

BUSINESS WITH REAL ESTATE · FOR SALE

Thornton Package of Lithia Springs

535 Maxham Road, Lithia Springs, GA 30122 | Operating Package Store · Real Estate · Licenses · Inventory

MAJOR PRICE REDUCTION — CALL FOR DETAILS



Price	Unpriced — Bring Offers
Building Size	±10,400 SF
Package Store	±6,200 SF ground floor
Second Floor	±4,200 SF — income / expansion
Lot Size	±1.00 Acre · 209' frontage
Parking	70 spaces (6.73 / 1,000 SF)
Built / Renovated	1989 / 2010 · Marquis signage
Inventory	Conveys at verified cost
Licenses	Convey, subject to transfer approval



Hard corner at Maxham Rd & Thornton Rd (GA-6), one mile from I-20

A complete package-store platform — the operating business, its licenses, the freestanding building on one acre, and the store's inventory — sold together in a single transaction on the Thornton Road corridor, minutes from I-20 on Metro Atlanta's west side. Now offered **unpriced following a major reduction from the prior list price; ownership will respond to all offers.**

OFFERING HIGHLIGHTS

- Business, real estate, licenses & inventory in one transaction
- Established location — operating at this corner since 2011
- ±4,200 SF second floor: rental income or room to grow
- Current, **tax-verified financials through 2025** available under NDA
- Absentee ownership — clear upside for a hands-on owner-operator
- SBA lender familiar with the asset; financing pre-structuring available
- 114,000+ residents within five miles; Kroger-anchored retail node

OFFER PROCESS

- Execute NDA to receive the complete financial package
- Tour by appointment · Submit offers to the listing brokers

The offering is unpriced. Bring us an offer — ownership will respond to all offers.

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