

THE 
HERITAGE
AT ACWORTH

OFFICE/RETAIL
CONDOS
FOR SALE

 **HOME SMART**
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\$399,000

Property Overview

Landmark combination of new construction commercial and residential uses on pivotal corner in downtown Acworth.

- Corner “A” commercial building, 60'x60' footprint, 1.5 levels
- Mixed-Use “B” building with four, 1,200 SF commercial condos, wrapped above and behind by 4 townhomes
- 25 additional townhomes built by the JW Collection
- Shared internal and nearby public parking





Elevations

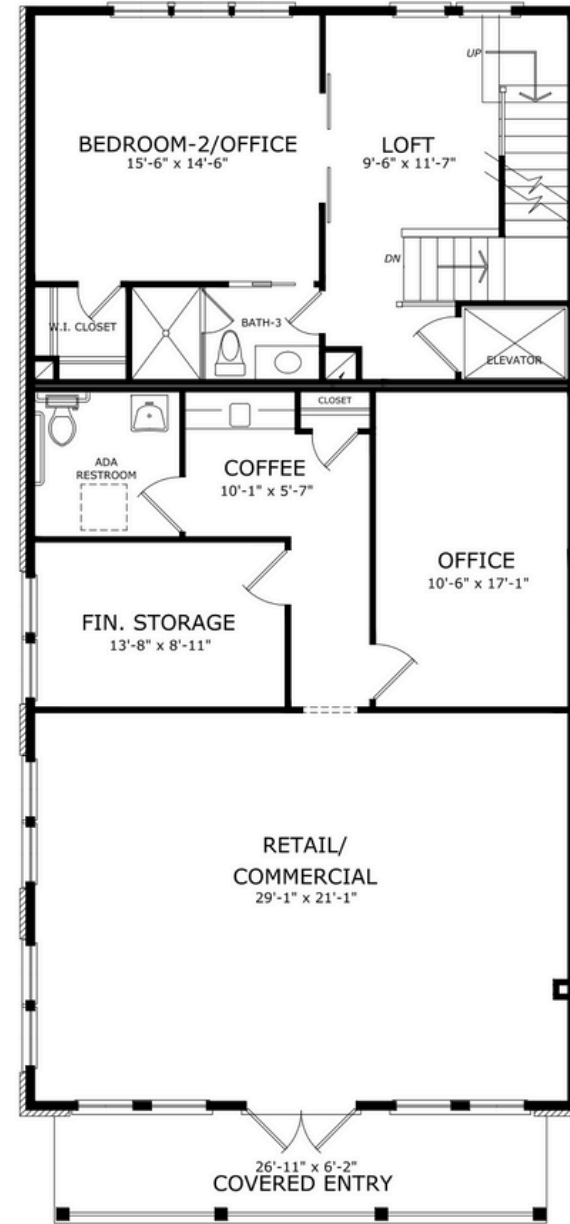
Above: On the “B” Mixed Use building, shopfront commercial space on the street level is complemented by residential balconies above.



Below: Full rear view of townhomes.

