

138 MAIN ST SHARPSBURG, GA 30277



OFFERED AT
\$265,000



ABOUT THE PROPERTY

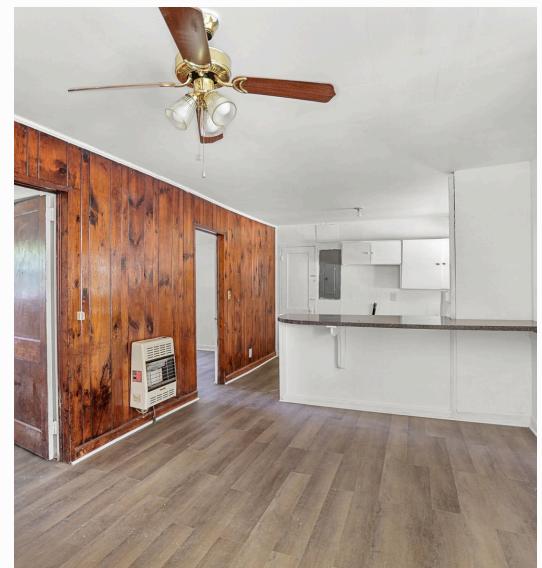
Whether you're dreaming of launching a boutique shop, office, bakery, or pet spa – or simply looking to live in one home and rent out the other – this location allows you to do it all. Just steps from local favorites and zoned for both residential and commercial use, it's ideal for owner-occupants, investors, or entrepreneurs.



**Southern
REAL ESTATE
PROPERTIES**

Olivia Gentry, Realtor®
The Closing Agent
Southern Real Estate Properties
• **470-216-8995**
✉ **oliviagentryrealtor@gmail.com**
🤠 **@oliviagentryrealtor**

FIRST ON SITE DWELLING



SECOND ON SITE DWELLING



PROPERTY SUMMARY

Age Demographics

39

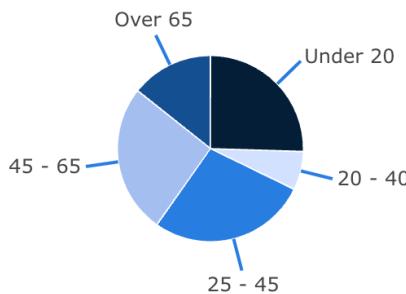
Median Age

40

2028 Estimate

↑ **4%**

Growth Rate



Housing Occupancy Ratio

7:1

9:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

Renters

Homeowner

LOCATION HIGHLIGHTS

📍 **SHARPSBURG, GA.**

🚚 ENJOY PROXIMITY TO:

