

Truck Repair Shop & Truck Parking Lot For Sale

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



2470 & 2480 Forest Pkwy., Ellenwood, GA 30294

For investment information:
Barry Joyner • Associate Broker

barry.joyner@bhhsgeorgia.com • O: 770.475.0505 • C: 404.290.4612



Property Highlights

BERKSHIRE
HATHAWAY
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\$150K

Gross Income

\$5.5M

Asking Price

20K VPD

Traffic Count

3.7 Ac

Total Site Size

- Located at 2470 & 2480 Forest Parkway, Ellenwood
- Busy Truck Repair Shop with repeat customers
- **Very hard to find large truck parking lot, great income**
- Close to 3.7 acres with 8200+/- sf of repair/office facilities
- Grossing \$150,000 as-is, currently under utilized
- 3 bays, more can be added
- 2026 traffic counts close to 20,000 VPD
- Next to Hwy 42 and in very close-proximity to I-675



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Asking \$5,500,000

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Aerial View

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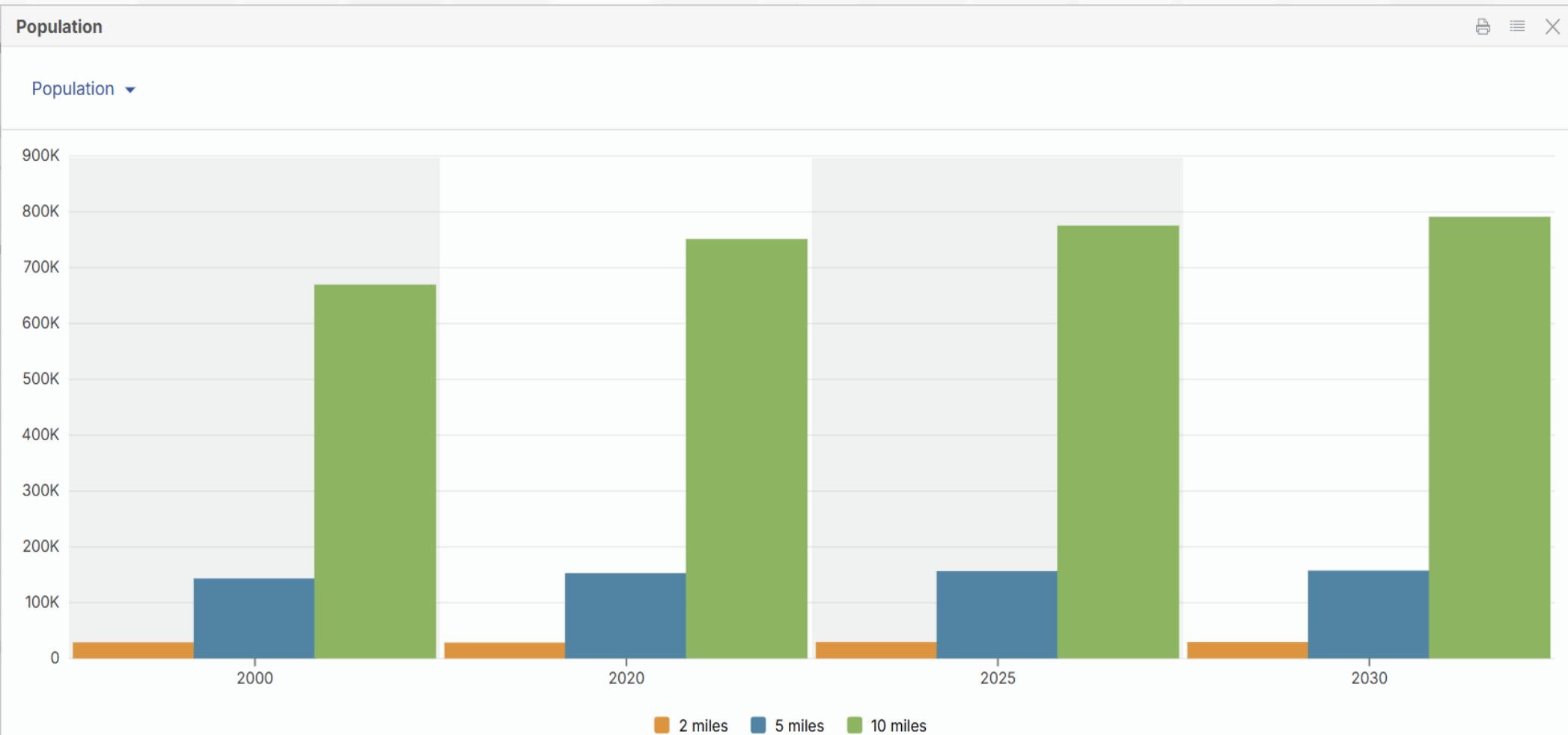
Truck Repair Shop & Truck Parking

