

OFFERING MEMORANDUM

Prime Commercial Site

3360 Dogwood Lane, Acworth, GA 30101



H&H Realty, LLC
GLOBAL REAL ESTATE



SITE

Hubert Park

VE GUYS



kywy N

DISCOUNT

BAM!
BOOKS & MORE
FAMOUS
RESTAURANT

Justice
ROSS
HIBBETT SPORTS
rue21

PNC

Panera
BREAD & PANCAKES



LONG JOHN SILVER'S

petco
SUPERCUTS

KOHL'S

STAPLES

FIRE

41

AutoZone

Dogwood Ln

3



CHASE

MOE'S

STAY GREEN

manshuk's

Payless

41

3

SUBWAY SportClips

Hancock Fabrics

ALDI'S

WALMART

Rd NW

Mars Hill Church

Rose Arbor Dr

BEST BUY

Michaels

PET SMART

McClure Rd

PROPERTY DETAILS

3360 Dogwood Lane, Acworth, GA 30101 | +/- 1 Acre



PROPERTY DETAILS

- Prime commercial site
- 4,000 SF building footprint concept
- Storm water detention in place
- Great street visibility on Cobb Parkway
- Flat topography
- Close proximity to national retailers
- Zoned commercial
- Conveniently located off Cobb Pkwy. N
- Access to US-41
- Price \$595,000.00



Mark Harris
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770.314.3145

Leah Harper
Associate Broker
770.608.8321

Sam Tate
Sales Associate
770.851.8870

PROPERTY AERIALS

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KEY SURROUNDING BUSINESSES

3360 Dogwood Lane, Acworth, GA 30101 | +/- 1 Acre



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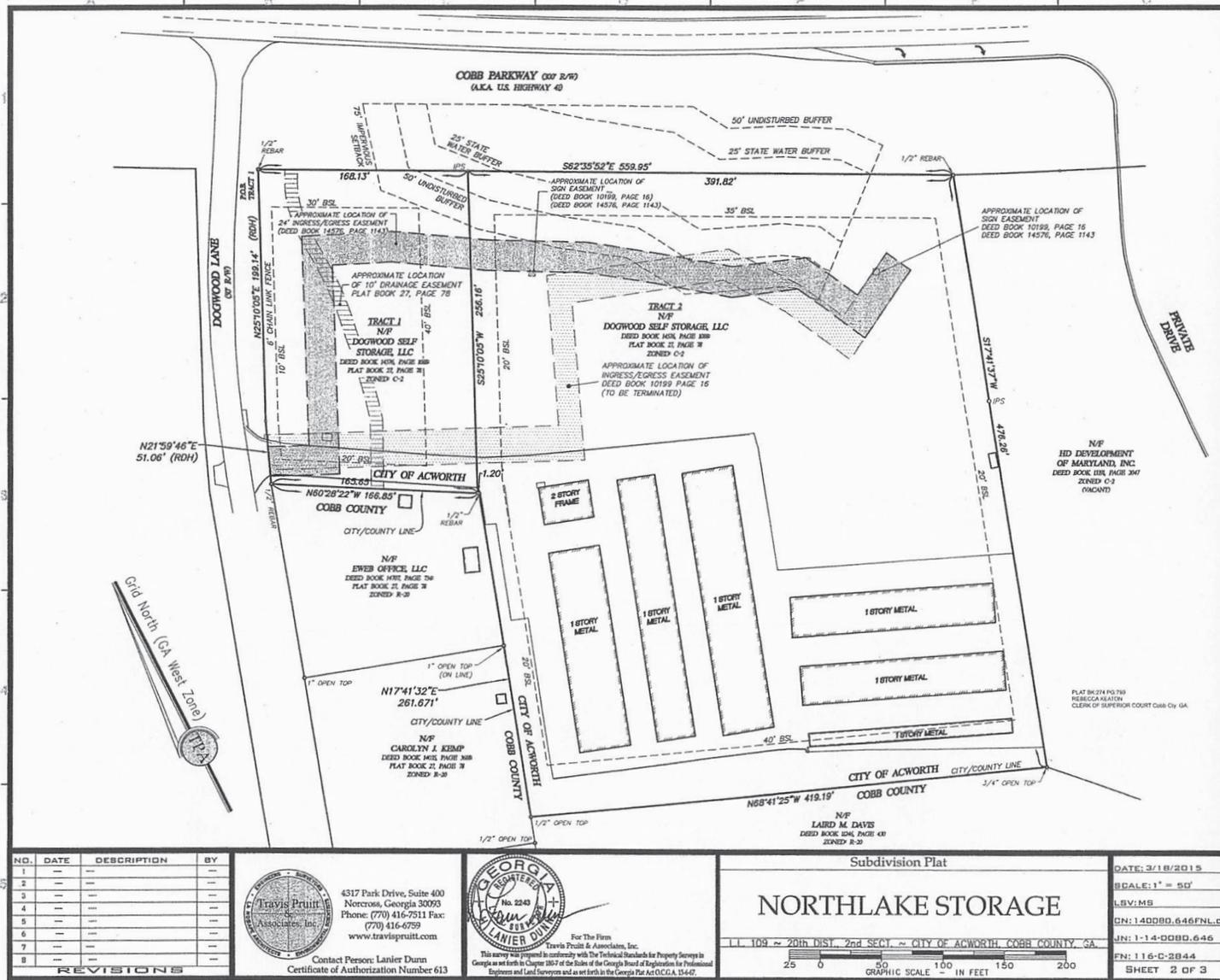
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SURVEY AND CONCEPTUAL BUILDING FOOTPRINT

