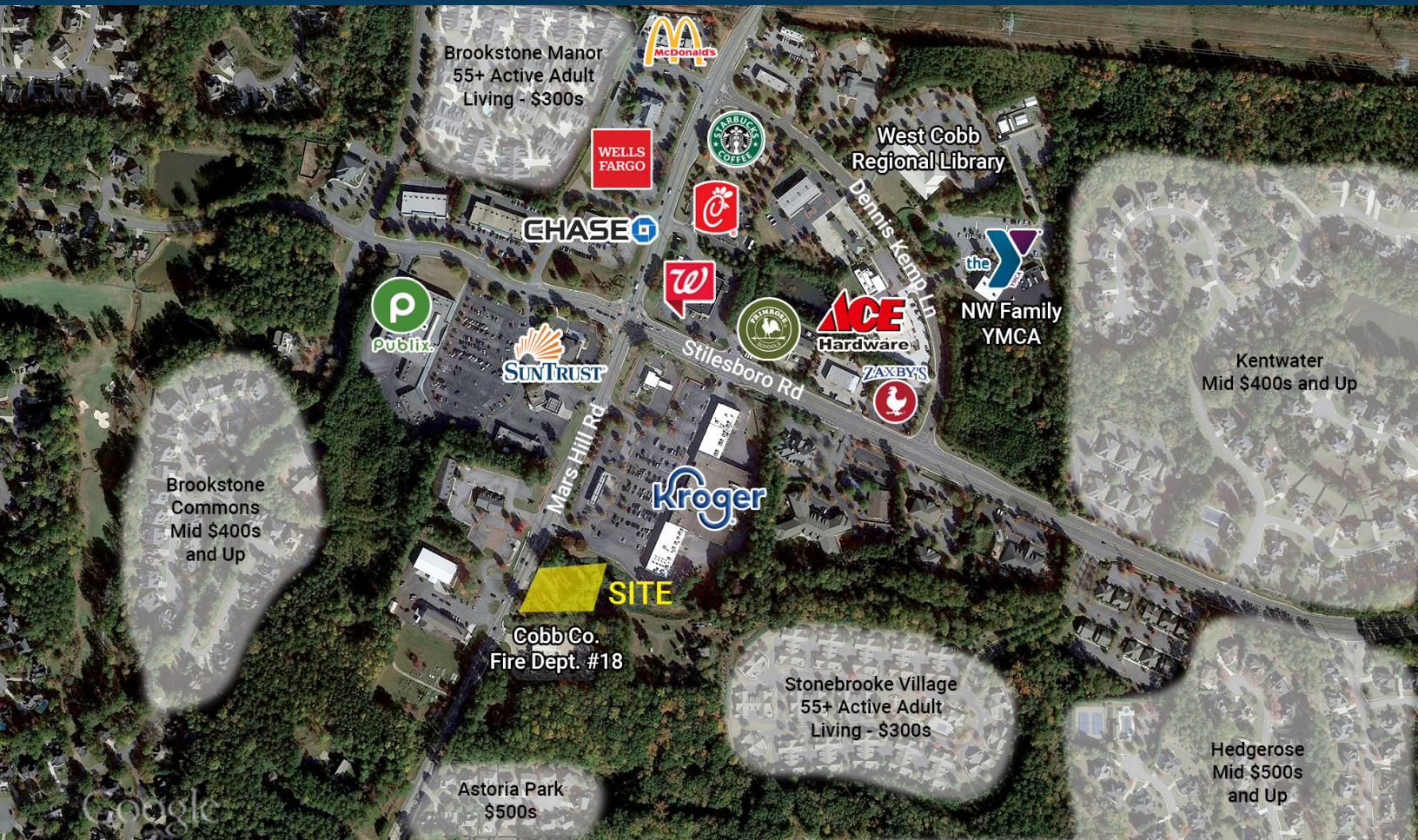


Land For Sale

0.901± AC - Zoned LRC



## West Cobb Location

1660 Mars Hill Road  
Acworth, GA 30101

## Property Details

- 0.901± acre tract located on Mars Hill Road, just south of Stilesboro Road
- 174.45'± of frontage along Mars Hill Road
- Zoned LRC (Limited Retail Commercial), uses include office and light retail
- 14,600 cars per day on Mars Hill Rd, north of site; 11,100 cars per day on Mars Hill Road, south of site
- Excellent West Cobb location
- Priced at \$350,000

Dan Buyers  
770.596.2629  
tdb@mcwrealty.com

Peyton McWhirter  
678.385.2705  
pmm@mcwrealty.com

McWhirter Realty Partners, LLC  
300 Galleria Parkway, Suite 300  
Atlanta, GA 30339  
770.955.2000  
www.mcwrealty.com



