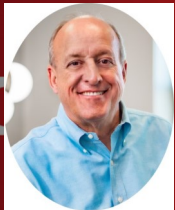


8341 Dallas Acworth Hwy



FOR LEASE & SALE

27 ACRES—PAULDING COUNTY



Robert Armstrong
404.790.6100
rarmstrong@atlantalandgroup.com



Rosetta Dillard
(404) 680-1895
rdillard@atlantalandgroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

PROPERTY OVERVIEW

- +/- 27.03 acres
- Zoned B1-100—Paulding County
- Topography — Level
- All utilities available to site
- Property may be subdivided
- 785 ft of frontage on Hwy 92/ Dallas Acworth Hwy
- 17,100 ADT (15) N on Hwy 92/ Dallas Acworth Hwy

Lease Price \$3,400 per month — Triple Net

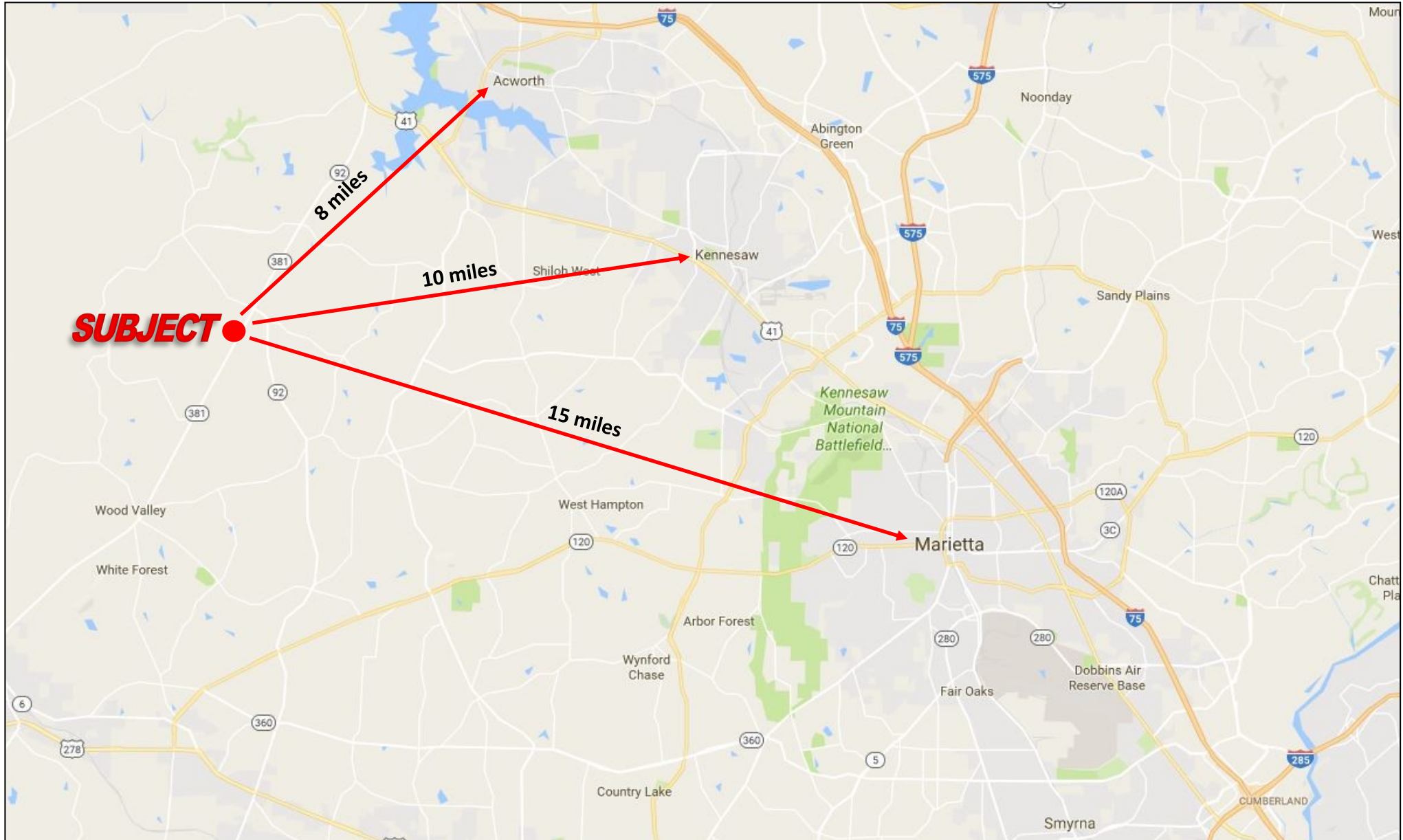
Asking Sale Price — \$210,000 / Acre



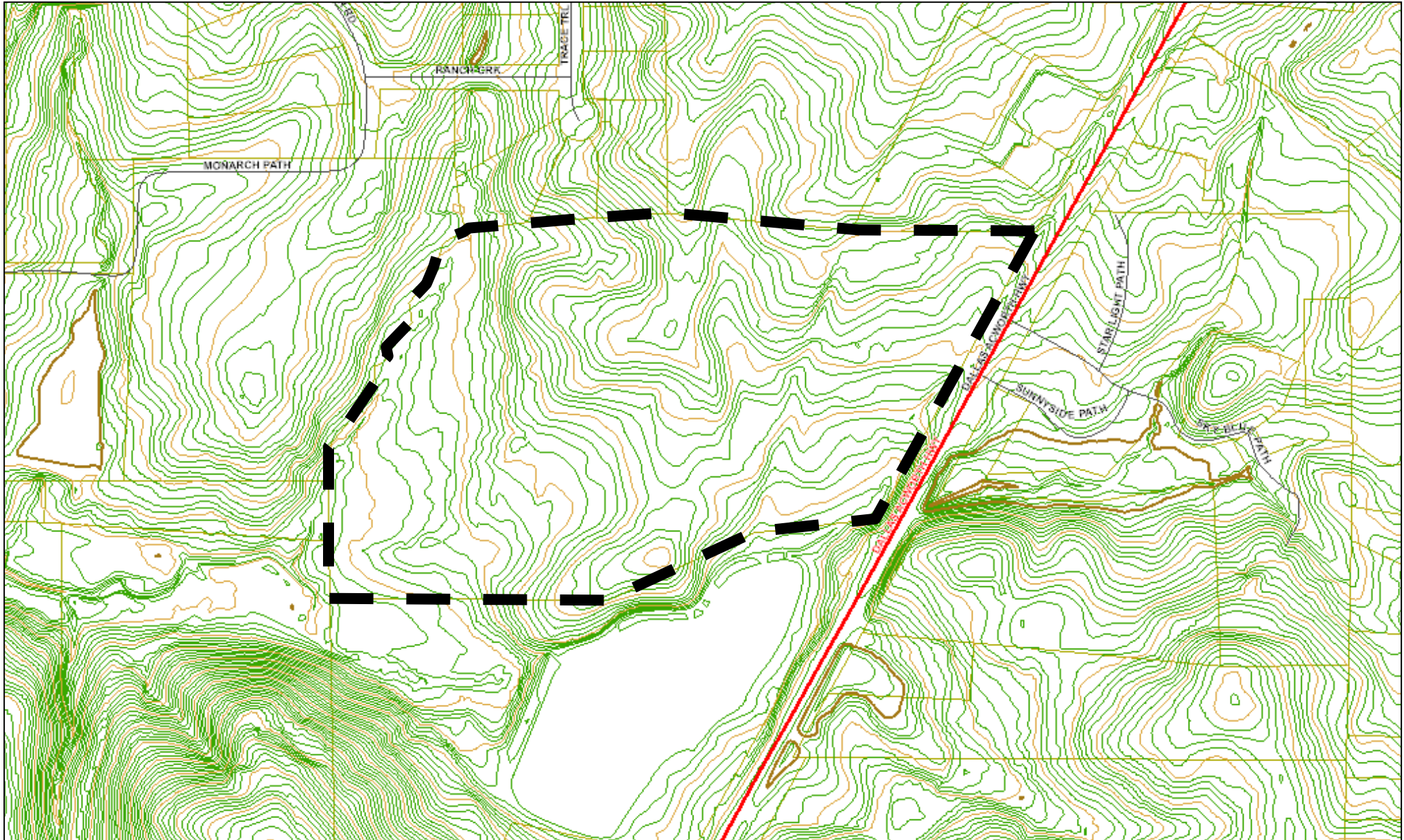
AERIAL DEPICTION



LOCATION MAP



TOPOGRAPHY