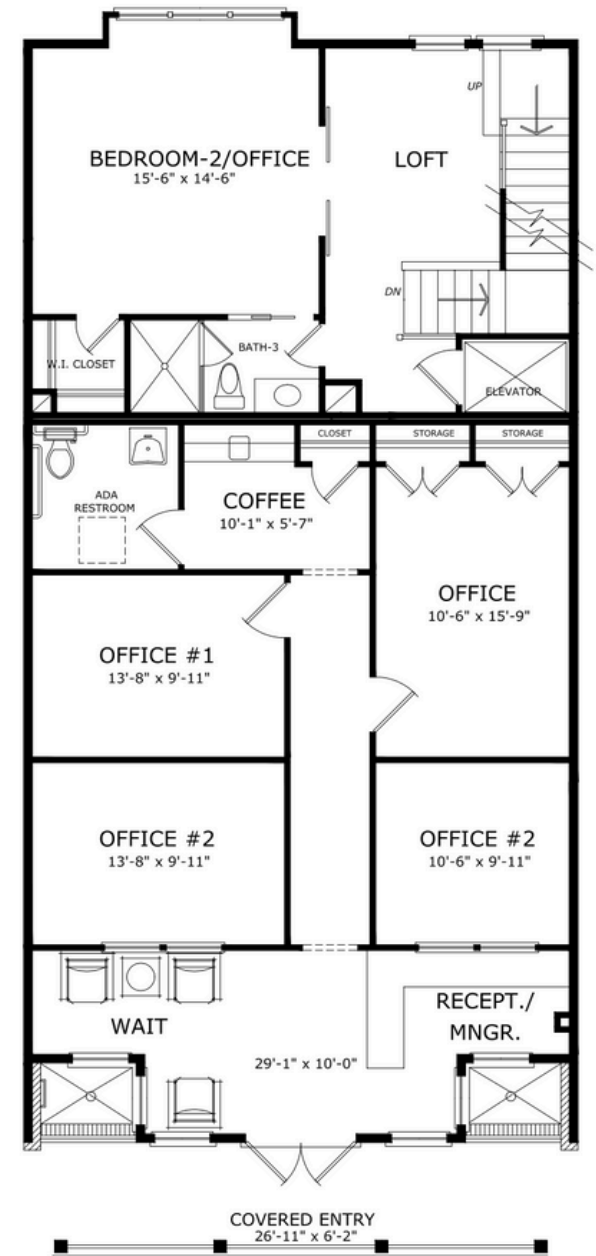
Floor plan options

Condos include move-in ready buildout, with a variety of layout choices.



**TYPICAL OFFICE LAYOUT
FIRST LEVEL FLOOR PLAN**

619 HEATED SQUARE FEET 12'-0" FIN. CEILING
1181 COMMERCIAL SQUARE FEET
1800 TOTAL SQUARE FEET



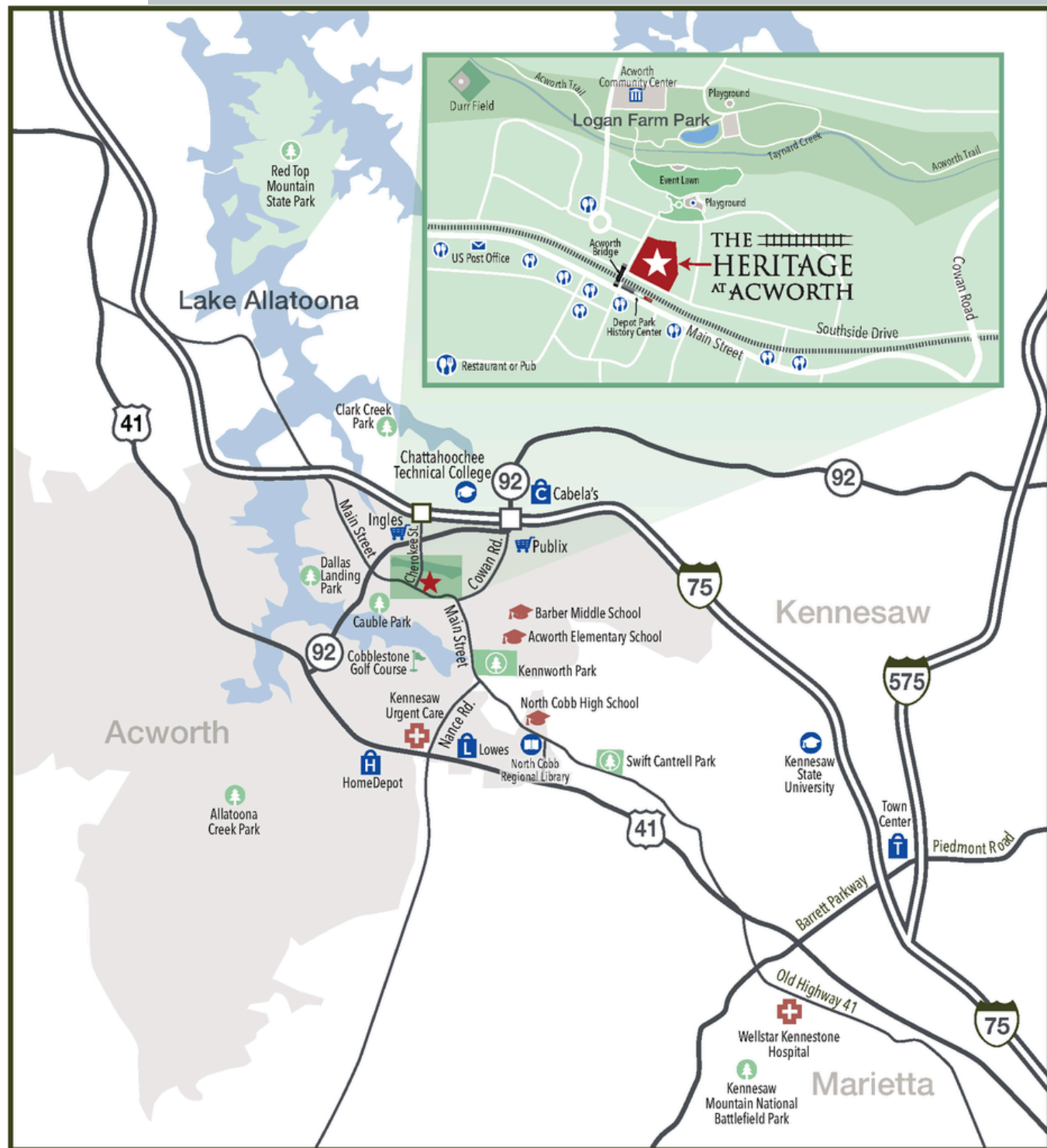
**TYPICAL OFFICE LAYOUT
FIRST LEVEL FLOOR PLAN**