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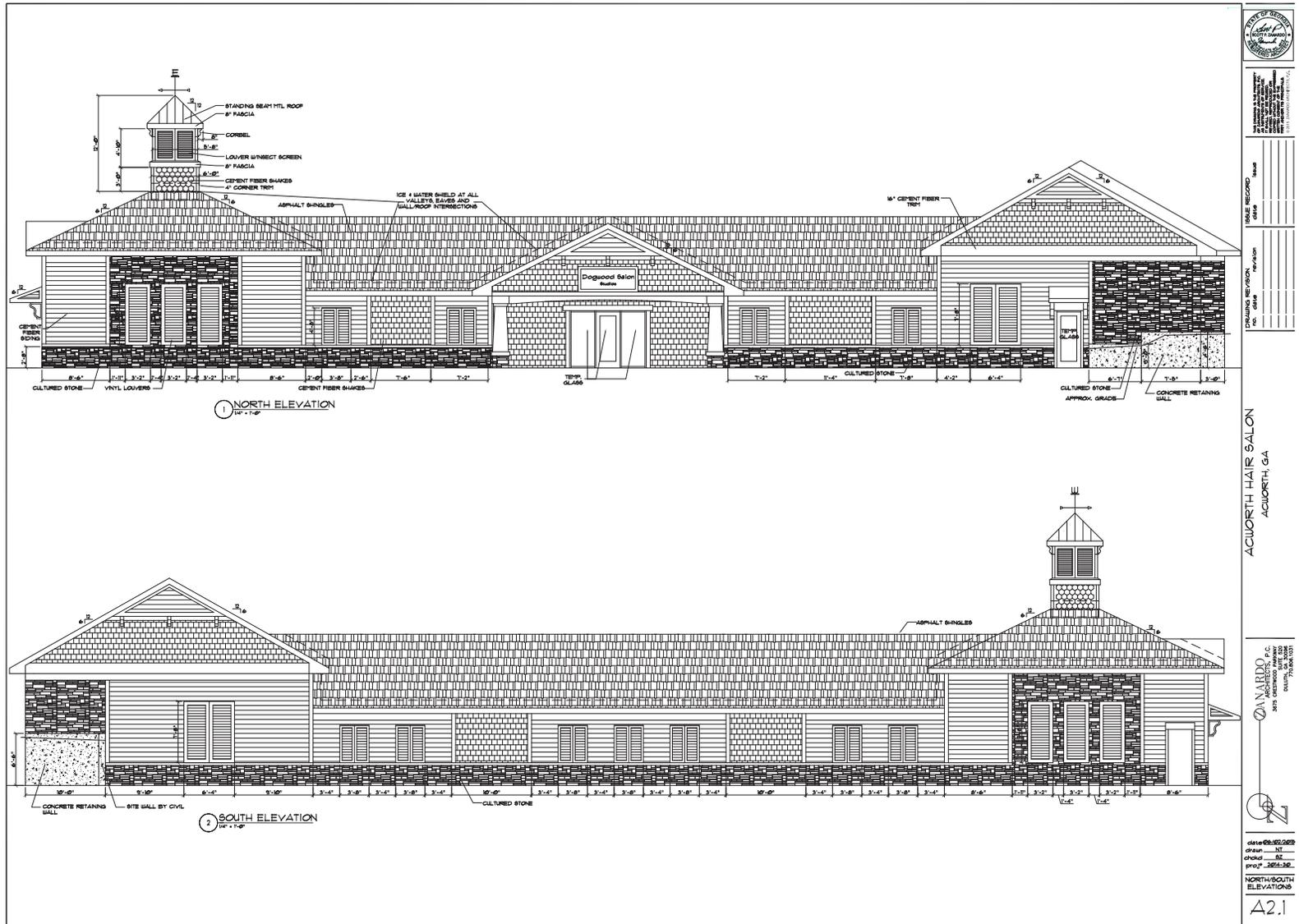
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CONCEPTUAL BUILDING DRAWINGS

