

COMMERCIAL PROPERTY FOR SALE

4875 Cobb Parkway NW · Acworth, GA 30101

ASKING PRICE: \$3,799,999

PROPERTY OVERVIEW

Seize a once-in-a-generation opportunity to acquire one of the most prominent commercial parcels on Cobb Parkway — a high-exposure, high-traffic US Highway 41 corridor serving the booming North Atlanta metro. Family-owned since 1978 and never before offered on the open market, this sprawling 4.16-acre General Commercial site combines extraordinary road frontage, five income-generating structures, and unmatched redevelopment potential in one of Georgia's fastest-growing communities.

PROPERTY FACTS AT A GLANCE

Detail	Information
Address	4875 Cobb Parkway NW, Acworth, GA 30101
Asking Price	\$3,799,999
Lot Size	4.16 Acres (181,210 SF)
Total Building SF	16,833 SF across 5 structures
Zoning	GC – General Commercial
Road Frontage	962 feet on Cobb Parkway (US Hwy 41)
Traffic Count	~40,000+ vehicles per day (VPD)
Parking	24+ spaces on-site
Year Structures Built	1840 – 1985
Ownership History	Family-owned since 1978
Parcel Number	20-0002-0-014-0

FIVE ON-SITE STRUCTURES — 16,833 TOTAL SF

Structure	Size	Details
1 — Steel Building	5,500 SF	On concrete slab · 2 bathrooms · full kitchen
2 — Commercial Building	4,863 SF	On concrete slab · 1 bathroom
3 — Residence	2,892 SF	4 bedrooms · 2 bathrooms
4 — Residence	2,132 SF	3 bedrooms · 2 bathrooms
5 — Historic Home (1840)	1,446 SF	Rare historic structure — unique redevelopment asset

Five structures offer immediate rental income potential while you plan redevelopment — a rare combination of day-one cash flow and long-term upside.

TRAFFIC & LOCATION ADVANTAGE

This property sits directly on one of the highest-traffic corridors in all of Northwest Georgia:

- ~40,000+ vehicles per day (VPD) pass directly in front of this property on US Hwy 41 / Cobb Parkway
- 962 feet of continuous highway frontage — exceptional signage and visibility
- Freeway-visible location capturing commuter and commercial traffic from Cobb, Paulding, and Bartow Counties
- Easy on/off access from US-41 with high ingress/egress potential
- Less than 5 minutes from I-75 interchange — connecting to the entire Atlanta metro

NEARBY DEMAND DRIVERS

Destination	Distance
WellStar Acworth Health Park	~0.6 miles
Publix, Mellow Mushroom, La Parilla	~0.7 miles
Walmart Supercenter	~1.7 miles
Lakeside Retail Marketplace	~2.9 miles
Acworth Beach / Lake Allatoona	~3.7 miles
LakePoint Sports Complex	~5.0 miles
Hartsfield-Jackson Atlanta Airport	~45 miles

IDEAL USES & DEVELOPMENT POTENTIAL

The GC – General Commercial zoning and massive 4.16-acre footprint opens this site to an exceptional range of high-value uses:

- Large-format retail center or strip center
- Grocery anchor or specialty food/beverage destination
- Quick-service or full-service restaurant with drive-through
- Medical or dental office campus
- Hotel or extended-stay lodging
- Automotive dealership or service center
- Gated residential subdivision (subject to rezoning)
- Mixed-use redevelopment combining retail, office, and residential

WHY THIS PROPERTY. WHY NOW.

Acworth is one of the fastest-growing cities in the Atlanta metropolitan area, with a booming residential base drawing demand from Cobb, Paulding, and Bartow Counties. Properties of this size, zoning, and highway exposure do not come to market on Cobb Parkway — this is the first time in nearly 50 years this parcel has been available. Whether you're a national retailer, regional developer, medical operator, or long-term land investor, this is the kind of asset that defines a portfolio.

With 40,000+ cars passing daily, 962 feet of prime frontage, over 16,800 SF of existing structures, and an irreplaceable location in the path of Northwest Atlanta's growth — \$3,799,999 represents compelling value for a site of this caliber.

All information is deemed reliable but not guaranteed. Traffic counts are approximations based on publicly available GDOT and comparable corridor data. Buyer to independently verify all property details, dimensions, zoning, and traffic data prior to closing.