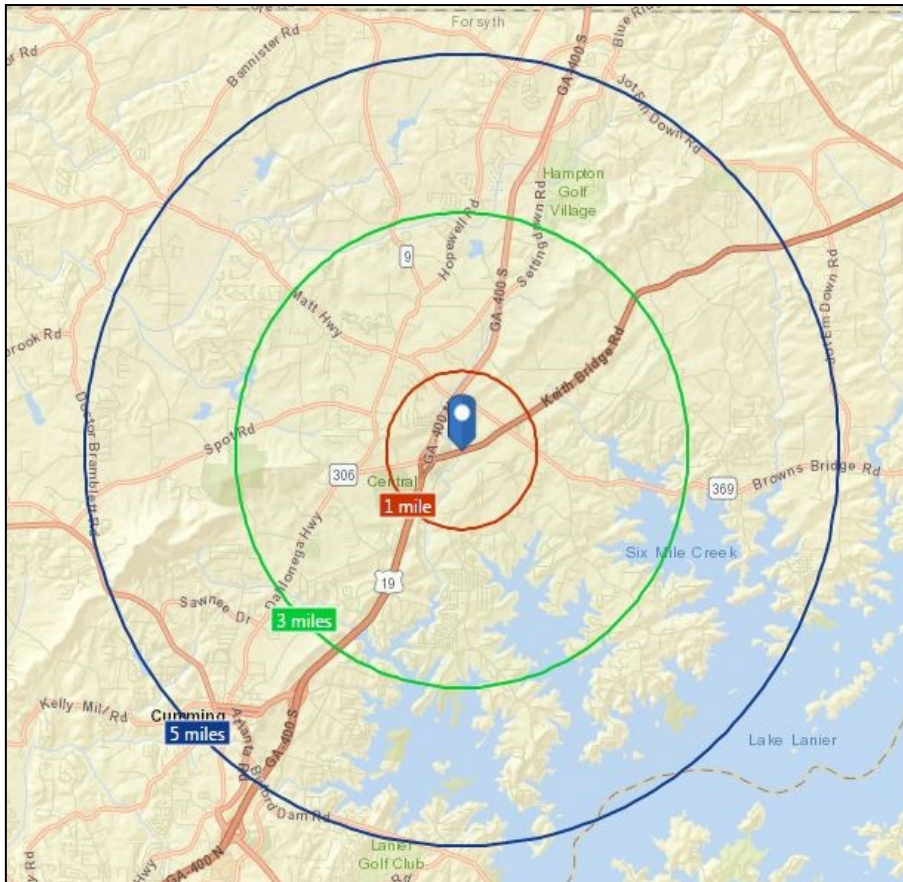


SUBMARKET AERIAL

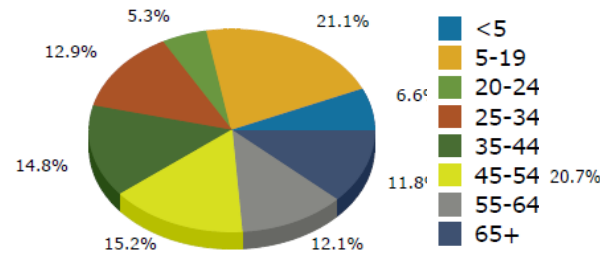


AREA DEMOGRAPHICS

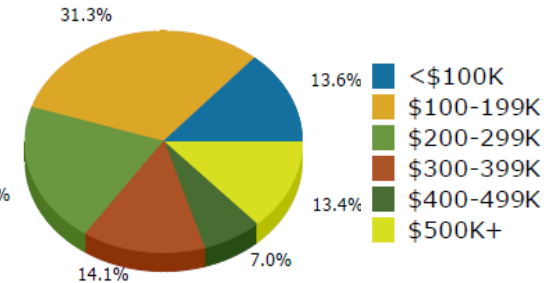
	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,082	1,017	\$81,388	32
3 Miles	19,514	7,079	\$84,297	37
5 Miles	50,582	17,744	\$89,490	38



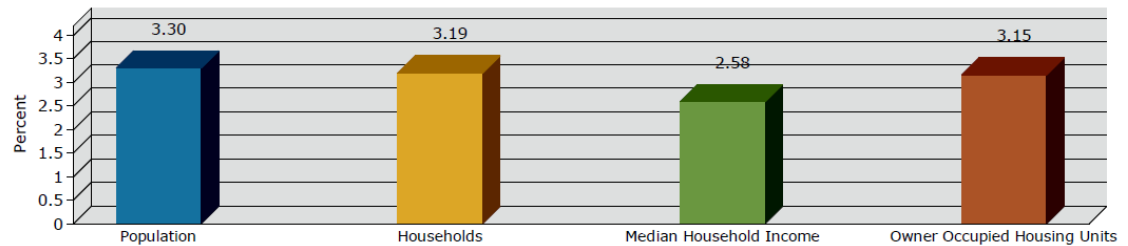
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