3360 Dogwood Lane, Acworth, GA 30101 | +/- 1 Acre



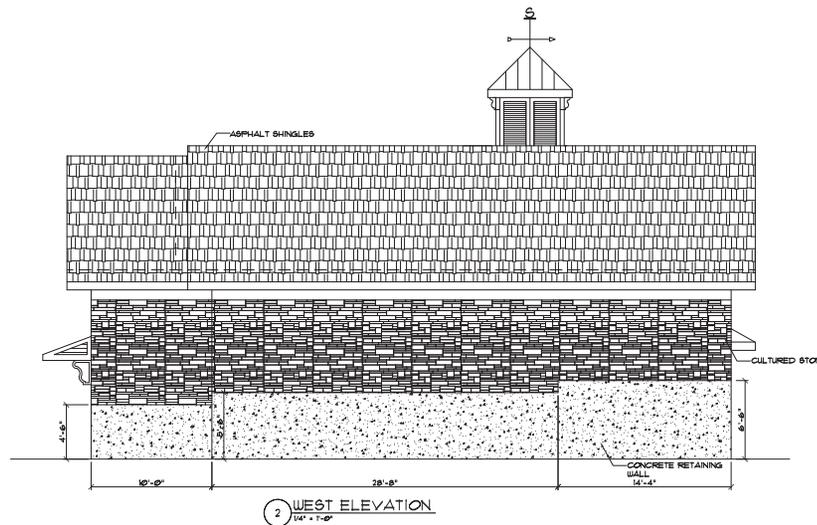
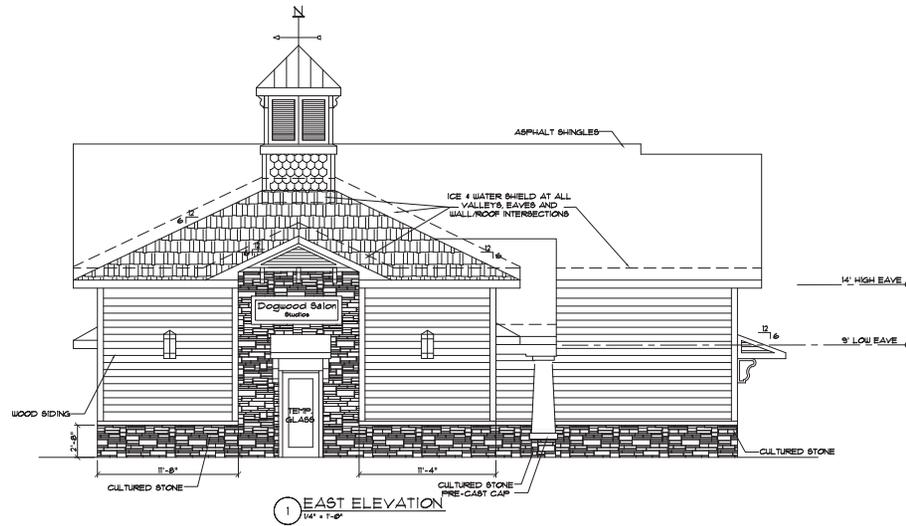
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ISSUE RECORD	ISSUE NO.	DATE	REVISION

