



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

**6.73 AC | 4974 ORR
RD Acworth, GA 30101**

**Future Land Use - Neighborhood
Shopping Zoning**

**\$1,246,000 | GREAT FOR: SENIOR LIVING
HIGH DENSITY RESIDENTIAL**

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Acworth





Property Overview

- Two lots comprising of 6.73 acres located just off Lake Acworth Dr.
- 461 Ft of frontage on Lake Acworth Drive (Hwy 92)
- Future land use calls for neighborhood shopping zoning
- Great for: senior living, office & high density retail
- Conveniently located near retail, recreation & restaurants
- Near intersection of Hwy 92 (Lake Acworth Dr) & US 41 (Cobb Pkwy)
- One of the parcels is located in Acworth city limits, other could possibly be annexed into the city.

p>Address: 4974 Orr Rd, Acworth, GA

APN: 20007200130, 20007200110

County: Cobb

Signal: Hwy 92 & US 41 (Cobb Pkwy)

Lot Size: 6.73 Acres

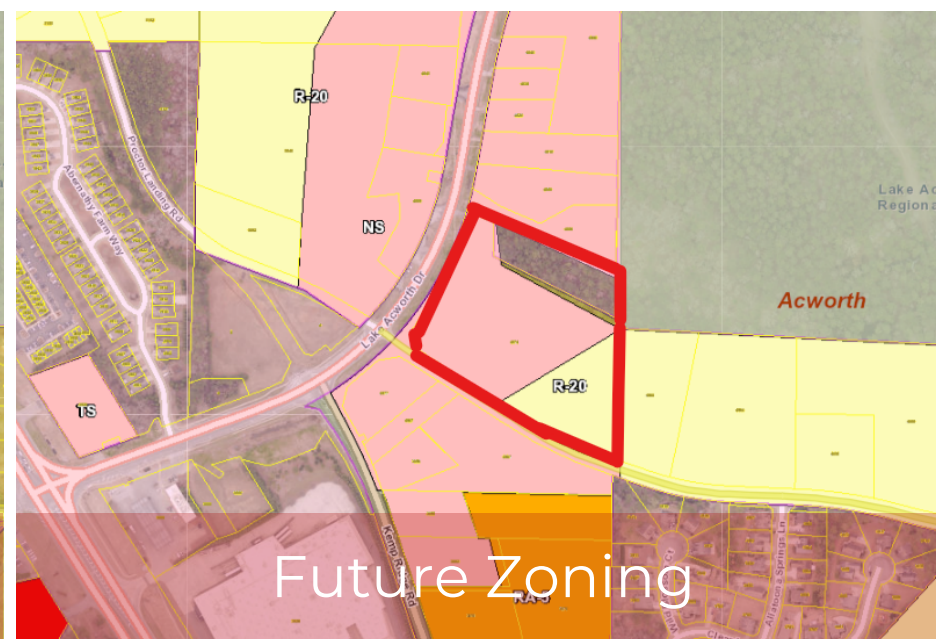
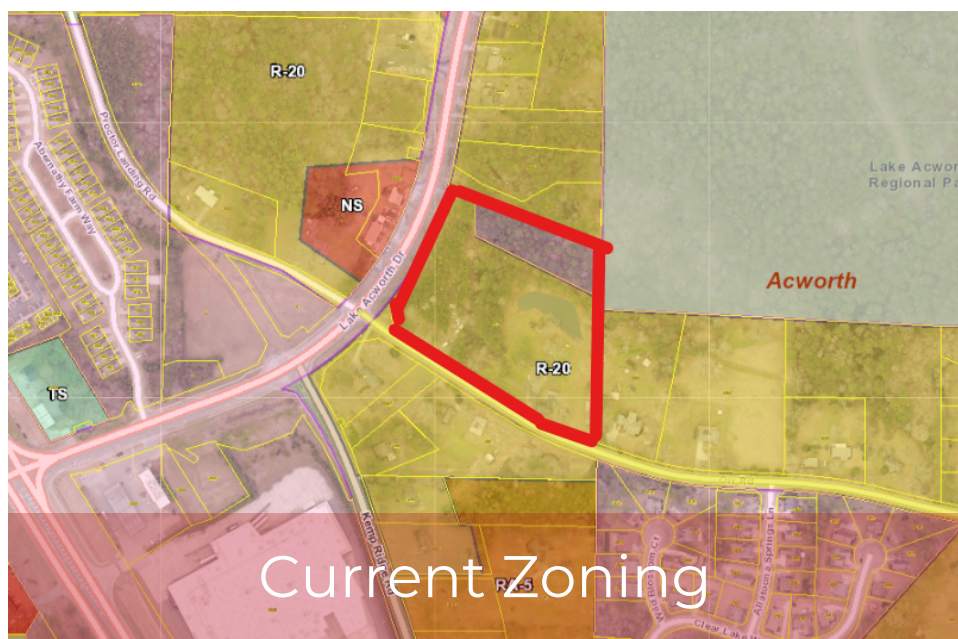
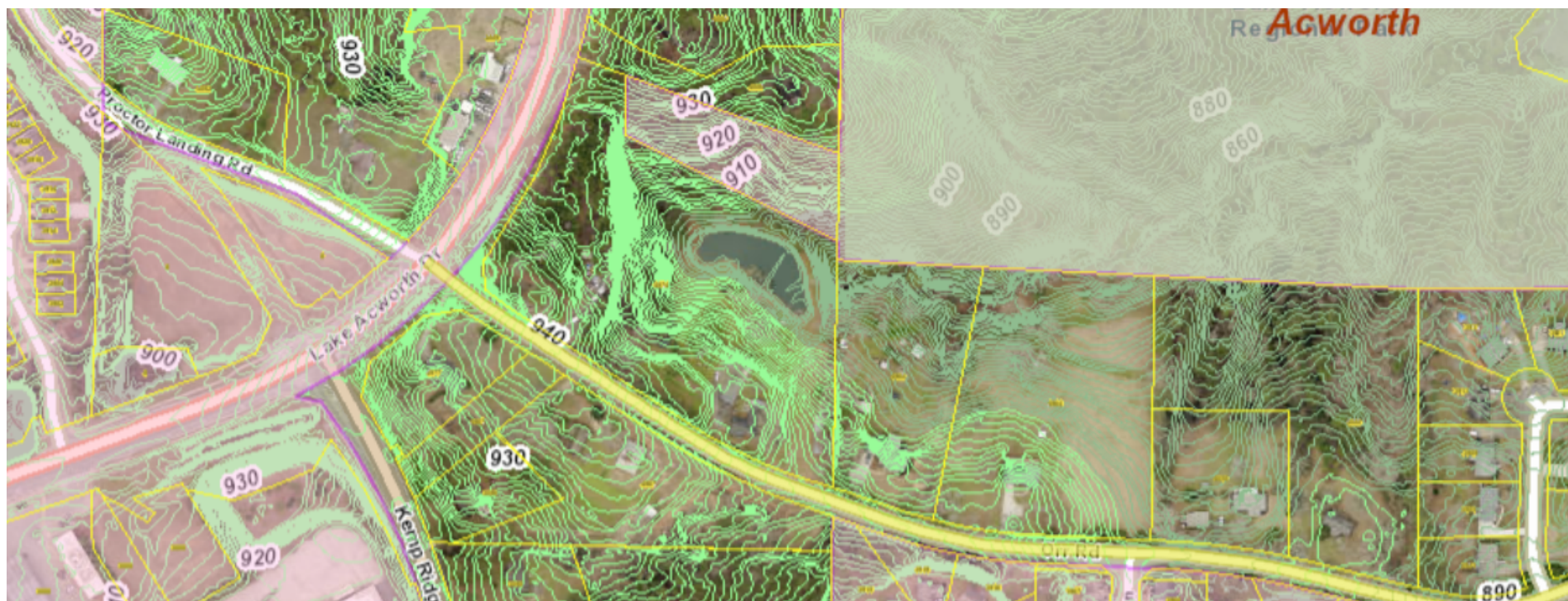
Price: \$1,246,000

