

1494 & 1496 Sydney Ann Blvd

Mableton, GA 30126

FOR SALE

Flex Warehouse - Redevelopment Opportunity



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate has been retained as the exclusive brokers to arrange the sale of 1494 and 1496 Sydney Ann Blvd and the existing business of RTM Supply.

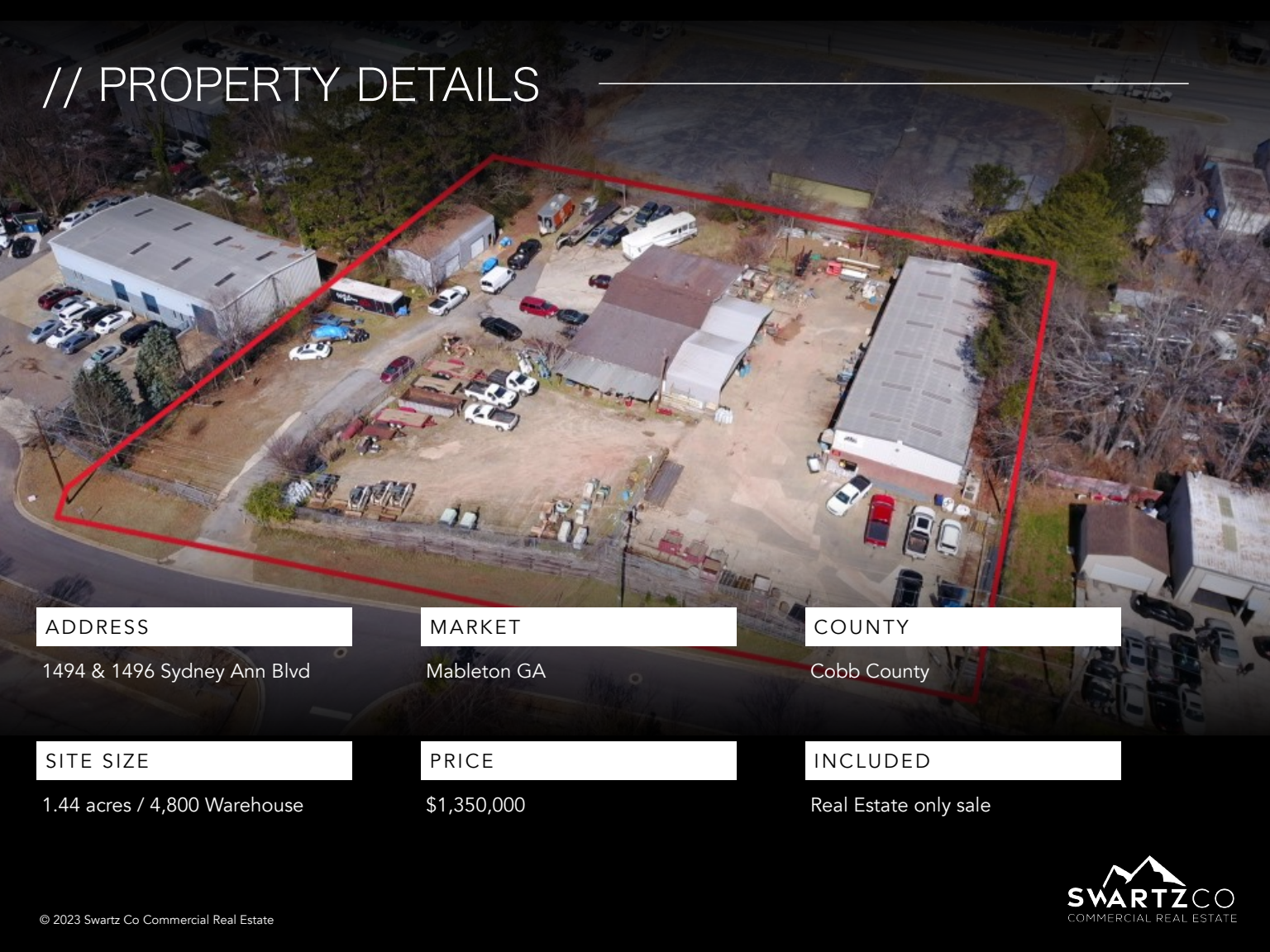
Swartz Co Commercial Real Estate has been retained as the exclusive broker to facilitate the sale of 1494 and 1496 Sydney Ann Blvd in Mableton, GA. This 1.44 acre commercial site is your opportunity to enter into an already established but growing market of distribution and manufacturing just minutes away from downtown Atlanta and I-285/I-20. This is an opportune site for an owner/user or the savvy investor looking for a redevelopment opportunity. Offered for \$1.35M, this site has plenty to offer for future value in a bustling market experiencing exponential growth. Please contact Allen Farr for more details.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

HIGHLIGHTS

- Zoned GC - General Commercial
- 1.44 acres
- \$1,350,000
- 4,800 SF Warehouse
- City of Mableton
- Close proximity to I-285 - I-20

// PROPERTY DETAILS



ADDRESS

1494 & 1496 Sydney Ann Blvd

MARKET

Mableton GA

COUNTY

Cobb County

SITE SIZE

1.44 acres / 4,800 Warehouse

PRICE

\$1,350,000

INCLUDED

Real Estate only sale

// LOCATION OVERVIEW



ABOUT THE AREA: MABLETON, GA

Mableton, Georgia, is experiencing a significant transformation in its commercial landscape, driven by strategic redevelopment initiatives and a surge in mixed-use projects. The Village at Mableton, for instance, has undergone a substantial makeover, converting the former Kmart space into a 28,000-square-foot Burlington Stores, a 22,000-square-foot Ross Dress for Less, a 20,000-square-foot dd's Discounts, and a 10,000-square-foot Five Below, alongside additional retailers.

In 2024, the city unveiled its Urban Redevelopment Plan, aiming to blend commercial, residential, and mixed-use developments to revitalize the area.

Additionally, the Millery, a dynamic mixed-use development, is set to open in the first quarter of 2024, offering retail spaces with direct access to major intersections and proximity to the East-West Connector.

These developments underscore Mableton's commitment to fostering a vibrant commercial environment, attracting new businesses, and enhancing the community's economic vitality.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	15K	99K	213.5K
Age Demographic	38 yrs	36 yrs	36 yrs
Avg. Household Income	\$75.7K	\$69.1kK	\$79.6K

// FRONT EXT.



// SHOWROOM



// SHOWROOM



// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.



Allen Farr

Commercial Associate

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As a native of Buckhead- Atlanta, Georgia, Allen has a wonderfully detailed ability to help his clients understand and conquer the Atlanta residential and commercial real estate market. He has lived in Atlanta his entire life and understands the in's and out's of this great city.

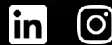
As a graduate of Georgia Southern University with a Bachelor's Degree of Science in Public Relations and Communications, he has an advanced ability to clearly communicate the tasks at hand. He burst on to the residential scene in 2017 working at Ansley Real Estate LLC on the Bonneau Ansley Team.

Allen gained extensive knowledge and experience working for one of the top teams in the nation being a part of over \$100 million in sales volume his first 2 years in the residential market. Since then, he has stepped into an individual agent role with SwartzCo CRE to utilize all he has learned from the robust Atlanta residential market and apply it to the ever growing commercial market.

// DISCLAIMER & LIMITING CONDITIONS

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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