ACWORTH HAIR SALON
ACWORTH, GA

ANARDO ARCHITECTS, P.C.
3875 ORESTWOOD BLVD, SUITE 200
DUBLIN, GA 30144



DATE: 06/02/2019
DRAWN BY: NT
CHECKED BY: ST
PROJECT: 3014-30
WEST/EAST ELEVATION

A2.2



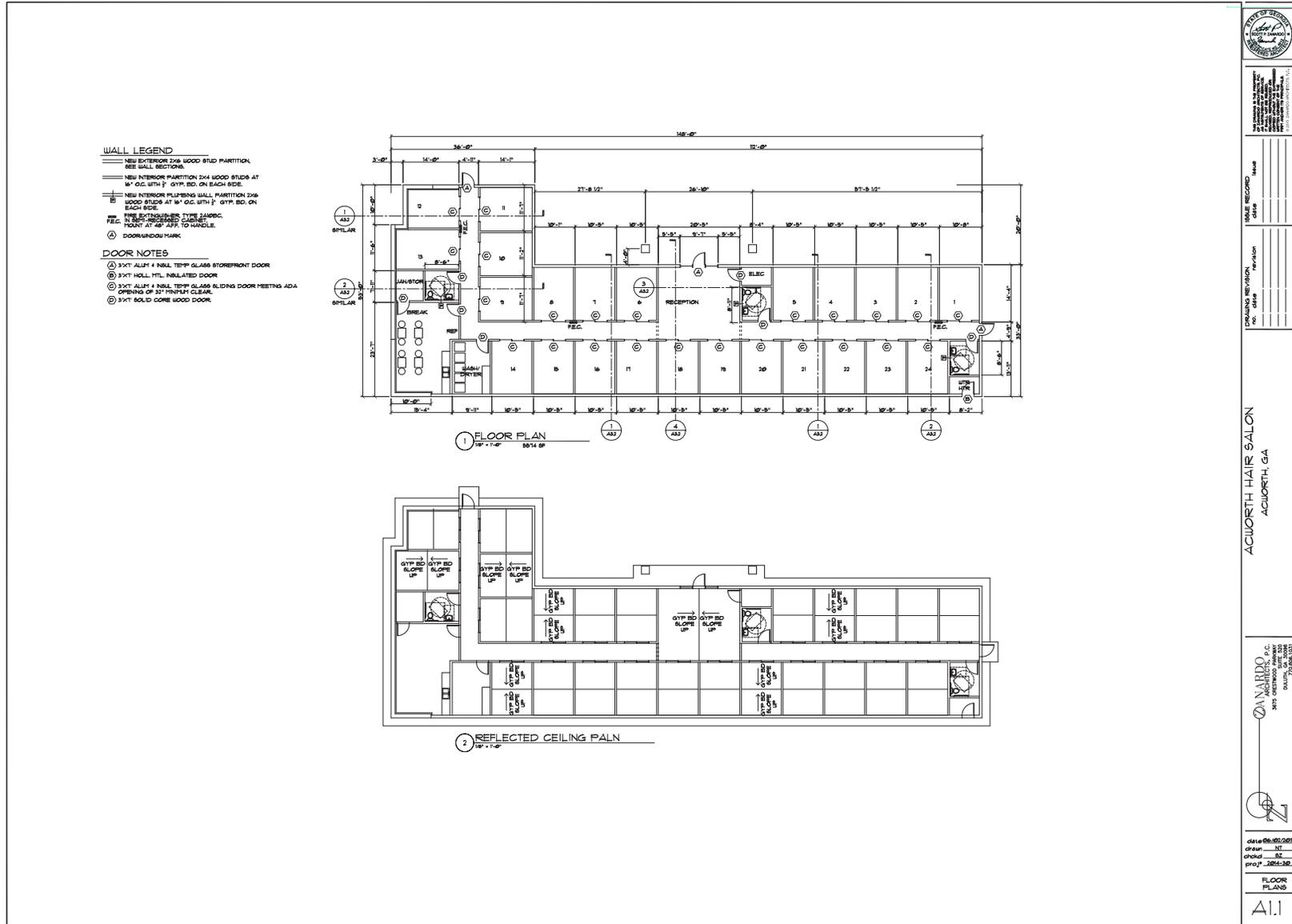
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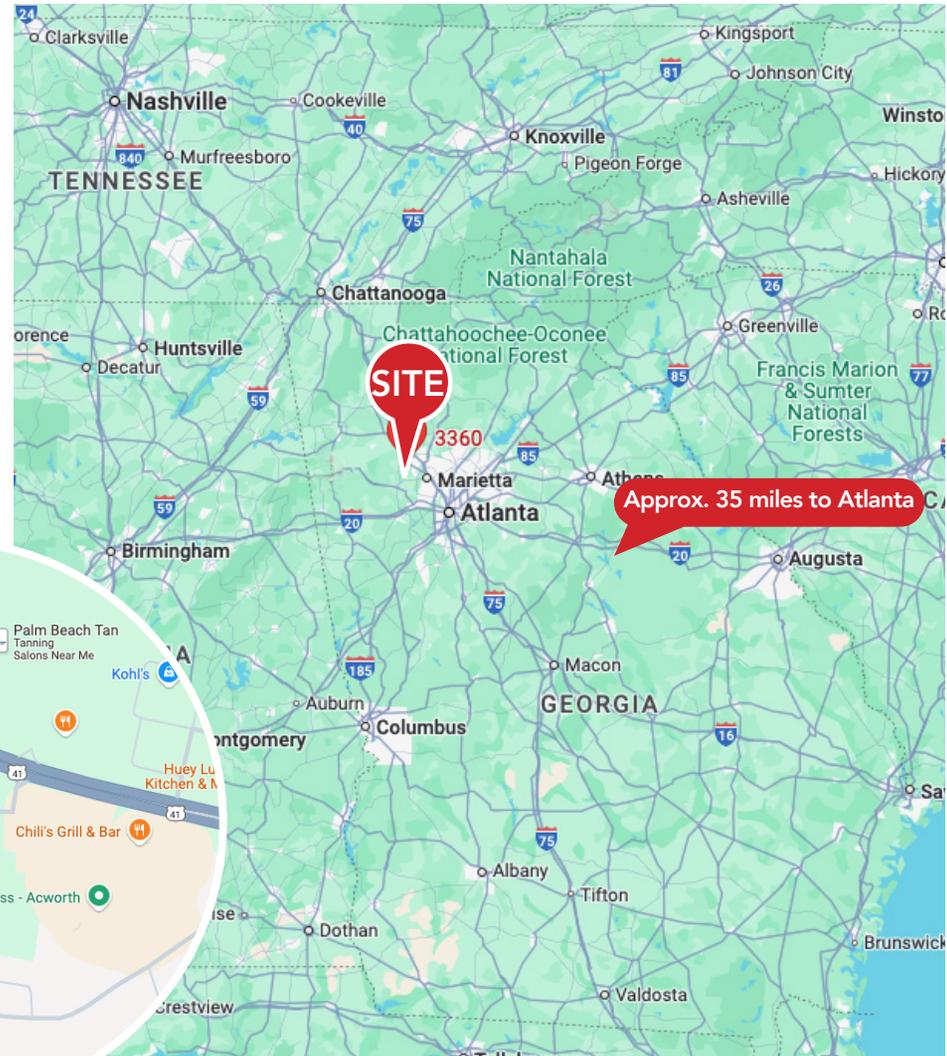
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PROPERTY OVERVIEW

