

5420 Old Floyd Rd SW Mableton, GA 30126

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FOR SALE

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BellStreet

For Sale

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Property Description

Embrace an exceptional opportunity at 5420 Old Floyd Rd SW. This property boasts a 12,000 SF building, originally constructed in 1973 and thoughtfully renovated in 2023, perfectly aligning with the needs of retail investors. Zoned NS and situated in the thriving Mableton area, this property is primed to accommodate a range of operations such as mixed use, retail shops, and convenience stores. With its spacious layout and strategic location, it offers a solid foundation for realizing your ambitions. Seize this chance to secure a valuable asset tailored to the specific demands of your business.

Property Highlights

- 12,000 SF building, two floors
- Zoned NS (Neighborhood Shopping) to accommodate retail uses
- Strategic location in the thriving North West area
- .616 acres
- Three 8'h x 8'w drive-in doors

Offering Summary

Sale Price:	\$1,400,000
Lot Size:	0.616 Acres
Building Size:	12,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	166	562	2,221
Total Population	431	1,519	6,172
Average HH Income	\$98,246	\$95,430	\$94,740

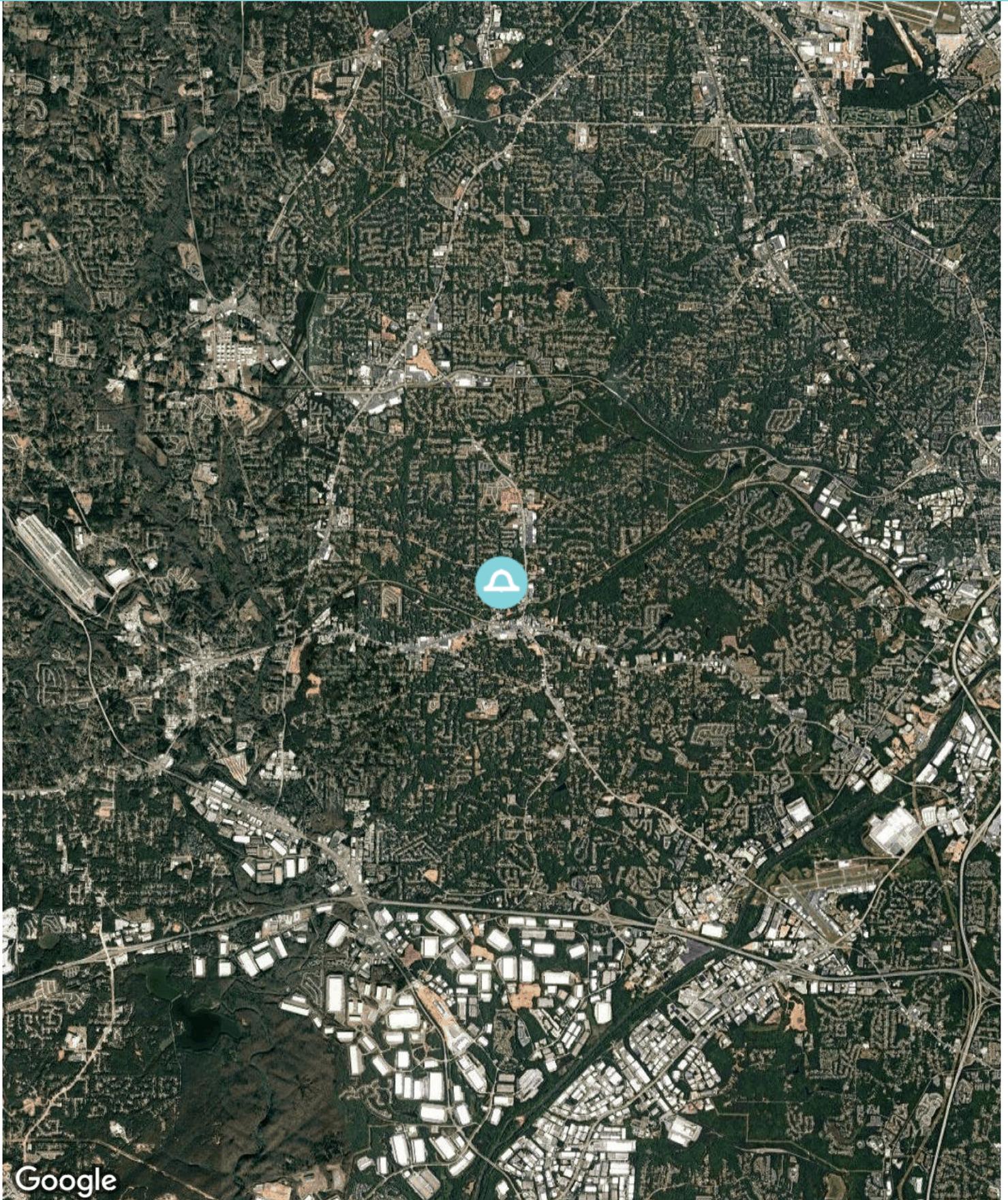
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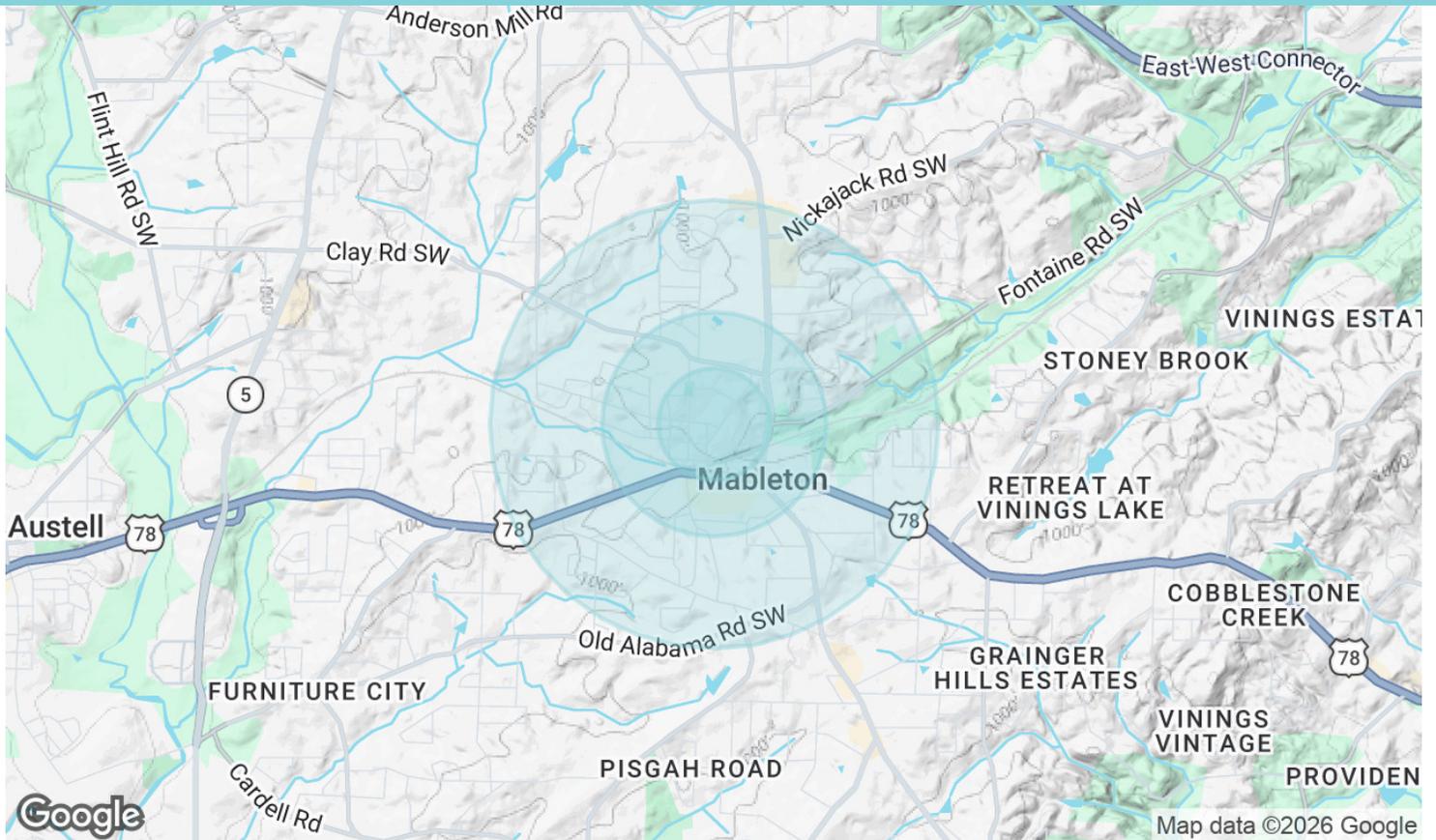
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Google

For Sale

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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	431	1,519	6,172
Average Age	40.1	36.2	34.7
Average Age (Male)	41.4	35.9	33.2
Average Age (Female)	37.9	37.1	36.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	166	562	2,221
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$98,246	\$95,430	\$94,740
Average House Value	\$294,938	\$272,659	\$264,547

2023 American Community Survey (ACS)