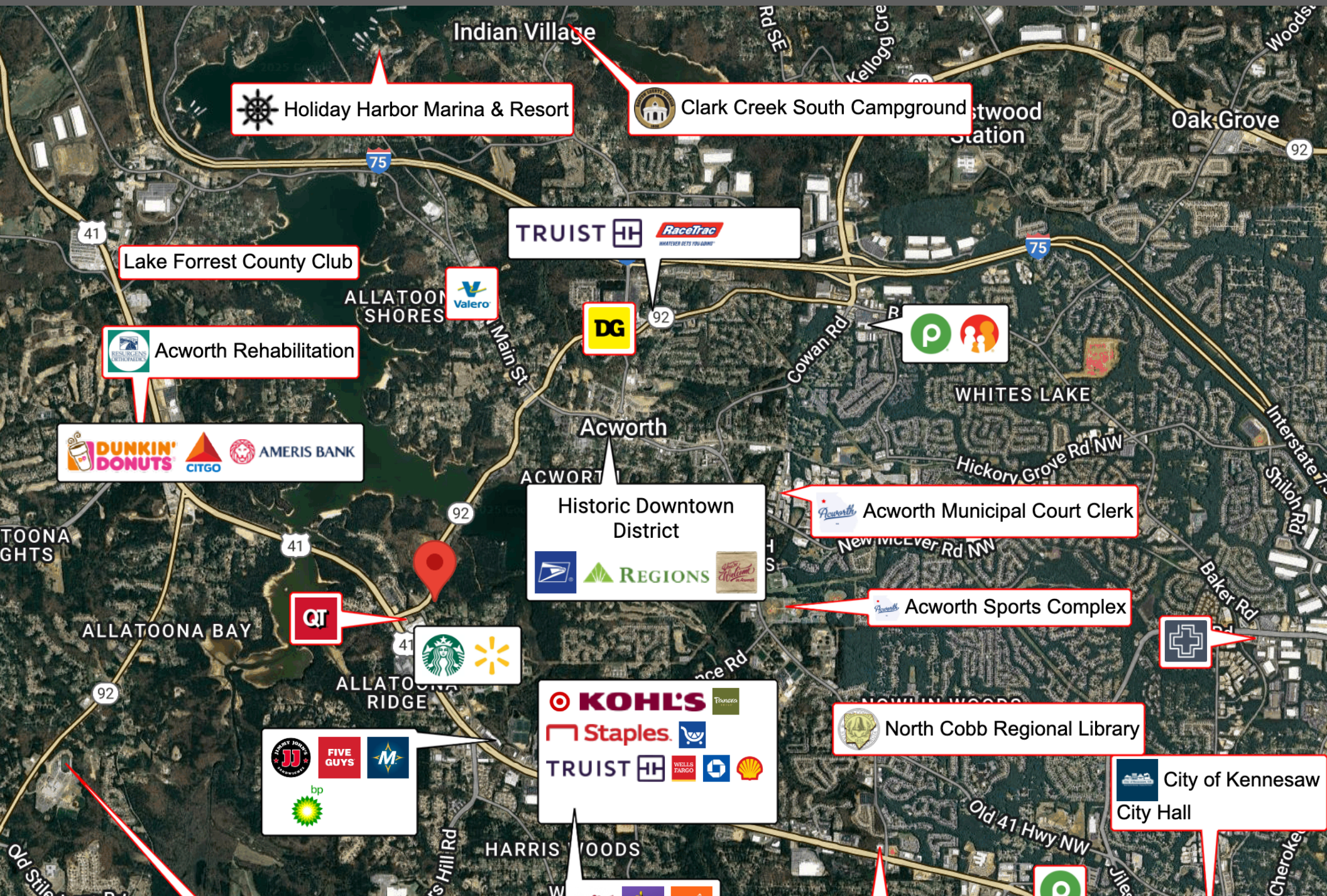
Sub-market: Acworth

Traffic Count: 27,598

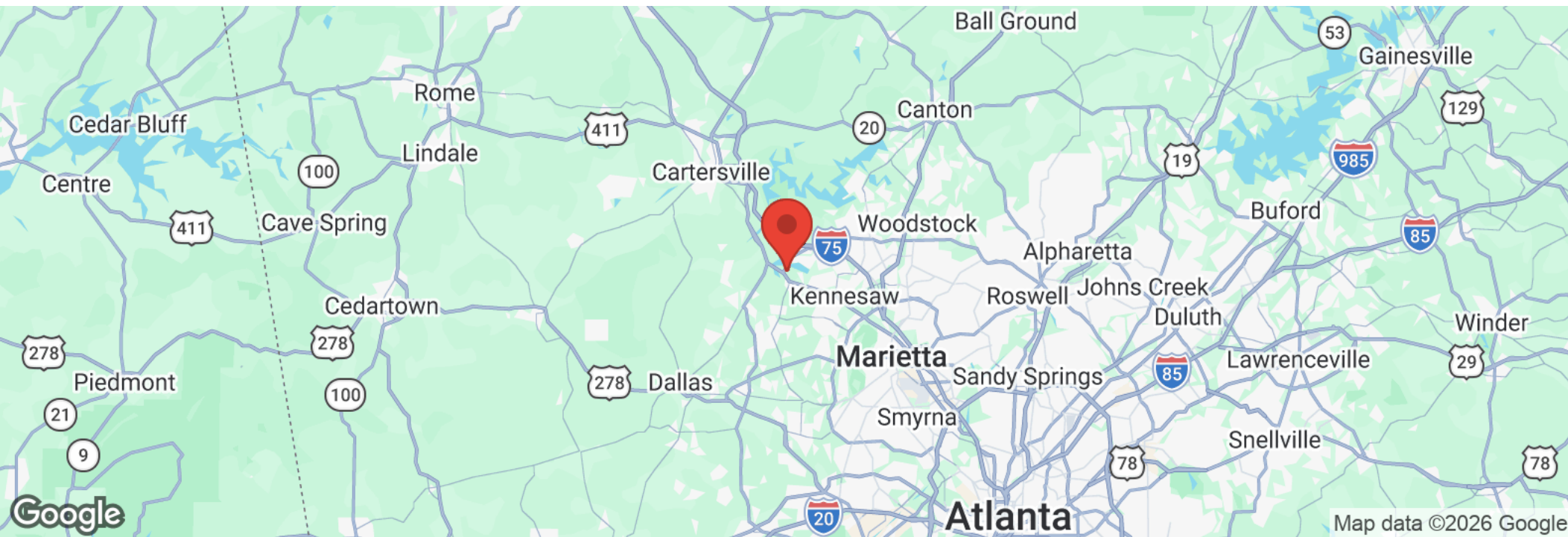
Zoning: R-20/NS

Address 2: 0 Lake Acworth





AREA OVERVIEW

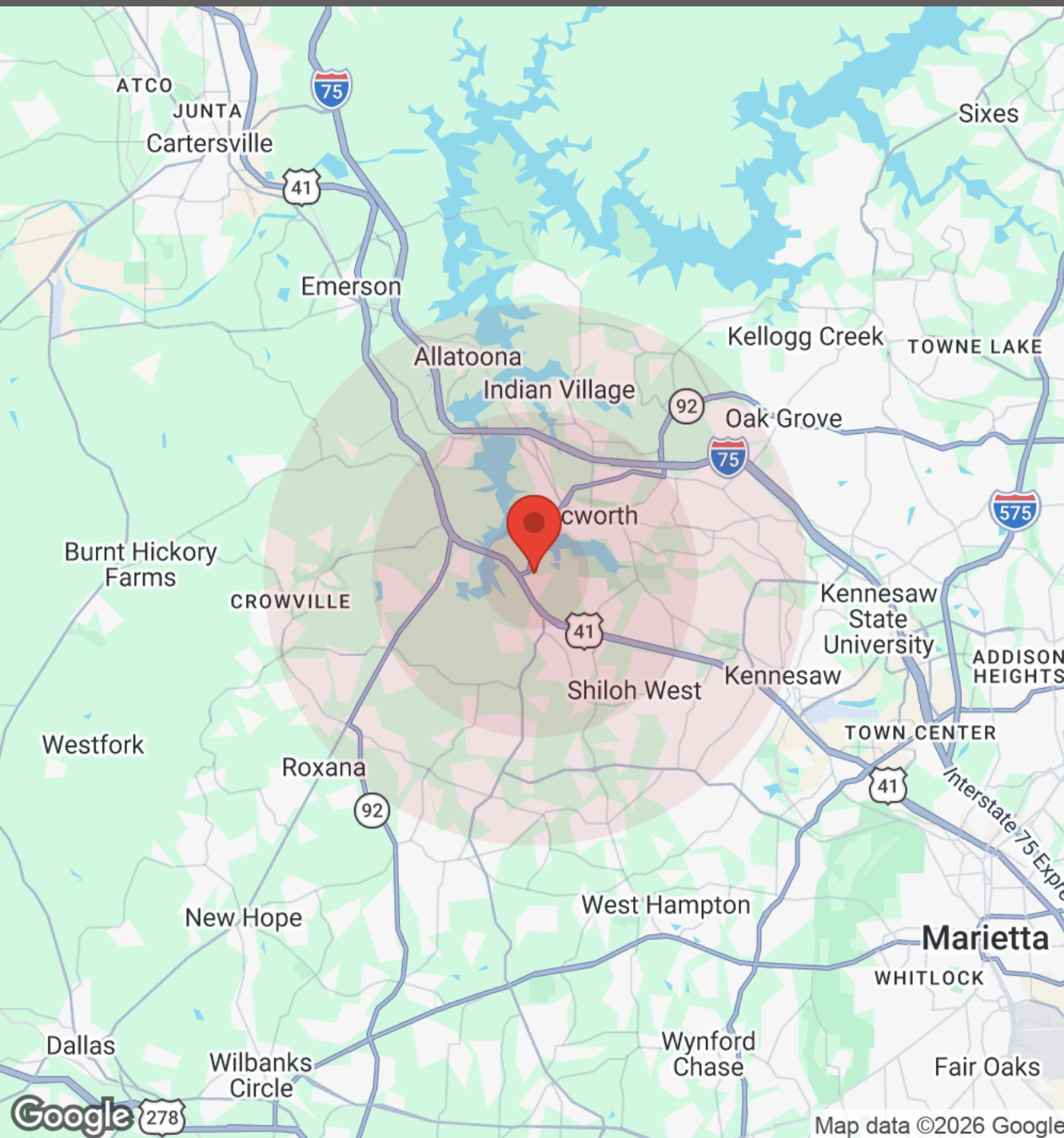


Acworth, GA

As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	437	17,131	60,378
Female	475	18,367	63,799
Total Population	912	35,498	124,177

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	153	6,114	22,954
Ages 15-24	107	4,662	17,150
