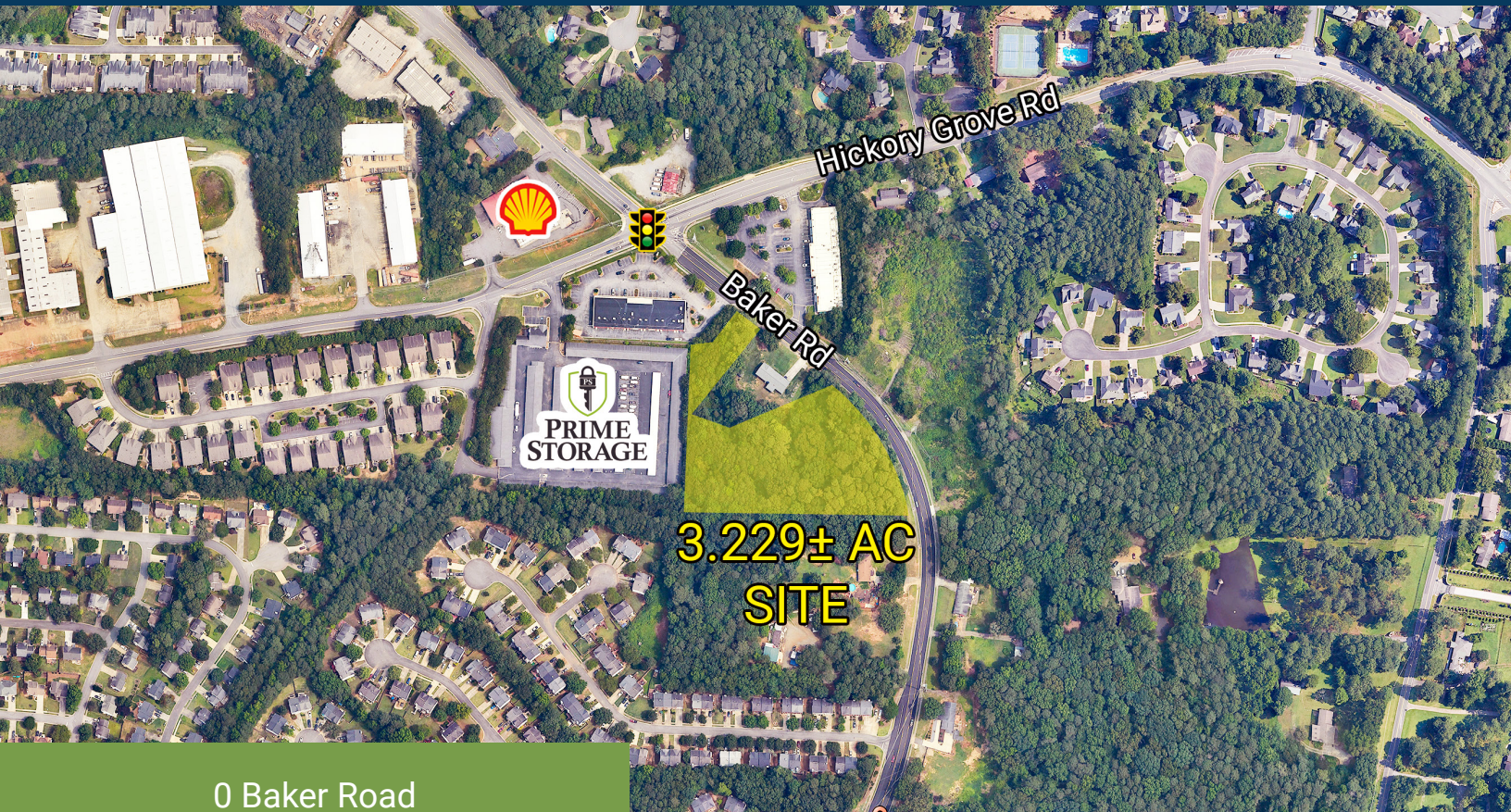
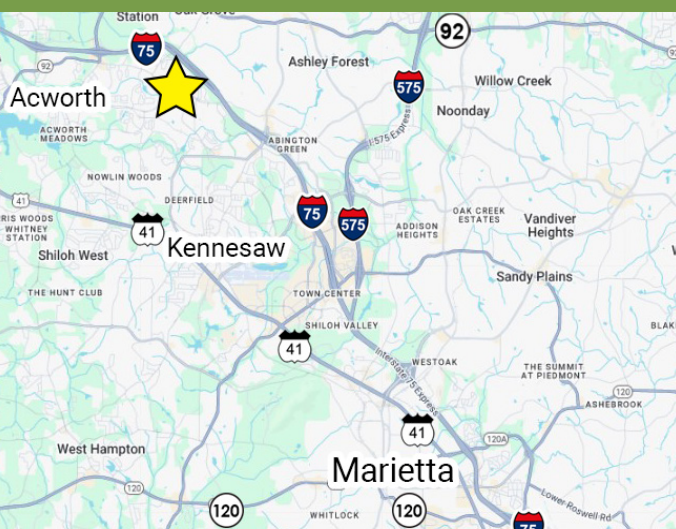