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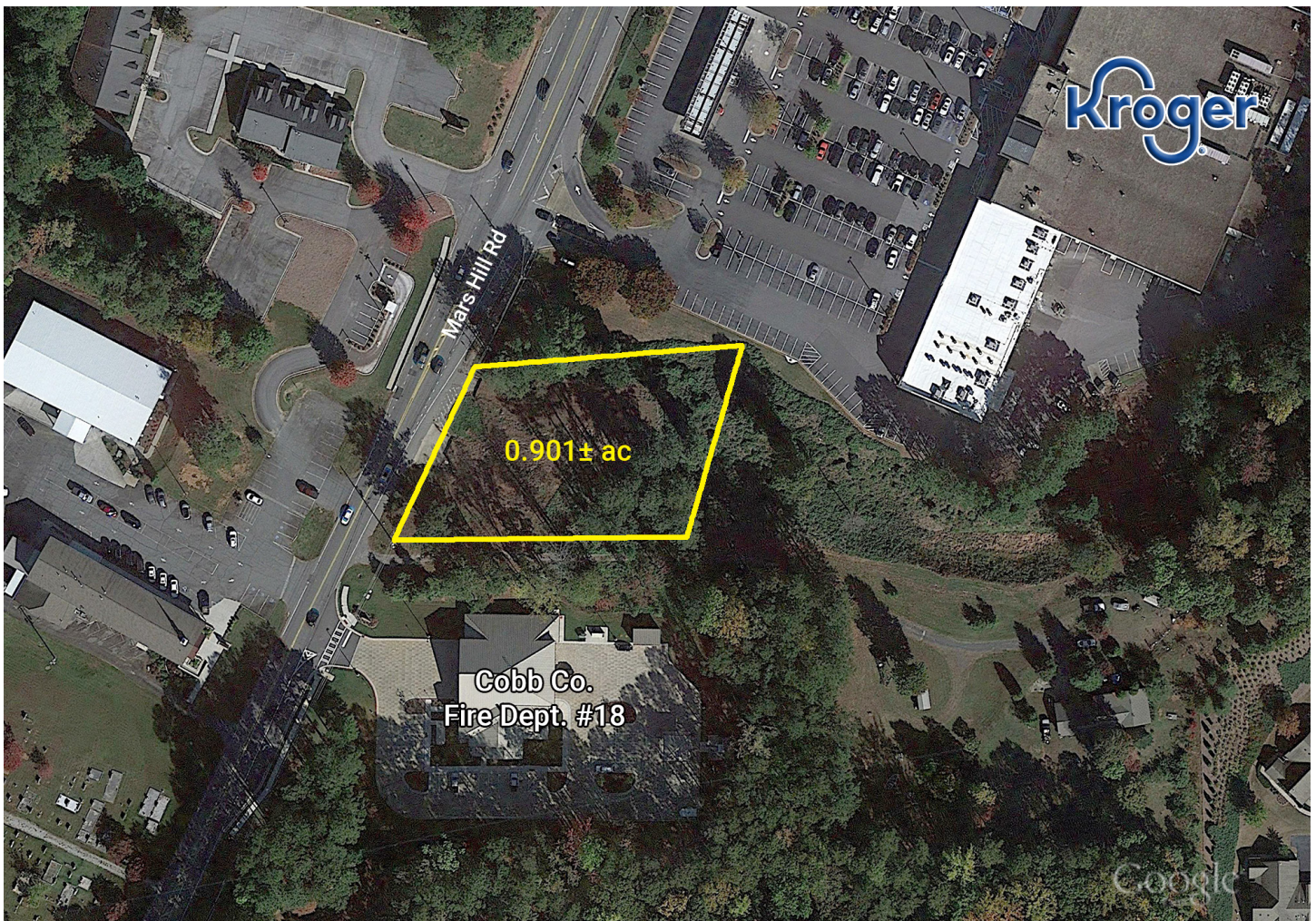
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Land For Sale

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West Cobb - 1660 Mars Hill Road, Acworth, GA 30101



## Area Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population:</u>			
2026 Projection	6,513	41,668	120,091
2021 Estimate	6,418	40,583	114,991
2010 Census	6,002	36,837	100,286
Daytime Population	2,000	6,006	22,199
<u>Income:</u>			
2021 Avg Household Income	\$153,982	\$143,700	\$125,422
2021 Med Household Income	\$131,380	\$120,758	\$103,359

