

VILLA RICA, GEORGIA

1850 CARROLLTON VILLA RICA HWY



EXCLUSIVELY PRESENTED BY:

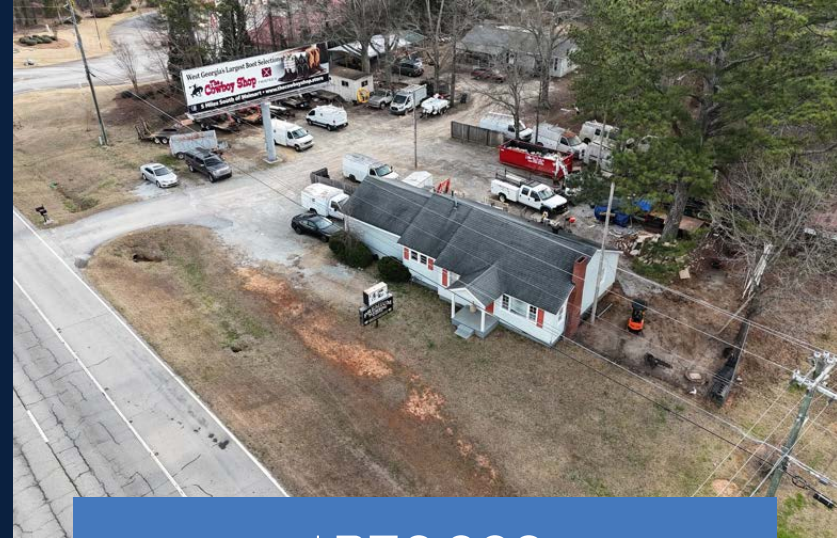


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\$250,000
PRICE

OFFERS SHOULD BE SENT TO THE ATTENTION OF:



LUKE SAULS

770-841-4591

luke@saulsstoragegroup.com



JANE H. SAULS, CCIM

770-328-2379

jane@saulsstoragegroup.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1850 Carrollton Villa Rica Highway offers a well-positioned professional office opportunity in the growing Villa Rica, Georgia market. Located along a primary commercial corridor, the property provides strong visibility and convenient access for clients and staff. The building features a functional office layout suited for professional seeking space in Carroll County. Its configuration allows for efficient day-to-day operations while supporting a variety of business types. With continued residential and commercial growth in West Georgia, this property presents an attractive opportunity for an owner-occupant or investor looking to secure office space in a high-demand, high-access location.

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.73 Acres
Building Size:	1,416 SF
Traffic Count VPD	26,500 (GDOT)
County:	Carroll

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- High-Visibility Office on Carrollton Villa Rica Hwy – 26,500 VPD (GDOT) offering strong daily exposure.
- 1,416 SF Standalone Building | 0.73 Acres – Flexible small-office opportunity with on-site parking.
- Minutes to I-20 – Easy access to Atlanta and West Georgia markets.
- Owner-User or Investment Opportunity – Affordable entry point in Carroll County.
- Strong Area Demographics – 66,000+ residents within 7 miles with solid household incomes.
- Growing Villa Rica Market – Positioned near expanding residential and commercial development.