3.229± AC Parcel For Sale - Zoned GC



0 Baker Road
Acworth, GA 30101



Property Details

- 3.229± acres total
- 194'± of frontage along Hedge Brooke Drive
- Zoned GC (General Commercial) by the City of Kennesaw
- 17,700 cars per day on Hickory Grove Road, east of Baker/Hickory Grove intersection
- List price: \$968,700 (\$300,000/ac)

Nelson Vinson
678.385.2718
nrv@mcwrealty.com

Dan Buyers
770.596.2629
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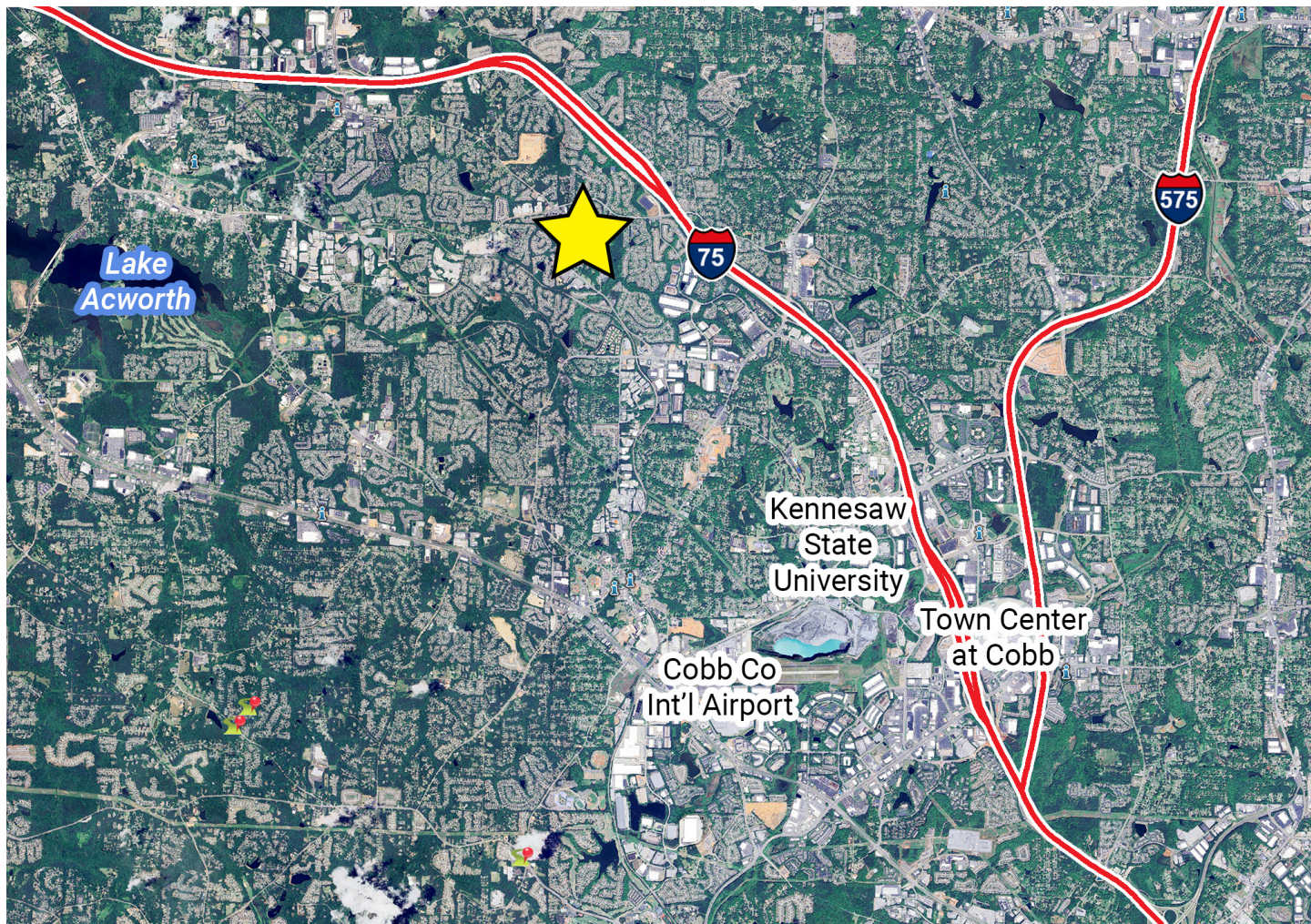
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Commercial Real Estate Since 1981