Ages 25-54	331	13,442	49,380
Ages 55-64	131	4,953	16,688
Ages 65+	191	6,329	18,006

Race	1 Mile	3 Miles	5 Miles
White	595	21,437	73,612
Black	171	7,167	26,735
Am In/AK Nat	N/A	35	112
Hawaiian	N/A	11	25
Hispanic	90	4,533	14,690
Asian	32	1,406	5,725
Multi-Racial	21	816	2,968
Other	2	92	298

Income	1 Mile	3 Miles	5 Miles
Median	\$101,132	\$101,427	\$112,272
< \$15,000	18	636	2,094
\$15,000-\$24,999	11	673	1,572
\$25,000-\$34,999	28	584	1,658
\$35,000-\$49,999	28	1,216	2,812
\$50,000-\$74,999	48	1,945	5,477
\$75,000-\$99,999	38	1,531	5,701
\$100,000-\$149,999	68	3,038	9,990
\$150,000-\$199,999	56	1,554	6,053
> \$200,000	51	2,207	8,593

Housing	1 Mile	3 Miles	5 Miles
Total Units	365	14,246	46,037
Occupied	346	13,381	43,950
Owner Occupied	270	9,533	34,547
Renter Occupied	76	3,848	9,403
Vacant	19	865	2,087

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.

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