DEMOGRAPHICS MAP & REPORT

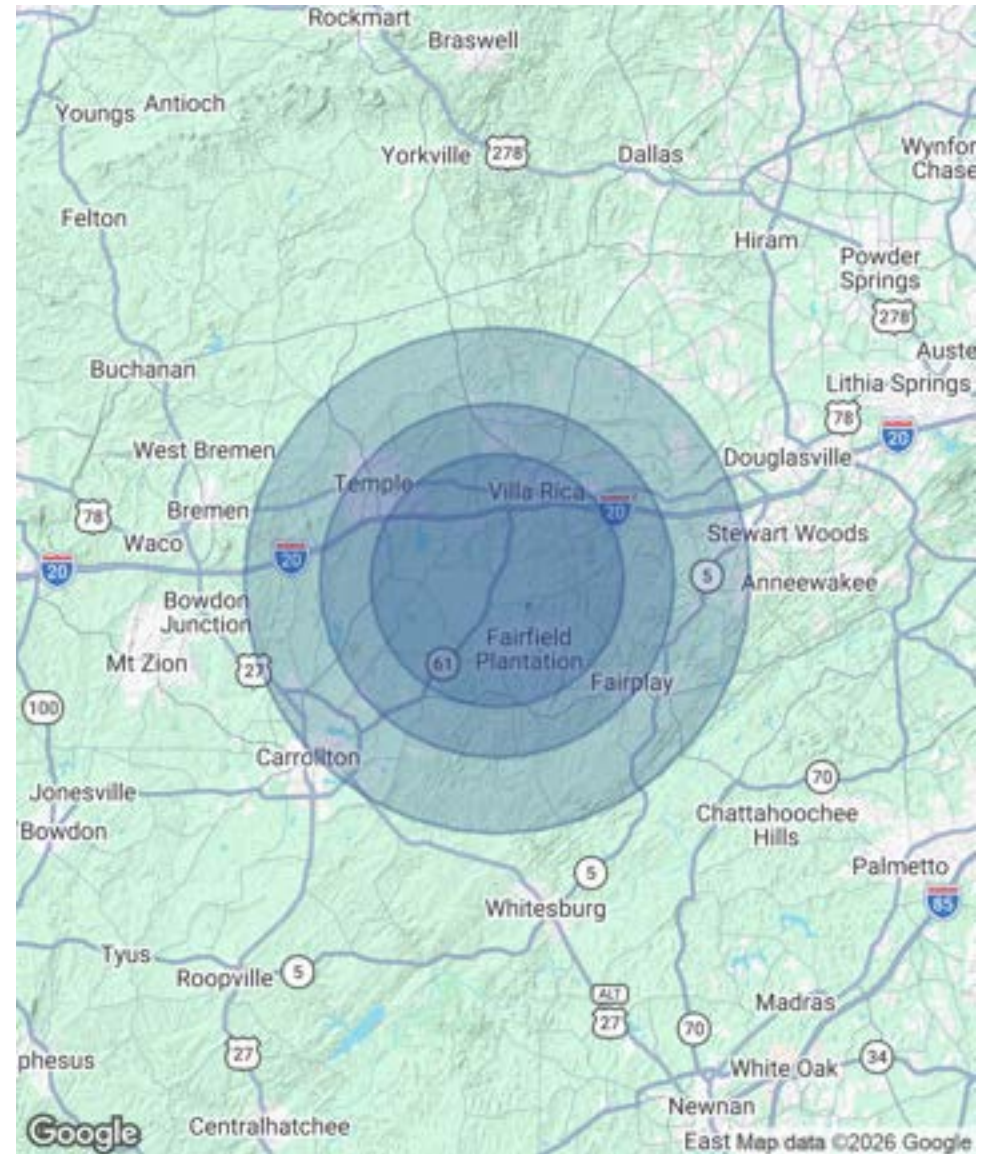
POPULATION	5 MILES	7 MILES	10 MILES
Total Population	36,151	66,085	118,792
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	12,924	23,307	42,076
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$92,848	\$94,518	\$93,296
Average House Value	\$297,260	\$300,980	\$291,823