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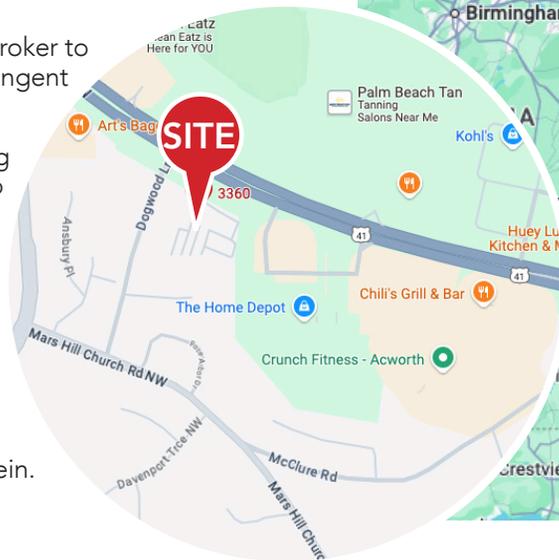
Address:	3360 Dogwood Lane Acworth, GA 30101
County:	Cobb
Site Size:	0.97 Acre
Parcel IDs	20010900250
Zoning:	C-2 commercial
Utilities:	all public utilities
Sale Price:	\$595,000



H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer 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.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



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