

.86 ACER'S IN COBB COUNTY

3230 OAK ST

3230 Oak St Austell, GA 30106



OFFERING SUMMARY

Sale Price:	\$295,000
Building Size:	651 SF
Available SF:	
Lot Size:	33,611 SF
Number of Units:	1
Price / SF:	\$453.15
Year Built:	1957
Zoning:	NS
Market:	Atlanta

PROPERTY OVERVIEW

Newly remodeled, this freestanding 651 SF commercial building sits on a cleared 0.86-acre corner lot in the heart of Austell's business district. With updated systems, a clean interior, and flexible zoning, this property is ideal for owner-occupiers or investors seeking a high-visibility, expandable site at an attractive price point.

LOCATION DESCRIPTION

- Property Highlights:
- ±651 SF building
- Fully renovated interior, clean and ready for owner or tenant.
- Central HVAC, updated vinyl/tile flooring, fresh paint
- Corner lot with excellent visibility and signage potential

Misha Page
(678) 480-7429



**COLDWELL BANKER
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METRO BROKERS

SALE

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LOCATION DESCRIPTION

Located in Austell's central business area, just minutes from I-20 and US-78. The property benefits from strong daily traffic, surrounding residential neighborhoods, and close proximity to banks, restaurants, retail centers, and city services. This is a high-demand corridor for small business operations and service providers looking for affordable, functional space with room to grow.

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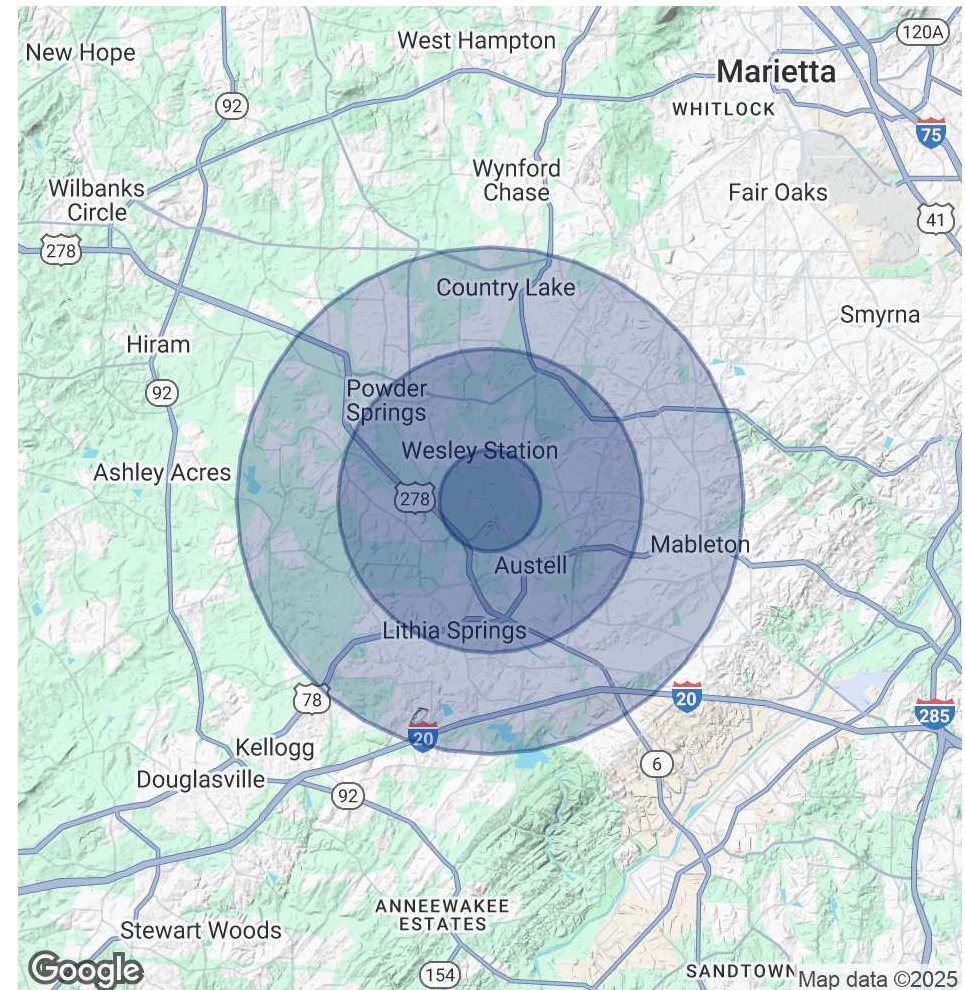
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,535	45,401	136,110
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	911	16,374	49,456
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$83,973	\$87,601	\$95,790
Average House Value	\$261,125	\$284,143	\$308,075

Demographics data derived from AlphaMap



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LOCATION DETAILS

Market	Atlanta
Sub Market	Powder Springs / Austel
County	Cobb



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