619 HEATED SQUARE FEET 12'-0" FIN. CEILING
1129 COMMERCIAL SQUARE FEET
1748 TOTAL SQUARE FEET

Location

Find us at the intersection of Southside Dr and Lemon St

- at the foot of Acworth's iconic bridge
- 2 miles from I-75/Hwy 92 interchange
- Central downtown walkability to restaurants, services, shopping and 120-acre Logan Farm Park/walking trails



The Neighborhood

Neighborhood Profile

Just over 22,000 residents

Average Age

36.8 years

Average income

\$74,643

Nearby Ammenities

- Lake Acworth
- Red Top Mtn State Park
- Cobblestone Golf Course



MAIN STREET SHOPS & DINING



ACWORTH TOWN CENTER



LOGAN FARM PARK



Phenomenal
Location

At the foot of
Acworth's
iconic bridge

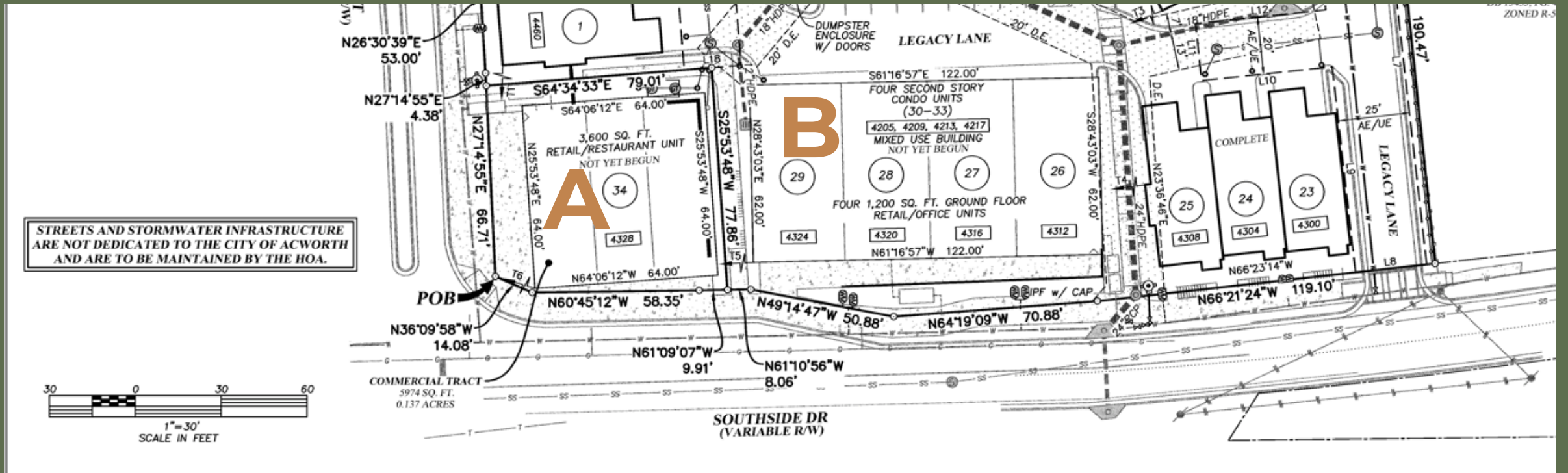
Walk to Logan
Farm park,
dining, and
shops