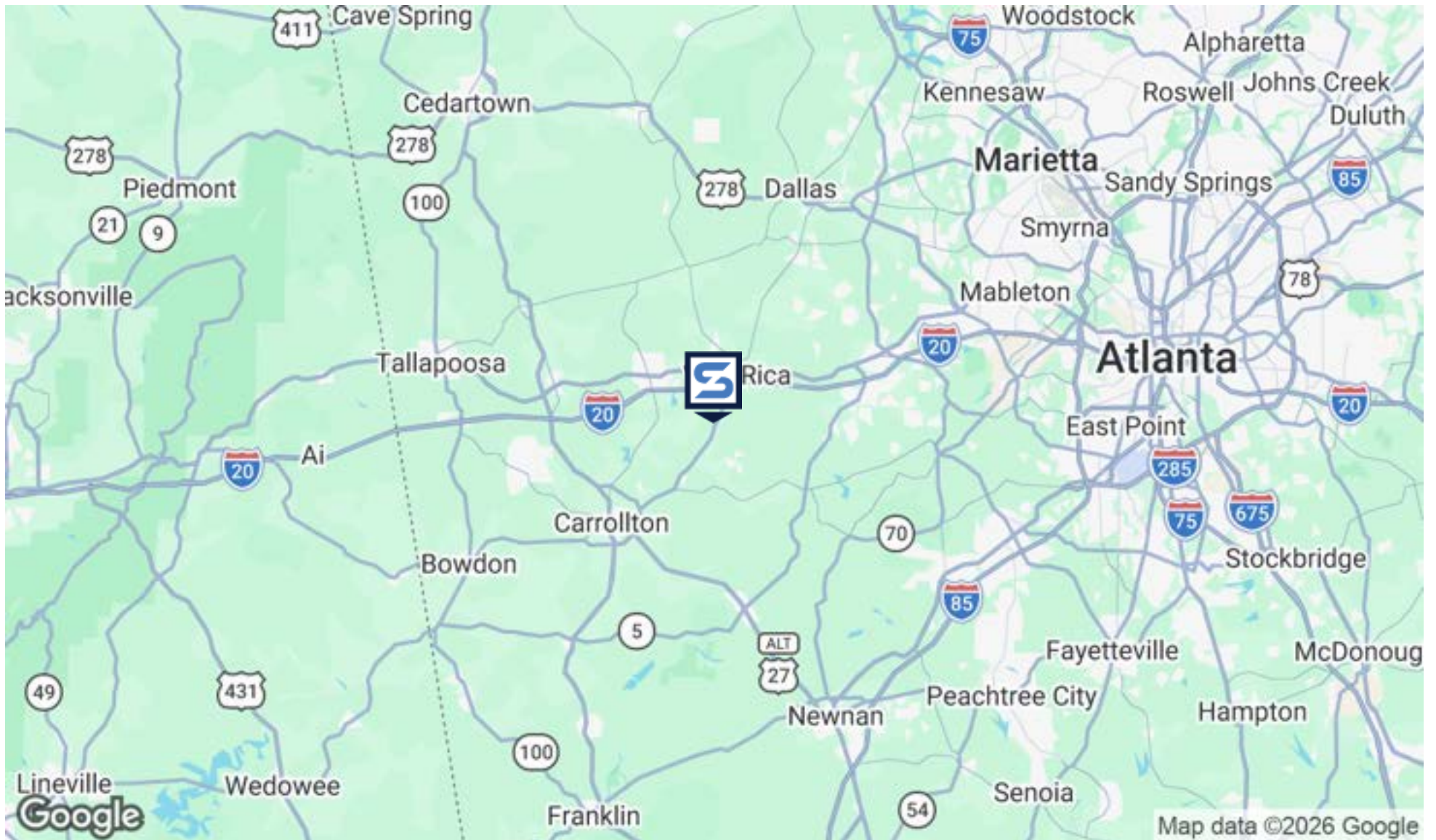
ETHNICITY (%)	5 MILES	7 MILES	10 MILES
Hispanic	7.5%	7.5%	9.0%

RACE	5 MILES	7 MILES	10 MILES
Total Population - White	22,982	41,760	73,727
Total Population - Black	8,326	15,451	27,835
Total Population - Asian	470	948	1,578
Total Population - Hawaiian	15	29	56
Total Population - American Indian	147	268	587
Total Population - Other	1,171	2,132	4,822

