

# Two Commercial Buildings FOR LEASE

2532 Highway 92, Acworth, GA 30101



## PROPERTY OVERVIEW

- Commercial space for lease in two proposed buildings on a  $\pm 4.72$ -acre undeveloped lot at the corner of busy Highway 92 and Old Highway 92 in Acworth
- Traffic counts on Highway 92 just south of the property were 30,600 vehicles per day (VPD) in 2024
- The first proposed building is approximately 9,600 SF, offered for lease at \$15.00/SF/year NNN, and may be subdivided
- The second proposed building is approximately 3,000 SF, offered for lease at \$17.00/SF/year NNN
- The owner is willing to build-to-suit based on a tenant's needs
- The property is currently zoned R-40 (Residential) by Cherokee County, and the owner has applied for rezoning to GC (General Commercial)
- The site is located just over one mile north of Highway 92's intersection with Interstate 75
- Nearby commercial establishments include Bass Pro Shops, Holiday Inn, Hampton Inn, Culver's Restaurant, IHOP, Hardee's, Waffle House, and Dunkin'

### Building Sizes



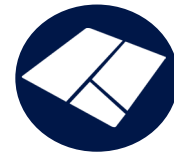
$\pm 9,600$  SF  
 $\pm 3,000$  SF

### Site Size



$\pm 4.72$  Acres

### Zoning



R-40 (Residential)

### Lease Rates



$\pm 9,600$  SF Building @ 15/SF/YR (NNN)  
 $\pm 3,000$  SF Building @ 17/SF/YR (NNN)

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*



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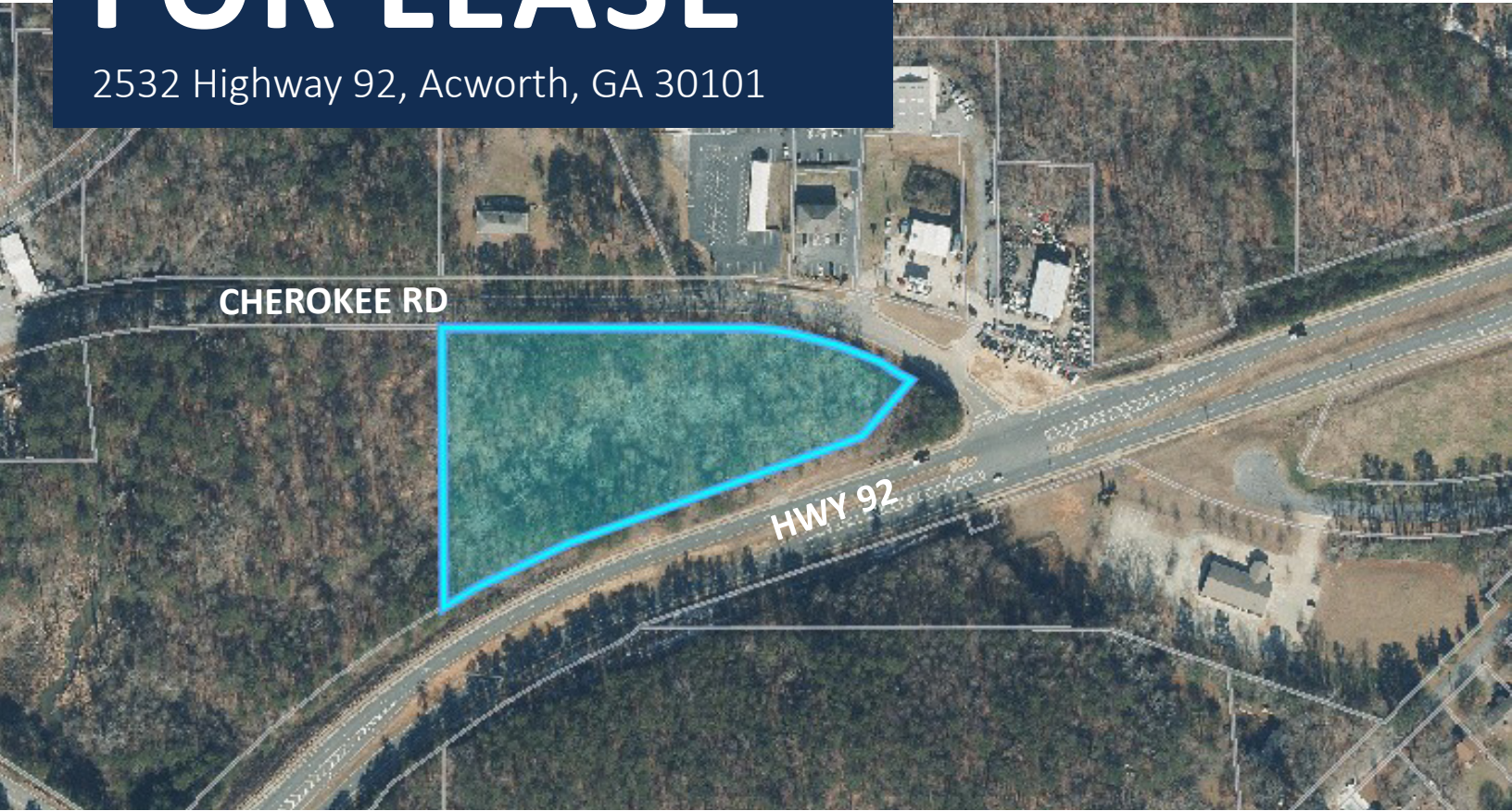


