-users, and business owners



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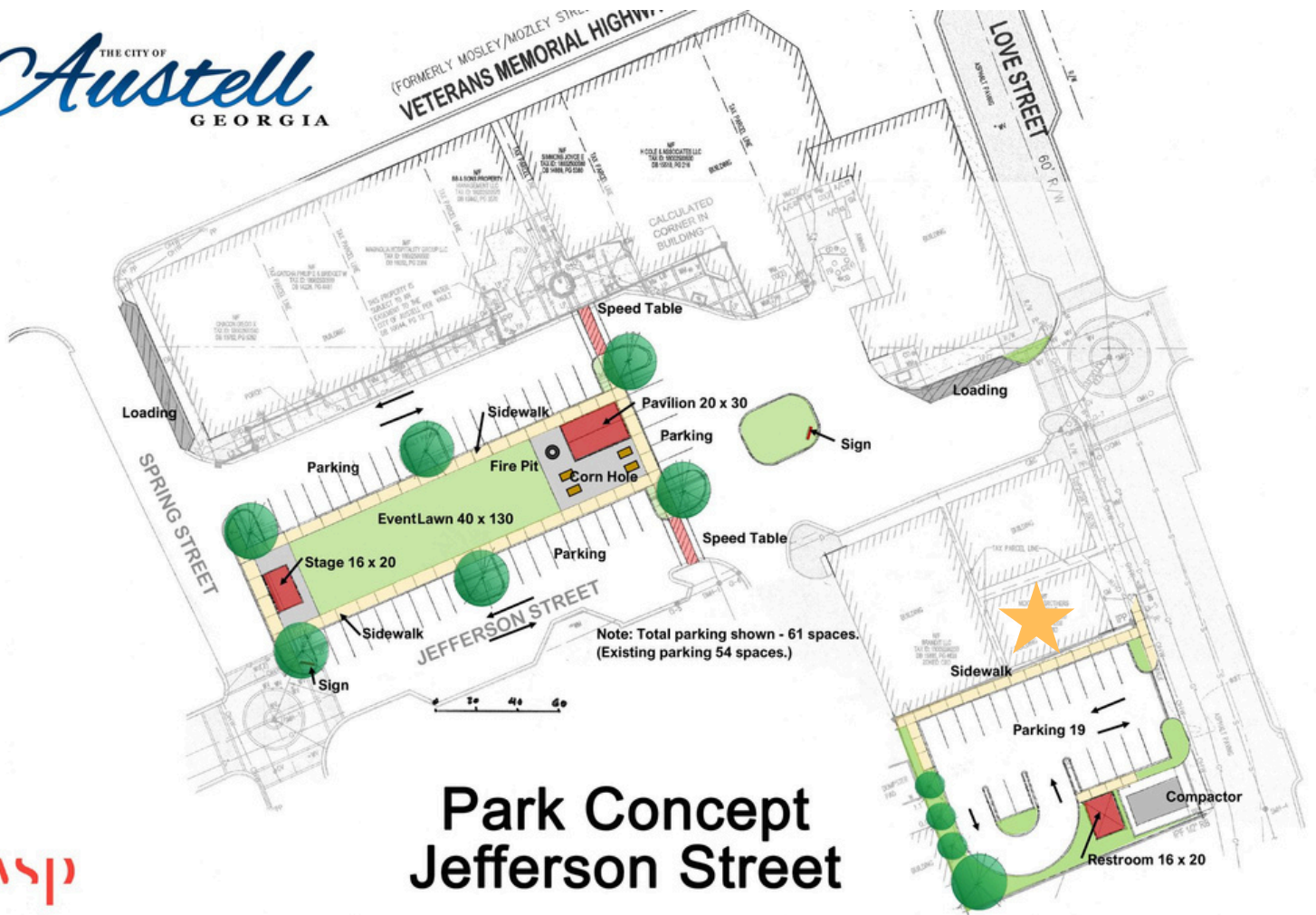