✓ 🚗 **DOWNTOWN NEWNAN (10 MILES)**

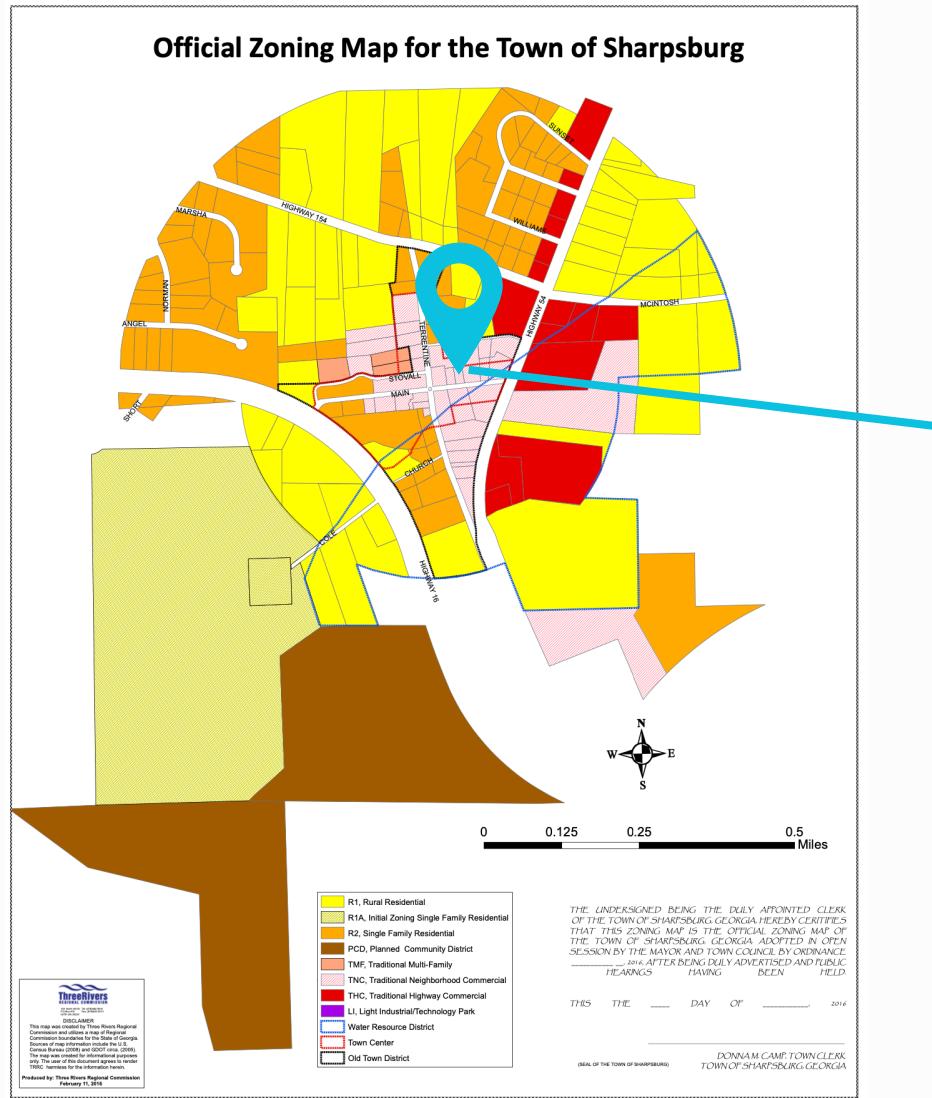
✓ ⚠️ **DOWNTOWN SENOIA (7 MILES)**

✓ 🚗 **PEACHTREE CITY (15 MILES)**

✓ ✈️ **HARTSFIELD-JACKSON INTERNATIONAL AIRPORT (UNDER 40 MINS)**

✓ 🚚 **COSTCO & SAMS (5 MILES)**

ZONING



- THIS PROPERTY IS LOCATED WITHIN THE CITY OF SHARPSBURG. IT IS WITHIN THE "TOWN CENTER", AND IS ZONED TRADITIONAL NEIGHBORHOOD COMMERCIAL.

PERMITTED USES:

- PLEASE SEE THE ATTACHED DOCUMENTATION IN REGARDS TO THE PERMITTED USES OF THE CITY OF SHARPSBURG. MORE DOCUMENTATION AND INFORMATION CAN BE FOUND VIA THE CITY OF SHARPSBURG.



PROPERTY FEATURES:

 Live in one home and rent out the other

 Launch your boutique, office, bakery, pet spa, or more

 Perfect for investors, entrepreneurs, or owner-occupants

All of this with unbeatable convenience:

- Downtown Newnan – 10 miles
- Downtown Senoia – 7 miles
- Peachtree City – 15 miles
- Costco & Sam's Club – 5 miles
- Hartsfield-Jackson Atlanta Airport – under 40 mins

With Main Street visibility, walkable charm, and flexible zoning, this property is truly a rare find. Don't miss your chance to own a piece of Sharpsburg's future!

5.2 Permitted Uses.

No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in Table 5.2. Each use is mutually exclusive and does not include other uses listed in the table. A principal use denoted by the letter "S" is permitted only if a special use permit is granted by the Town Council. For legal uses not included in this list, an application can be made to the Mayor and Council to determine its permitted districts based upon similar existing uses. The Town reserves the right to regulate any new business which it is permitted to regulate. There may be only one permitted use per lot except in TC, TNC, THC, TND and LI districts.

Note: If a use is not specifically listed in Table 5.2 it is a prohibited use.

Table 5.2 Permitted Uses

PERMITTED USES	R1	R1A	R2	TND	TMF	TC	TNC	THC	LI
ACCESSORY USES	X	X	X	X	X	X			X
ADULT ENTERTAINMENT									X
ADVERTISING DISPLAY, SALES AND MANUFACTURING							X	X	X
AGRICULTURE EQUIPMENT SALES, SUPPLY, STORAGE								X	X
AMBULANCE SERVICES								X	X
ANIMAL CARE FACILITY SHALL BE LOCATED AT LEAST 100' FROM ANY PROPERTY ZONED FOR RESIDENTIAL USE								X	X
ANTIQUE SHOP						X	X	X	
APPAREL AND ACCESSORY STORE				X		X	X	X	
APPLIANCE SALES			X			X	X	X	
ART GALLERY/PHOTOGRAPHY				X		X	X	X	
ATHLETIC/HEALTH CLUB & FACILITIES				X		X	X	X	
ASSEMBLY HALL, CIVIC CENTER				X		X	X		
AUTOMOBILE AND TRUCK SALES, SERVICE AND REPAIR								X	X
AUTOMOBILE, TRUCK REPAIR AND BODY SHOP								X	X
BAIT SHOP				X				X	X
BAKERY/PAstry SHOP				X		X	X	X	X
BANK OR FINANCIAL INSTITUTION				X		X	X	X	
BARBER SHOP/BEAUTY SHOP				X		X	X	X	
BASEBALL BATTING CAGES								X	X
BED AND BREAKFAST	X		X	X		X	X		
BOAT STORAGE									X
BOAT SALES, SERVICE & REPAIR								X	X
BOOKS, CARDS AND STATIONARY STORES				X		X	X	X	
BUILDER SUPPLIES AND STORAGE									X
BUILDING MATERIALS SALES, SUPPLIES AND STORAGE									X
CAR WASH								X	X
CARPET CLEAN. STORE								X	X