3.229± Acre Parcel For Sale

0 Baker Road, Acworth, GA 30101



Area Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population:</u>			
2029 Projection	11,835	81,476	171,661
2024 Estimate	11,740	78,446	163,191
2020 Census	12,083	77,112	157,565
Daytime Population	1,154	20,767	68,011
<u>Income:</u>			
Average Household Income	\$110,108	\$101,423	\$101,490
Median Household Income	\$93,832	\$84,806	\$84,429

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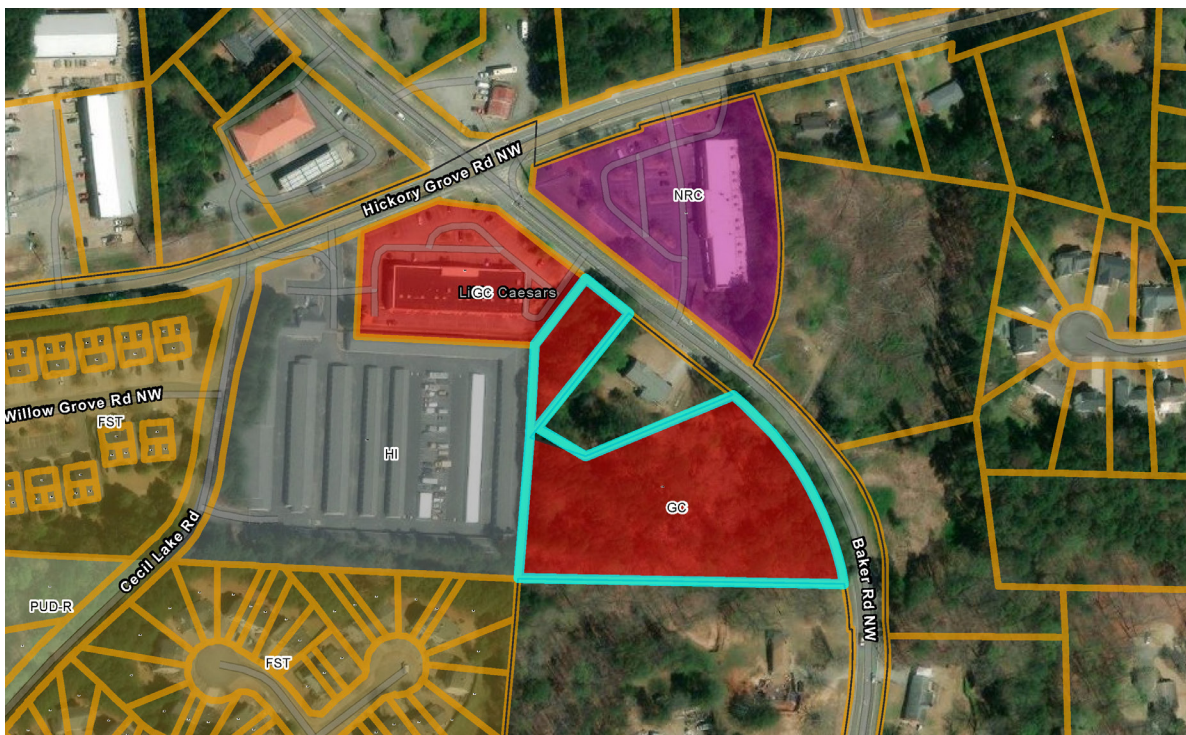
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Tax Aerial