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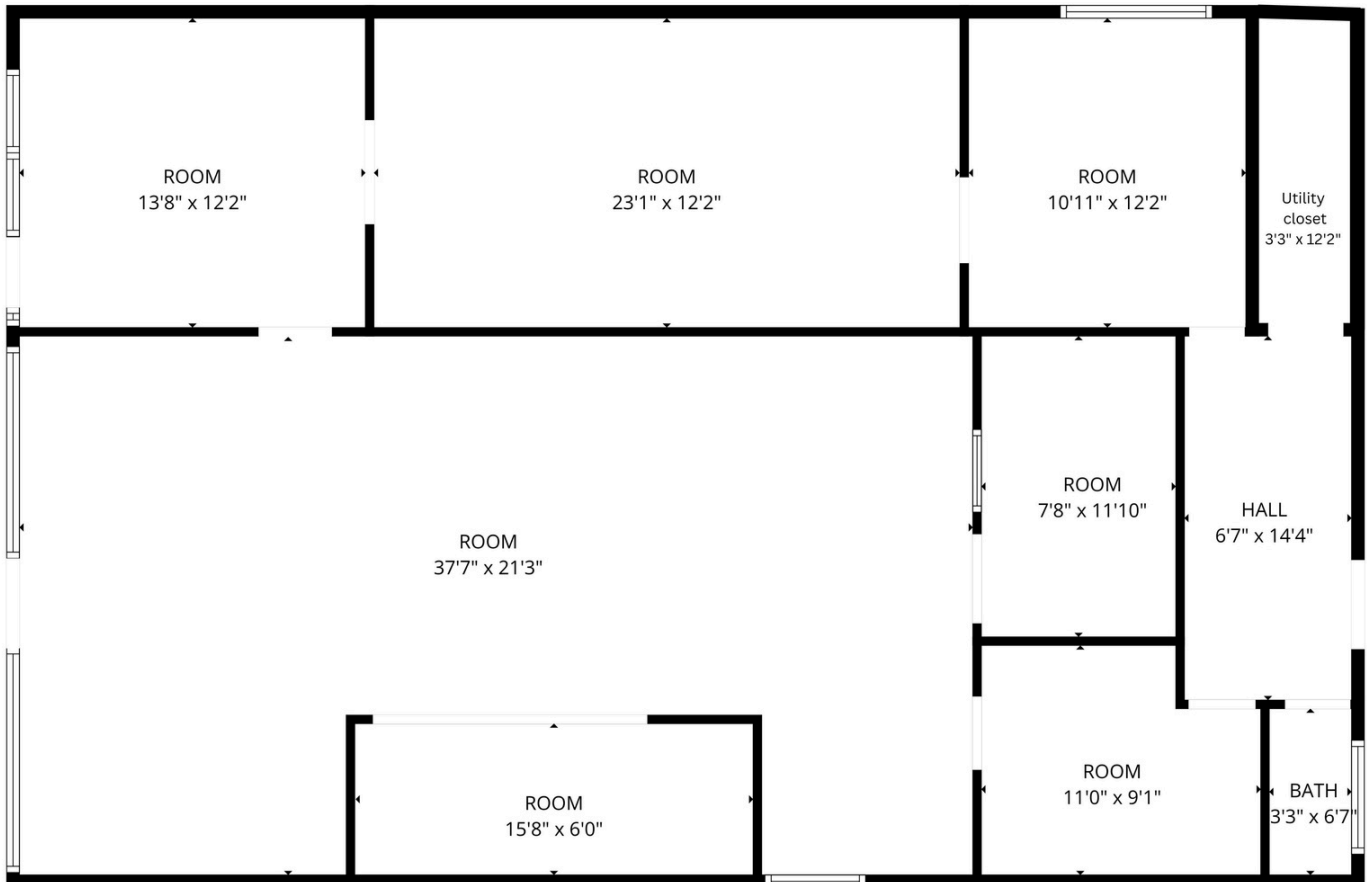
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1890 SF \$385,000  
 2 UNITS PLUS PATIO SPACE