Trade Area Population Growth

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Steady population growth within 2, 5, and 10 miles signals a growing customer base for the business.



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Household Income Distribution

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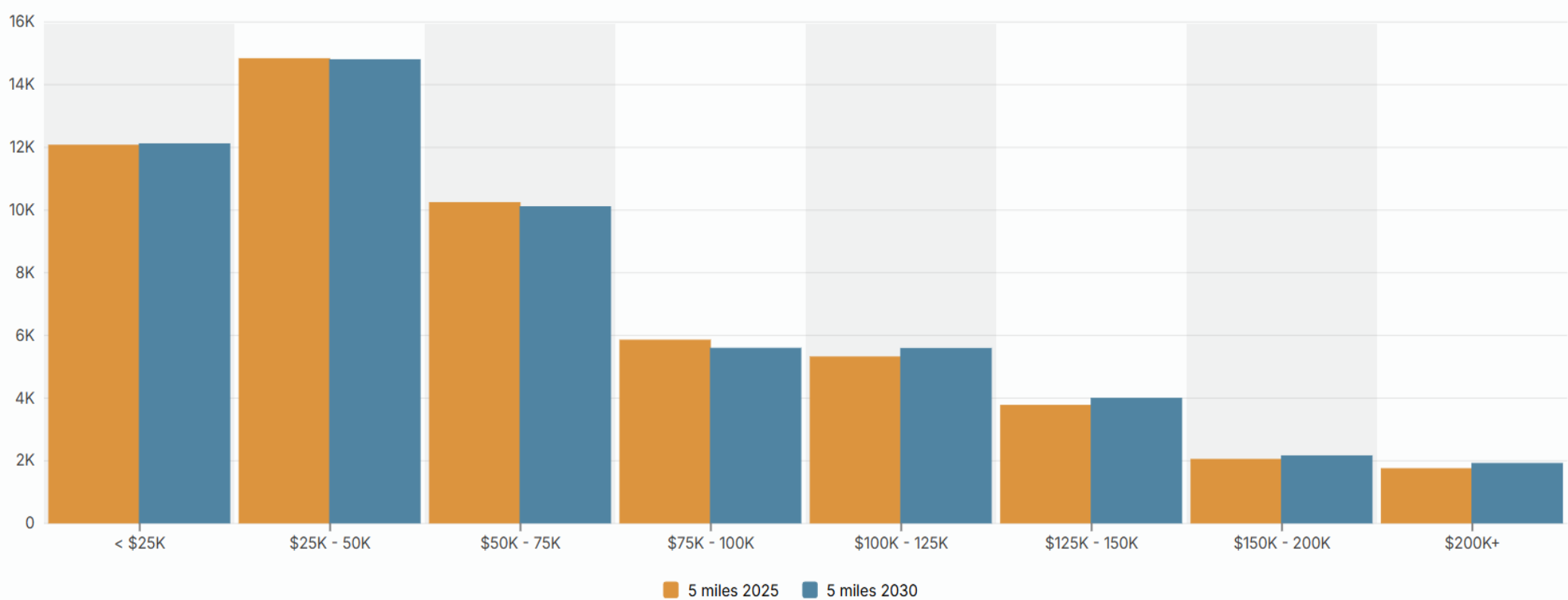
A broad base of working- and middle-income households nearby supports steady demand from drivers.

Households By Income



Households By Income ▾

Currency: USD (\$)



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Investment Contacts:



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**BERKSHIRE
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GEORGIA PROPERTIES
PROPERTY MANAGEMENT

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