

FOR SALE

7336 Lee Road, Lithia Springs, GA 30122



Veronica Lee, MBA

Broker

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TRIBUTARY
— REAL ESTATE GROUP —



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OFFERING SUMMARY

Property Address:	7336 Lee Road, Lithia Springs, GA 30122
Property Name:	AAction Air Conditioning & Heating Co. ^{*Business not included}
List Price:	\$575,000
Building Size:	1,760 SF
Lot Size:	2 parcels totaling 1.62 acres
Parcel #:	05711820013 (1.17 AC) & 05711820025 (0.45 AC)
Year Built:	1954
Year Renovated:	2019
Confidentiality Memorandum	Please read the full disclaimer.
Property Tours:	Property tours are available upon request. To schedule a property tour please contact 770-256-8669.

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CONFIDENTIALITY & DISCLAIMER

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INVESTMENT OVERVIEW

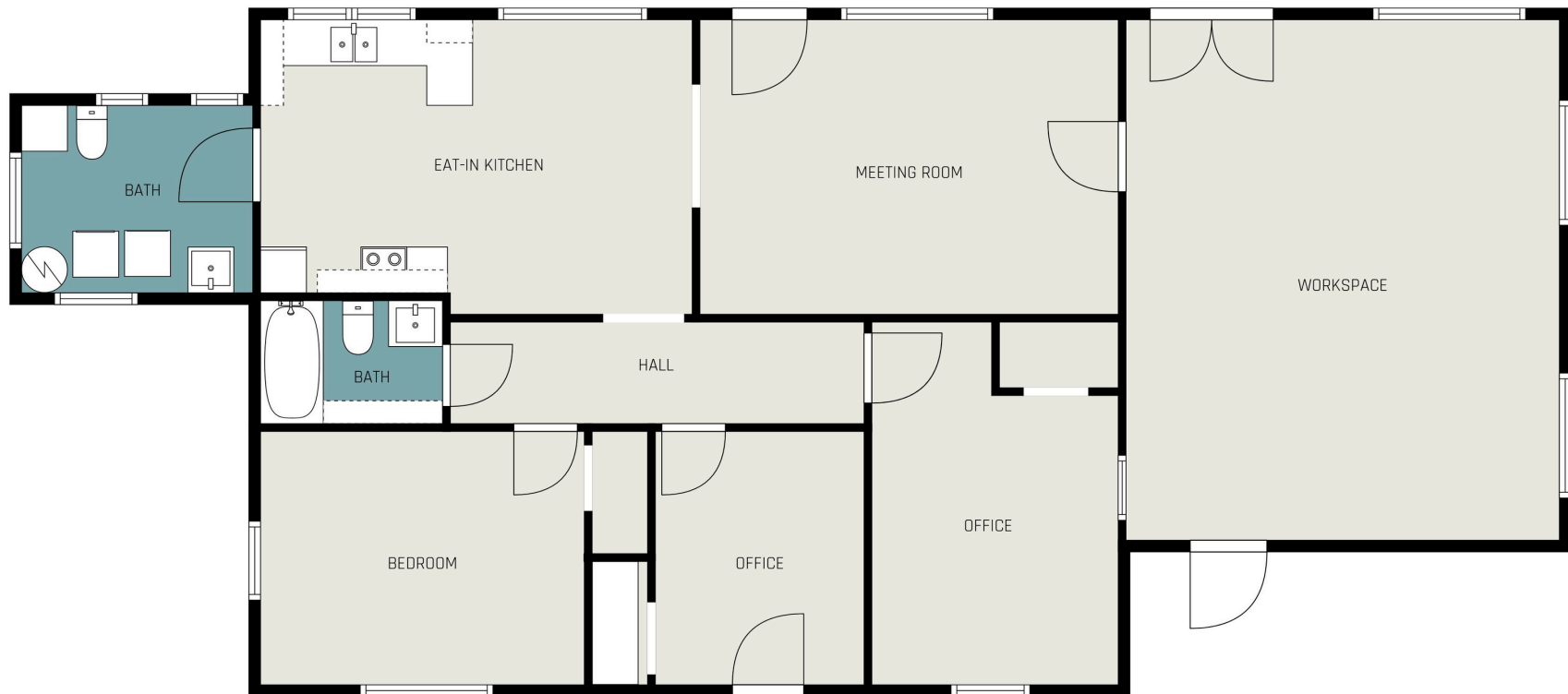
Located at the high-traffic corner of Lee Road and S Sweetwater Road, this prime commercial property presents an exceptional investment or owner-occupant opportunity. Renovated in 2019, the building underwent major upgrades including an expanded floorplan, a new roof, HVAC system, water heater, windows, flooring, and gutters—making it a move-in-ready space for a wide range of business uses.

Strategically positioned less than one mile from Interstate 20, the property offers unparalleled accessibility to Atlanta (just 25 minutes away) and the broader West Georgia region. Its proximity to the interstate makes it an ideal location for businesses seeking convenient connections to major markets, supply chains, and customer bases.

This location also benefits from strong visibility and steady traffic flow at the intersection of two well-traveled roads, enhancing brand exposure and accessibility.

Please note: The business currently operating on-site is not included in the sale. Do not disturb the business without a scheduled appointment.