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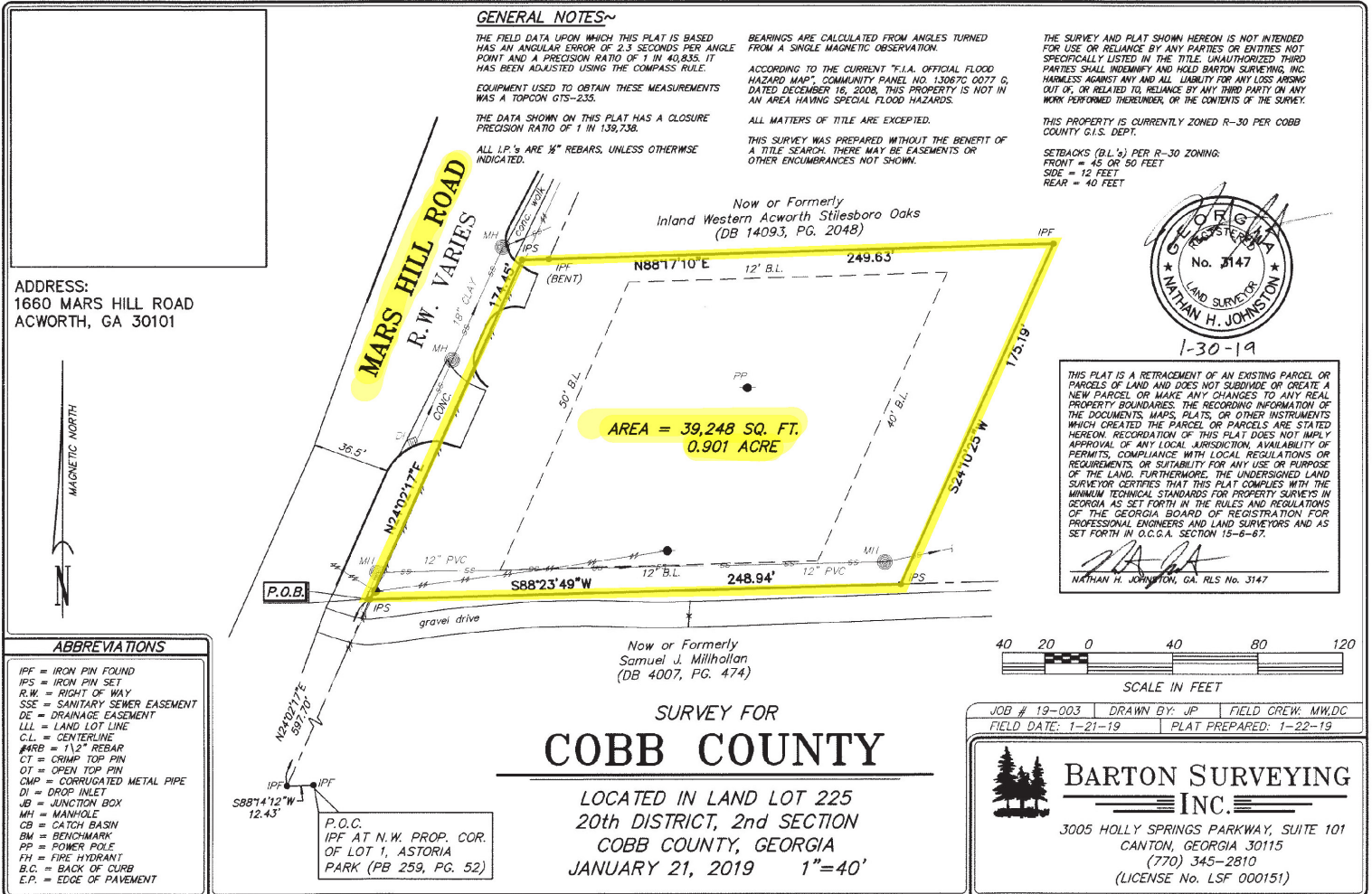


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West Cobb - 1660 Mars Hill Road, Acworth, GA 30101