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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

In The Area

**SUBJECT PROPERTY**

Lake Allatoona



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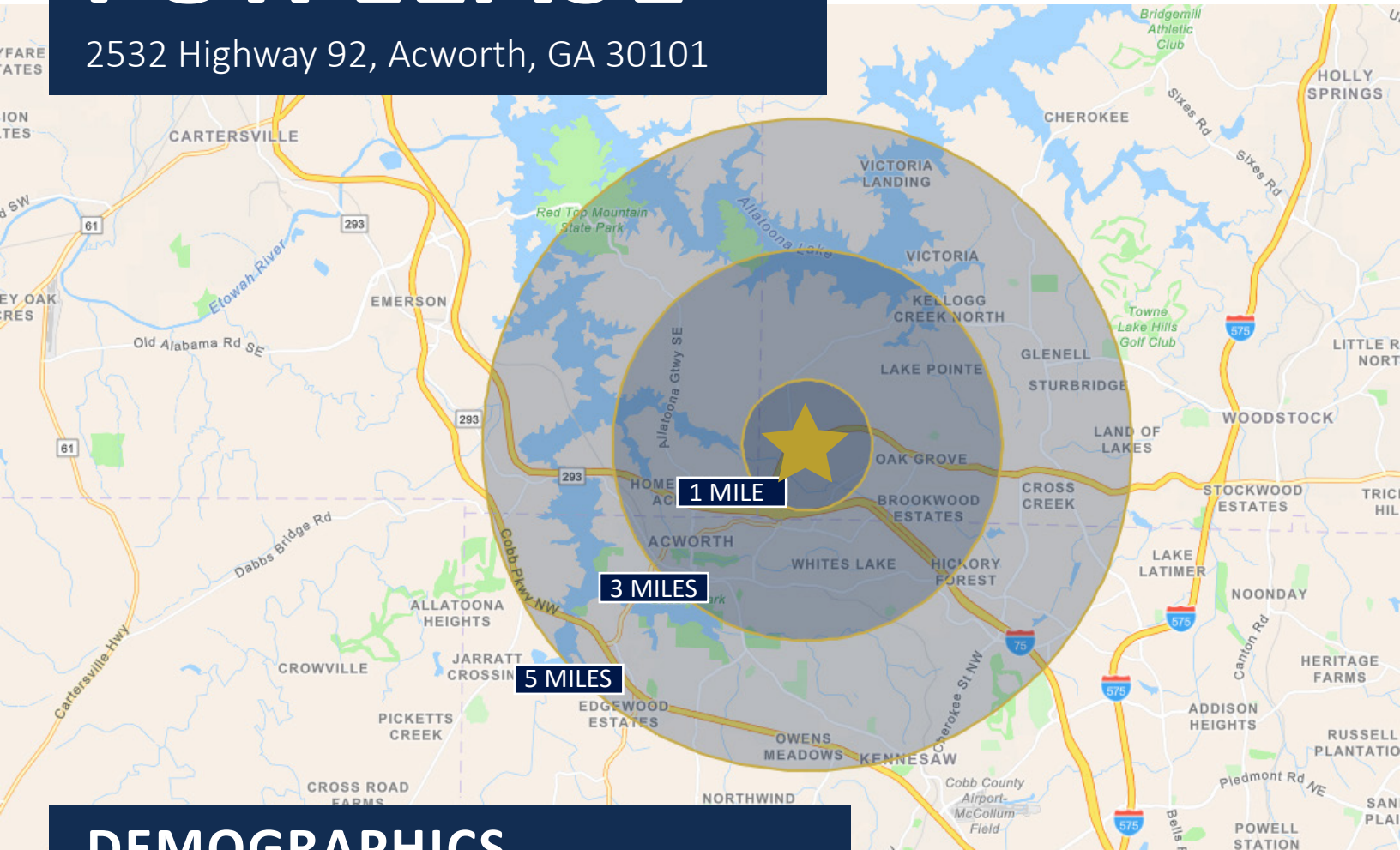
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	3,005	51,301	124,254
 <b>Households</b>	1,013	19,433	47,522
 <b>Avg. Household Income</b>	\$132,119	\$112,825	\$117,608

Source: 2025 ESRI

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