Demographics data derived from AlphaMap



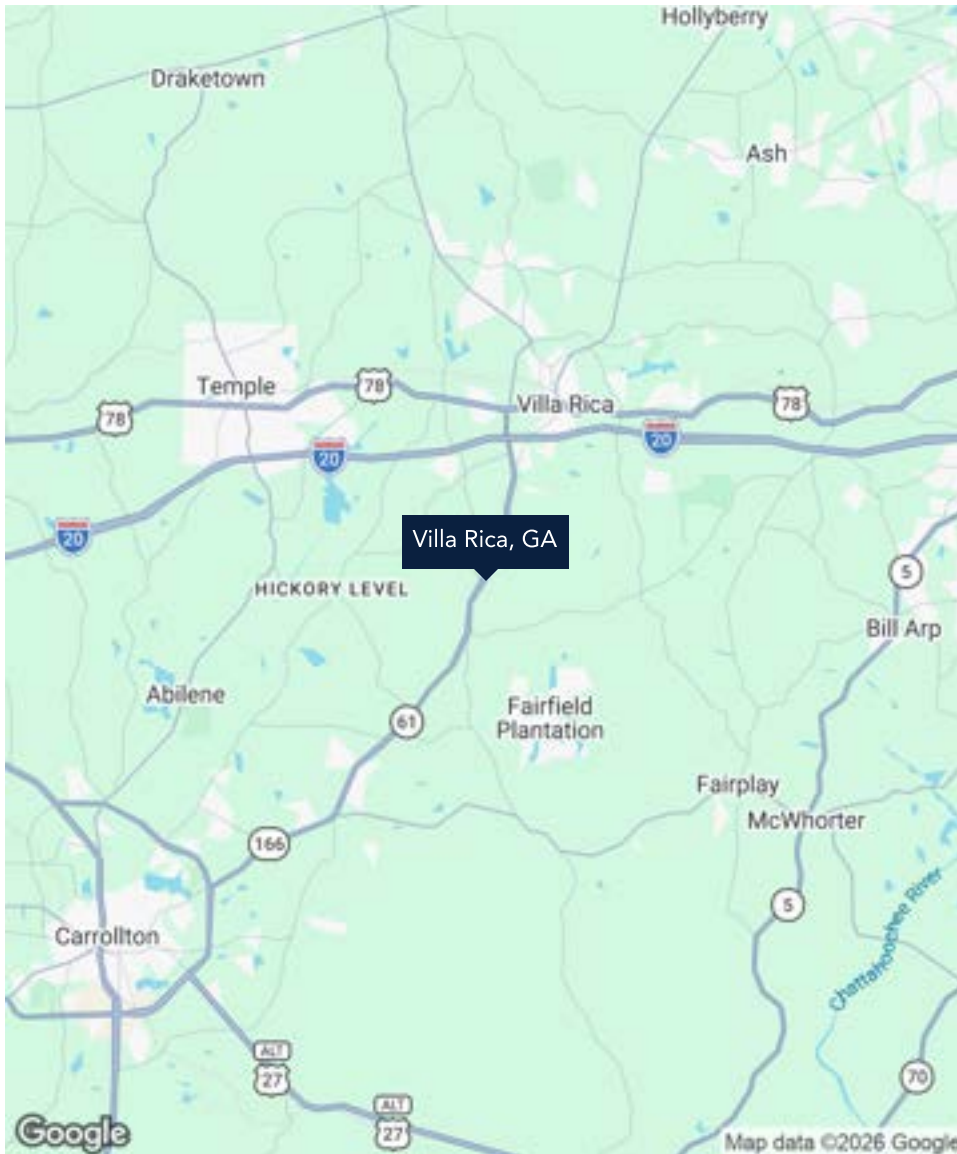
LOCATION MAP





ADDITIONAL PHOTOS





LOCATION DESCRIPTION

1850 Carrollton Villa Rica Highway is strategically positioned along one of the primary corridors connecting Villa Rica and Carrollton, offering strong daily traffic counts and excellent accessibility. The property sits minutes from Interstate 20, providing direct access to the greater Atlanta MSA while maintaining proximity to West Georgia's growing residential base. Surrounded by established neighborhoods, expanding housing developments, and nearby retail and service businesses, this location benefits from steady commuter flow and consistent local traffic. Villa Rica continues to experience population growth and commercial expansion, supporting long-term demand for professional office space in Carroll County.



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