FLOOR PLAN



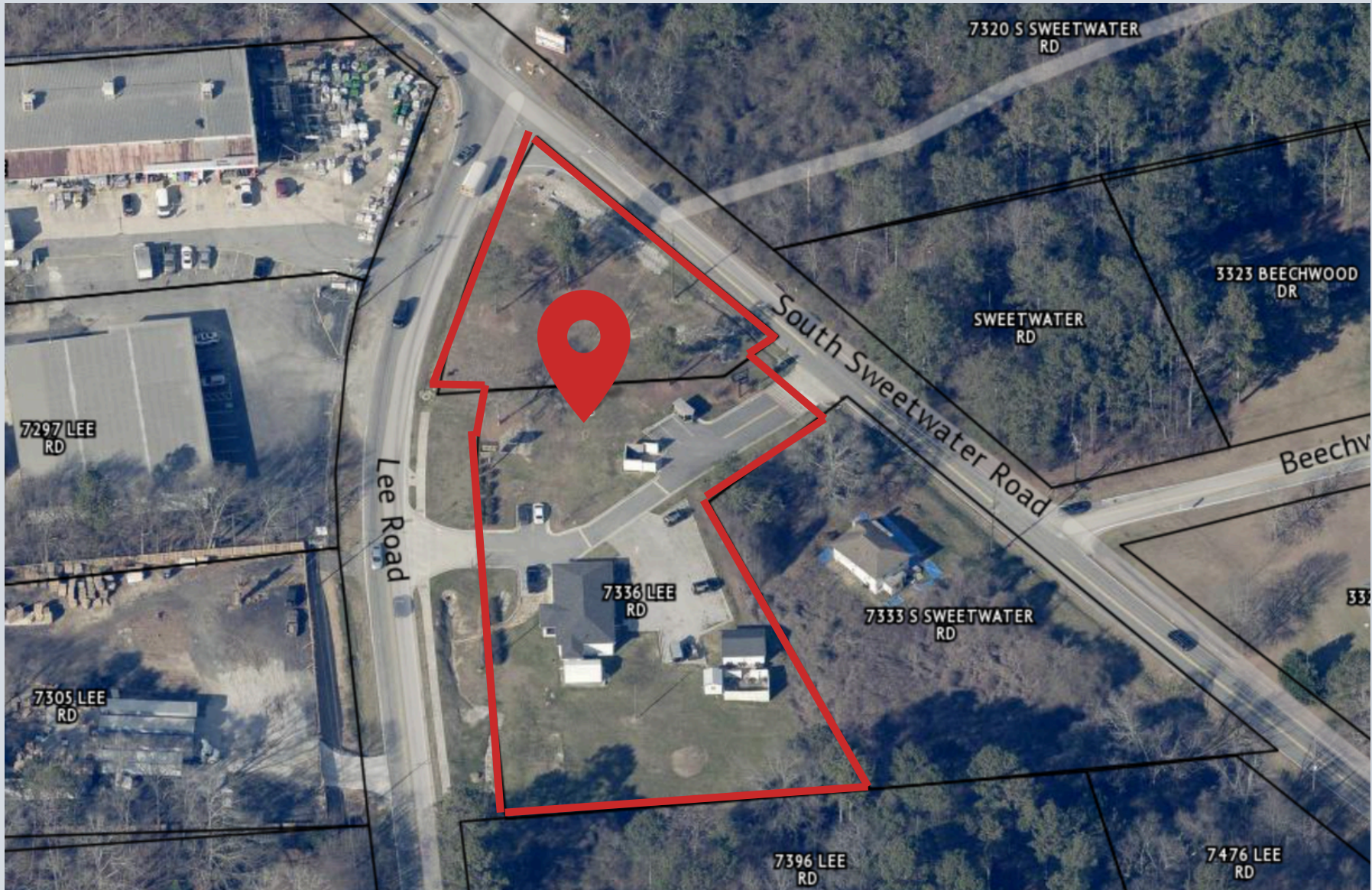
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AERIAL MAP



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DEMOGRAPHICS STATISTICS



Demographic and Income Comparison Profile

7336 Lee Rd, Lithia Springs, Georgia, 30122
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.77627
Longitude: -84.65284

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	4,383	34,973	97,540
Households	1,794	13,568	35,410
Average Household Size	2.44	2.58	2.74
2025 Summary			
Population	4,715	36,668	103,203
Households	1,955	14,344	37,757
Families	1,195	8,704	24,903
Average Household Size	2.41	2.56	2.72
Owner Occupied Housing Units	1,167	7,168	22,307
Renter Occupied Housing Units	788	7,176	15,450
Median Age	38.2	36.4	36.7
Median Household Income	\$69,448	\$65,978	\$75,735
Average Household Income	\$93,725	\$82,130	\$98,024
2030 Summary			
Population	4,917	37,522	107,845
Households	2,068	14,749	39,617
Families	1,249	8,876	25,995
Average Household Size	2.38	2.54	2.71
Owner Occupied Housing Units	1,243	7,468	23,850
Renter Occupied Housing Units	825	7,281	15,767
Median Age	38.9	37.3	37.6
Median Household Income	\$74,858	\$73,119	\$85,435
Average Household Income	\$101,481	\$90,456	\$110,495
Trends: 2025-2030 Annual Rate			
Population	0.84%	0.46%	0.88%
Households	1.13%	0.56%	0.97%
Families	0.89%	0.39%	0.86%
Owner Households	1.27%	0.82%	1.35%
Median Household Income	1.51%	2.08%	2.44%

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INVESTMENT CONTACT:



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