Downtown Acworth

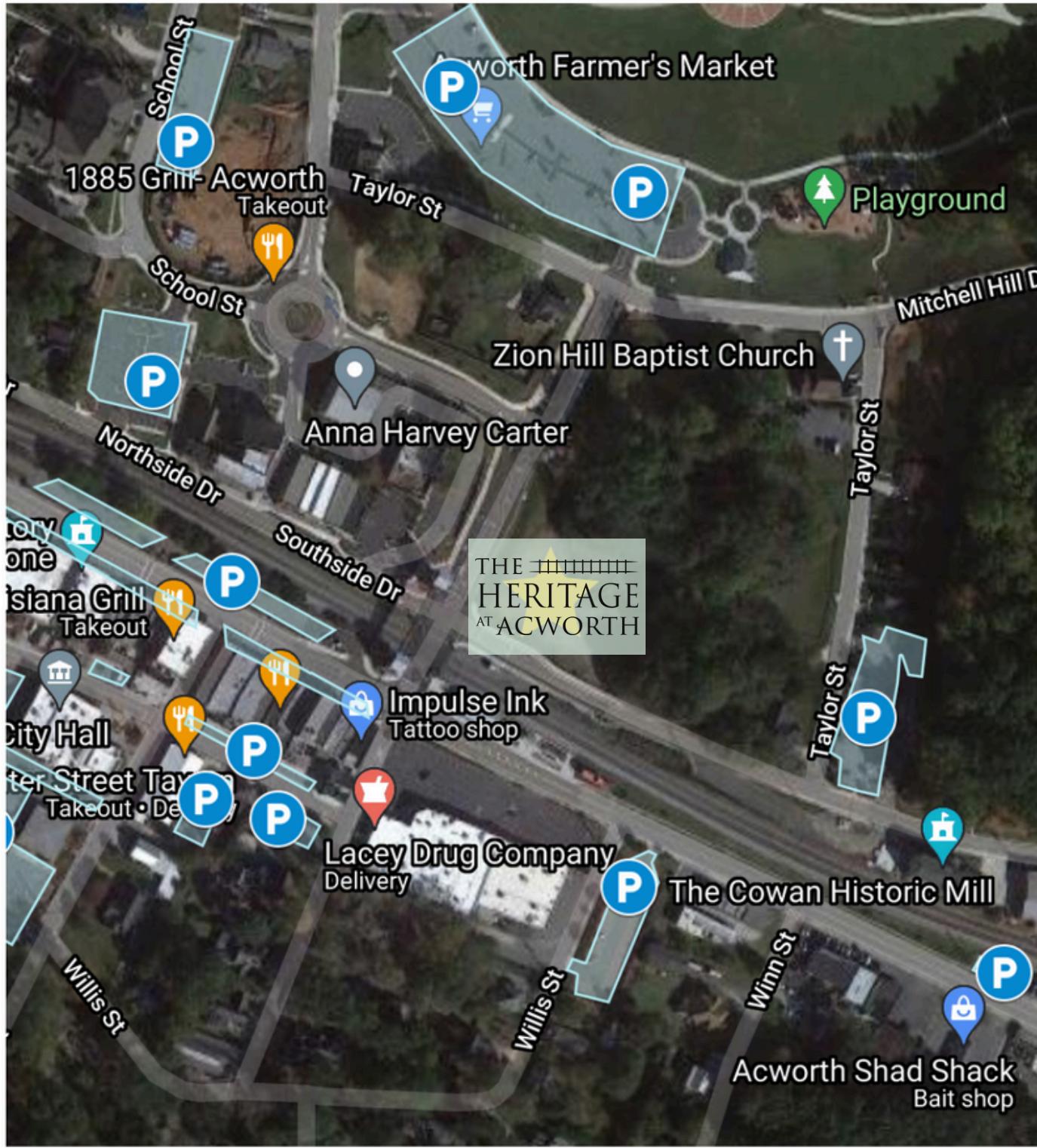
Acworth has a thriving, walkable downtown restaurant, retail and entertainment scene, filled with small entrepreneurs rather than big chains. There are even TWO independent book stores. A historic railroad city, Acworth has made the train a charming amenity with a 'quiet zone' system.



Plat with Commercial Spaces



A - Commercial Building
B - Mixed Use Building



Additional Public Parking

Heritage has shared public parking internally, in addition to multiple public lots close by.