



WILLINGHAM COMMERCIAL

Free Standing Retail For Sale Or Lease

2324 Cascade Road SW, Atlanta, GA 30311



Call Broker

For Pricing

Marketed in Association with Spencer/Hines Properties



- Broker of Record: Willingham Commercial
- Located at Signalized Intersection
- Currently Occupied by Family Dollar | Available Fall 2025
- +/- 8,200 SF on +/- 0.889 Acres | +/- 37 Parking Spaces
- 3-Mile Pop. 81,996 | HHs 34,420 | Ave. Inc. \$64,166

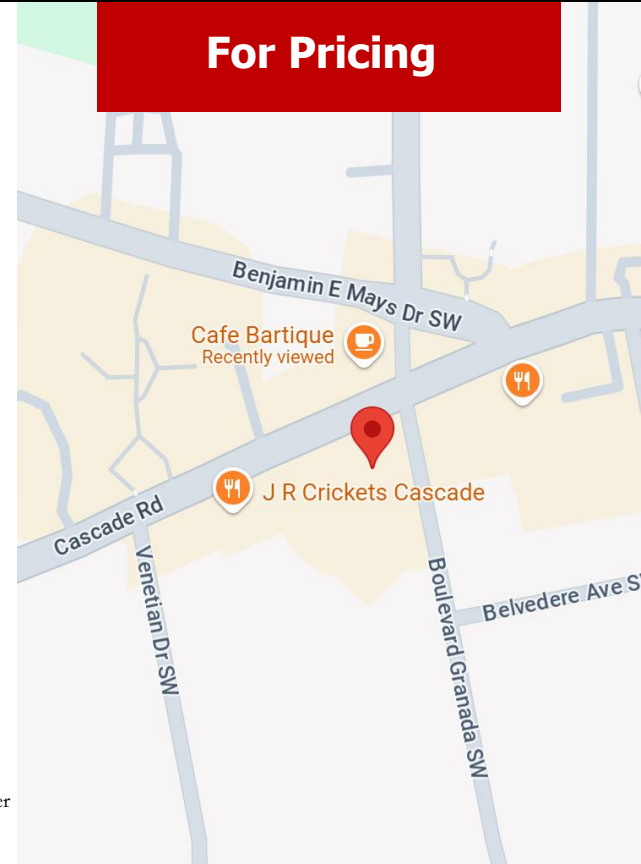
CONTACT: Robbie Romeiser
864.706.0877
robbie@spencerhines.com

willinghamcommercial.com

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

3744 Walton Way Ext., Augusta, GA 30907

No warranty or representation, expressed or implied, is made by Willingham Commercial to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.





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Area Retailer Map



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Aerial



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Demographics (Provided by CoStar)

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Building Type: General Retail	Total Available: 0 SF
Secondary: Freestanding	% Leased: 100%
GLA: 8,000 SF	Rent/SF/Yr: -
Year Built: 2012	



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	4,856	85,782	244,884
2024 Estimate	4,700	81,996	234,225
2020 Census	4,625	75,060	214,897
Growth 2024 - 2029	3.32%	4.62%	4.55%
Growth 2020 - 2024	1.62%	9.24%	8.99%
Households			
2029 Projection	2,057	36,025	100,448
2024 Estimate	1,989	34,420	95,927
2020 Census	1,962	31,716	88,201
Growth 2024 - 2029	3.42%	4.66%	4.71%
Growth 2020 - 2024	1.38%	8.53%	8.76%
2024 Avg Household Income	\$81,473	\$64,166	\$63,943
2024 Med Household Income	\$62,045	\$46,139	\$44,117

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