5866 Love Street

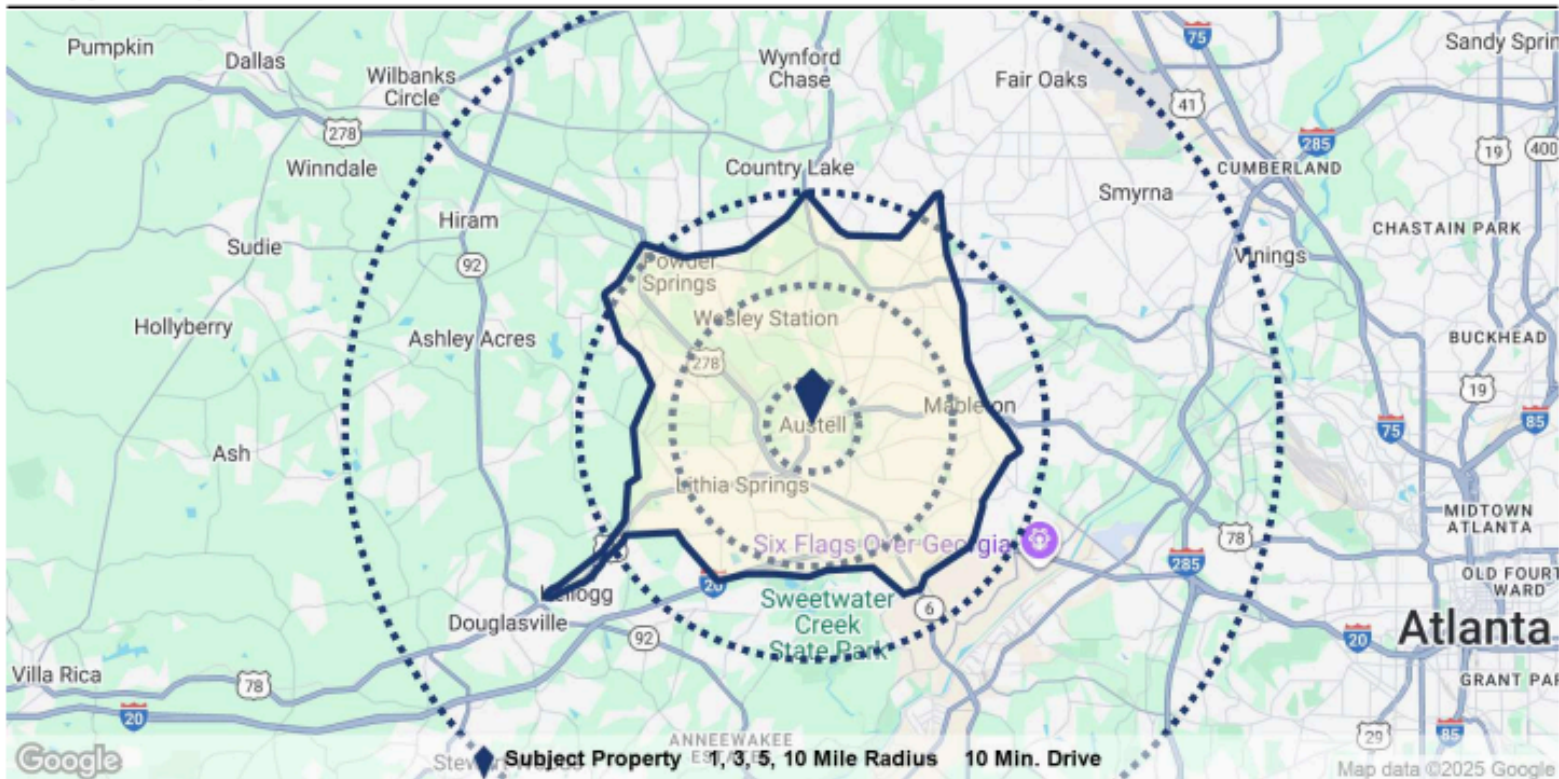


## Park Concept Jefferson Street





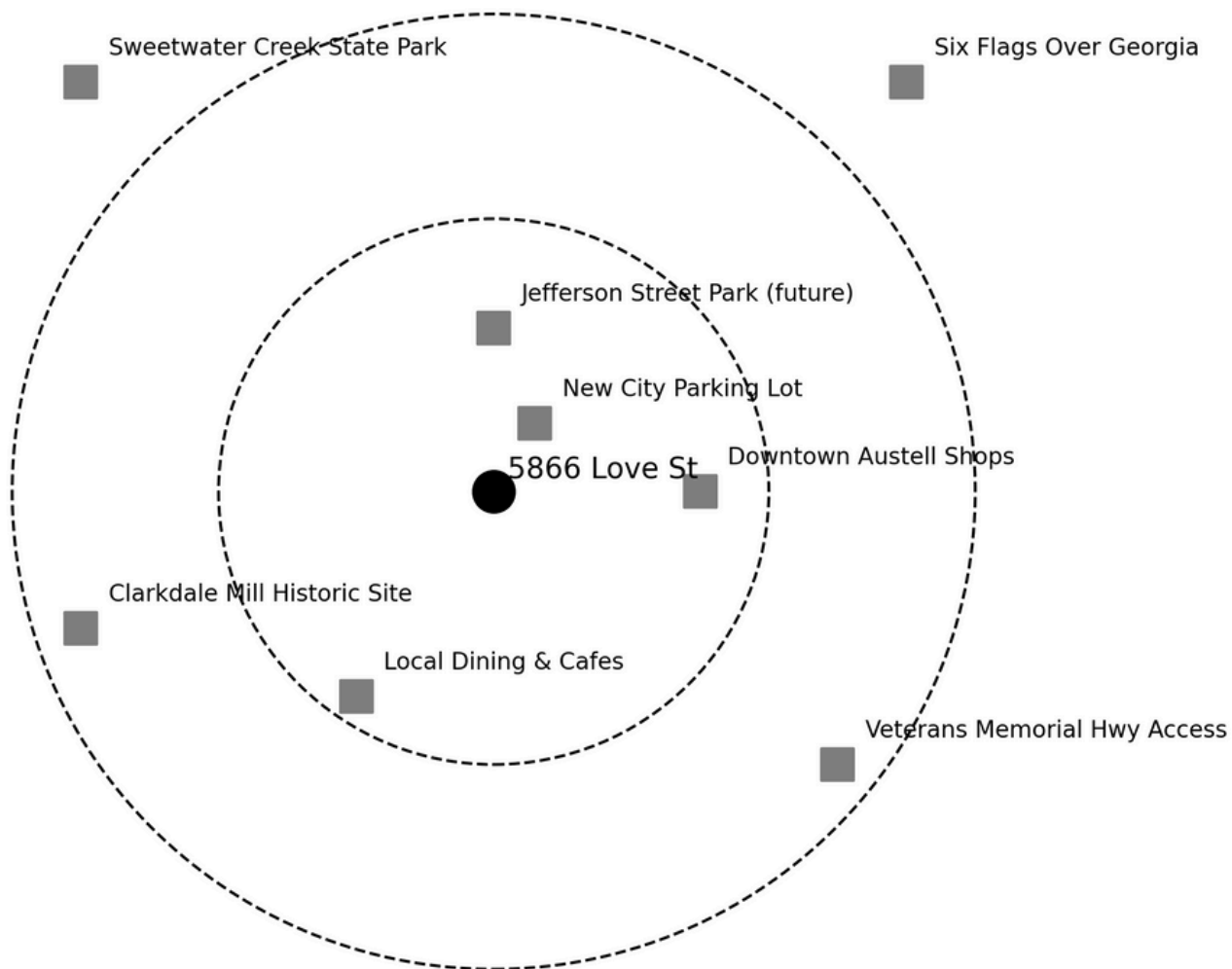
## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,118	47,929	131,486	530,160	96,790
5 Yr Growth	3.3%	2.4%	2.5%	3.6%	3.5%
Median Age	37	37	38	38	38
5 Yr Forecast	38	39	39	39	39
White / Black / Hispanic	23% / 53% / 21%	23% / 53% / 20%	25% / 52% / 19%	30% / 49% / 15%	24% / 52% / 21%
5 Yr Forecast	23% / 53% / 21%	23% / 53% / 20%	25% / 52% / 19%	30% / 49% / 15%	24% / 51% / 21%
Employment	1,460	15,194	51,064	196,100	51,915
Buying Power	\$104.4M	\$1.1B	\$3.2B	\$15B	\$2.6B
5 Yr Growth	2.2%	2.1%	2.6%	4.4%	5.7%
College Graduates	18.7%	24.5%	26.3%	34.8%	34.3%
<b>Household</b>					
Households	1,922	17,913	48,382	199,476	35,785
5 Yr Growth	3.4%	2.4%	2.5%	3.6%	3.4%
Median Household Income	\$54,307	\$60,058	\$65,190	\$74,975	\$72,738
5 Yr Forecast	\$53,672	\$59,894	\$65,240	\$75,563	\$74,332
Average Household Income	\$69,414	\$75,050	\$83,369	\$100,402	\$95,658
5 Yr Forecast	\$69,487	\$75,946	\$84,140	\$101,157	\$97,939
% High Income (>\$75K)	33%	36%	41%	50%	48%
<b>Housing</b>					
Median Home Value	\$210,000	\$200,449	\$224,761	\$277,623	\$306,925
Median Year Built	1987	1986	1987	1990	1988
Owner / Renter Occupied	51% / 49%	55% / 45%	60% / 40%	61% / 39%	58% / 42%

## Nearby Hot Spots - 5866 Love St, Austell GA

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- Clarkdale Mill & Village / Historic Sites — Offers charm, history, shopping, and local tourism draw.
- Downtown Austell Antique & Vintage Shops — The downtown district already has a charm of antiques, local boutiques, and pedestrian appeal.
- Local Dining & Nightlife — Spots like Jerez Taqueria Bar, Flight Club, Blazin Restaurant and Lounge, City View Sportsbar & Bistro, The Third Door give a sense of the existing restaurant / entertainment ecosystem.
- Jefferson Street Park (future) — since the city is developing a large public event space with stages and outdoor games just steps away, that becomes a key amenity to emphasize
- Newly Paved City Parking / Infrastructure Upgrades — that adjacency is a “hot spot” in the sense of infrastructure that improves access, foot traffic, and convenience