Zoning Districts - Zoned GC, General Commercial



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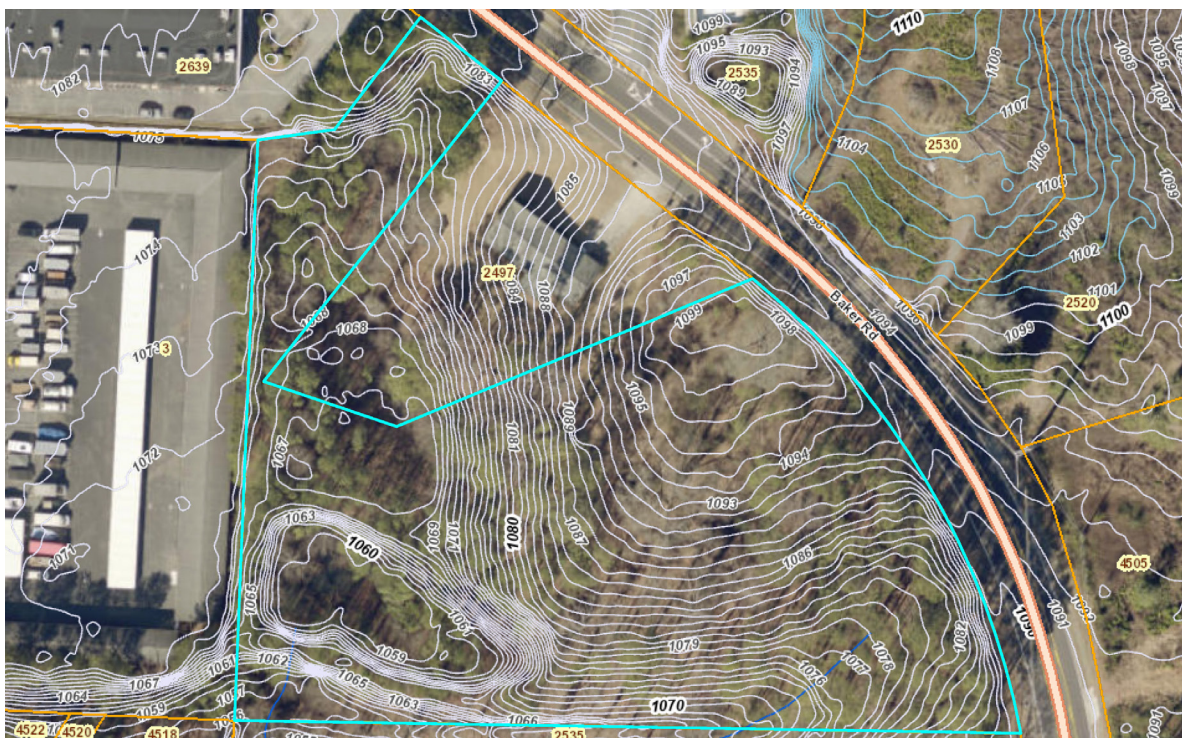
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Topography & Hydrology



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