## Property Survey



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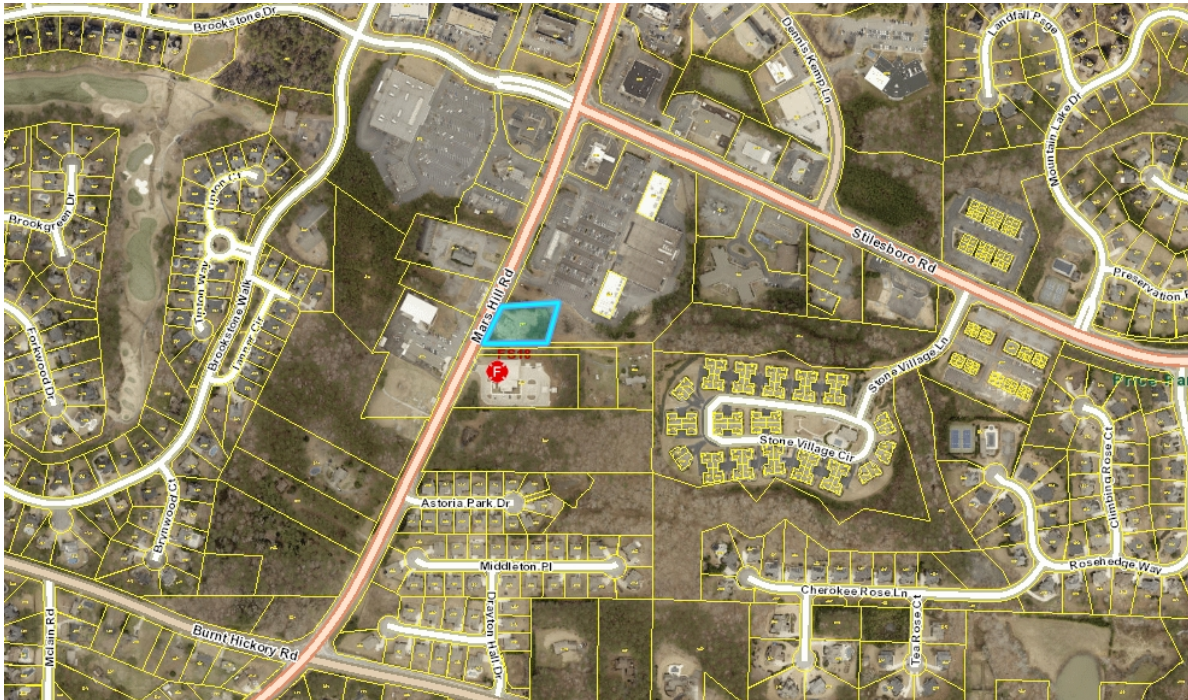


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Tax Aerial



Topography & Hydrology



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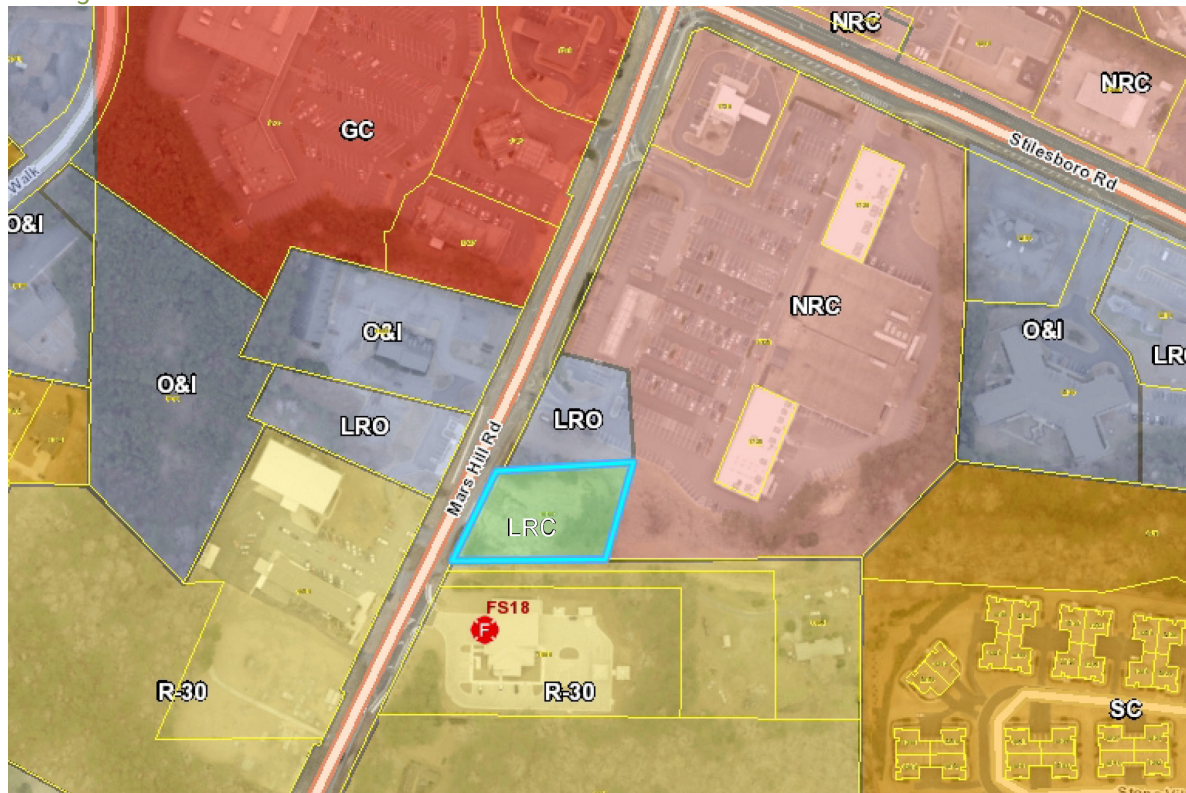


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Zoning Districts



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