PERMITTED USES	R1	R1A	R2	TND	TMF	TC	TNC	THC	LI
CARPET AND RUG SALES, FLOOR COVERING AND STORAGE								X	X
CEMETERY	S	S	S						
CHILD CARE CENTER, GROUP				X		X	X	X	
CHILD CARE FACILITY				X		X	X	X	
CHILD CARE HOME	S	S	S	S					
CHURCHES	S		S	S	S	S	S	S	S
CIVIC CLUBS				X		X	X	X	
CLINIC, PUBLIC OR PRIVATE				X		X	X	X	
CLUB OR LODGE								S	S
COLLEGE, UNIVERSITY OR JUNIOR COLLEGE				S		S	S	S	
CONGREGATE PERSONAL CARE HOME				S	S	S	S	S	
CONTRACTOR EQUIPMENT- MATERIAL STORAGE									X
CONVENIENCE STORES WITHOUT FUEL PUMP SERVICE				X		X	X	X	
CONVENIENCE STORES WITH FUEL PUMP SERVICE- PROVIDED THAT ALL PUMPS SHALL BE AT LEAST 15 FEET FROM ANY STREET RIGHT-OF-WAY				X		X	X	X	
CURIO AND SOUVENIR SHOPS				X		X	X	X	
DRUG STORES, PHARMACIES				X		X	X	X	
DWELLING, MULTI-FAMILY				X	X	X	X		
DWELLING, SINGLE-FAMILY DETACHED	X	X	X	X		X	X		
EQUIPMENT RENTAL								X	X
EQUIPMENT SUPPLIES								X	X
FARMING	X								X
FLEA MARKET									X
FLORIST SHOP				X		X	X	X	
FUNERAL HOME, MORTUARY									X
FURNITURE AND HOME FURNISHINGS				X		X	X	X	X
GARDEN LANDSCAPING SUPPLIES				X		X	X	X	X
GOLF COURSES AND CLUB HOUSES				S				S	S
GOLF DRIVING RANGE				S				S	S
GOVERNMENT BUILDINGS				X		X	X		
GROCERY STORE				X	X	X	X	X	X
GROUP CARE PERSONAL HOME	S		S	S	S		S	S	
HARDWARE, PAINT AND WALLPAPER STORE				X		X	X	X	X
HOBBY, TOY AND GAME STORE				X		X	X	X	
HOME OCCUPATION- SUBJECT TO ARTICLE 7 REGULATIONS.	X	X	X	X	X				
HOSPITAL				X			X	X	

PERMITTED USES	R1	R1A	R2	TND	TMF	TC	TNC	THC	LI
HOTEL/INN				X			X	X	X
JEWELRY STORE				X		X	X	X	
KENNEL								X	X
LAUNDRY, PICK UP AND DRY CLEAN SERVICES				X		X	X	X	
LAUNDRY, COIN OPERATED				X			X	X	
LIBRARY				X		X	X	X	
LIVESTOCK- RAISING/KEEPING FOR PERSONAL PLEASURE, PROVIDED THAT ALL STRUCTURES SHALL BE AT LEAST 100' FROM ANY PROPERTY LINE.	X								
MACHINE SHOP, FABRICATION, WELDING, SALES									X
MANUFACTURING INVOLVING THE ASSEMBLY OF PRE-MANUFACTURED COMPONENT PARTS.									X
MINI-WAREHOUSE (SELF-STORAGE FACILITY)									X
MOTEL								X	X
MOVIE THEATRE				X		X	X	X	X
MUSEUM				X		X	X	X	
NURSERY, GREENHOUSE - PROVIDED THAT NO STRUCTURE SHALL BE LOCATED CLOSER THAN 100' TO ANY ADJOINING RESIDENTIAL PROPERTY.							X	X	X
OFFICE, BUSINESS AND PROFESSIONAL				X		X	X	X	X
OFFICE SUPPLIES				X		X	X	X	X
PARKING LOT				X		X	X	X	X
PARKS & RECREATION	X		X	X	X	X	X	X	X
PET AND DOG GROOMING SHOPS							X	X	X
PRINT SHOP				X		X	X	X	X
RECREATIONAL FACILITIES	X		X	X	X	X	X	X	X
RECYCLING COLLECTION STATION									X
REPAIR SERVICE, GENERAL MERCHANDISE							X	X	X
RESTAURANT				X		X	X	X	X
RESTAURANT W/ DRIVE-IN AND/OR DRIVE-THROUGH FACILITIES.									X
RETAIL STORES				X		X	X	X	X
SCHOOL - PUBLIC OR PRIVATE	S		S	S		S	S	S	
SEWERAGE TREATMENT FACILITIES-PUBLIC OR PRIVATE	S		S	S	S			S	S
SHOE REPAIR				X		X	X	X	
TAXIDERMY								X	X

PERMITTED USES	R1	R1A	R2	TND	TMF	TC	TNC	THC	LI
TIRE SALES AND SERVICE								X	X
UTILITY FACILITIES	S	S	S	S	S		S	S	S
VETERINARY CLINIC/ANIMAL HOSPITAL/GROOMING								X	X
VIDEO SALES AND RENTAL				X		X	X	X	X
VOCATIONAL SCHOOL				S		S	S	S	X
WATER DISTRIBUTION OR TREATMENT FACILITIES	S	S	S	S	S	S	S	S	S