

**FOR SALE**

# 2,460 SF Commercial Property

**1196 OLD POWDER SPRINGS ROAD**

Mableton, GA 30126

**PRESENTED BY:**

**MATT LEVIN, CCIM**

O: 770.209.1700

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GA #119351



## PROPERTY DETAILS & HIGHLIGHTS

<b>ADDRESS</b>	1196 Old Powder Springs Rd, Mableton, GA 30126
<b>PRICE</b>	\$575,000
<b>BUILDING SIZE</b>	2,460 SF+-
<b>LOT SIZE</b>	0.88 Acres+-
<b>ZONING</b>	GC Existing - NRC Proposed Cobb County
<b>APN</b>	18-0036-0-016-0

For sale is a 2,460 SF+- commercial building on 0.88 acres+- zoned GC in Mableton. Cobb County GC zoning is being phased out and the future zoning is NRC neighborhood retail commercial. There are two at grade roll up doors (10h' x10'w) leading to an open shop area and two small offices. In 2023 a new roof was installed with a transferable warranty. The site has paved parking in front, is substantially fenced and a curb cut at the rear provides a second access from Old Bankhead Highway Road. The neighborhood retail commercial (NRC) zoning allows many commercial uses. The location in Mableton is minutes from Veterans Memorial Highway (Hwy 78) in south Cobb County.



- 2,460 SF+- on 0.88 acres +- paved front parking and substantially fenced
- Existing GC zoning - future NRC zoning neighborhood retail commercial, Cobb County
- 2 at grade roll up doors (10h' x10'w)
- Open shop area and two small offices
- 2023 new roof with transferable warranty

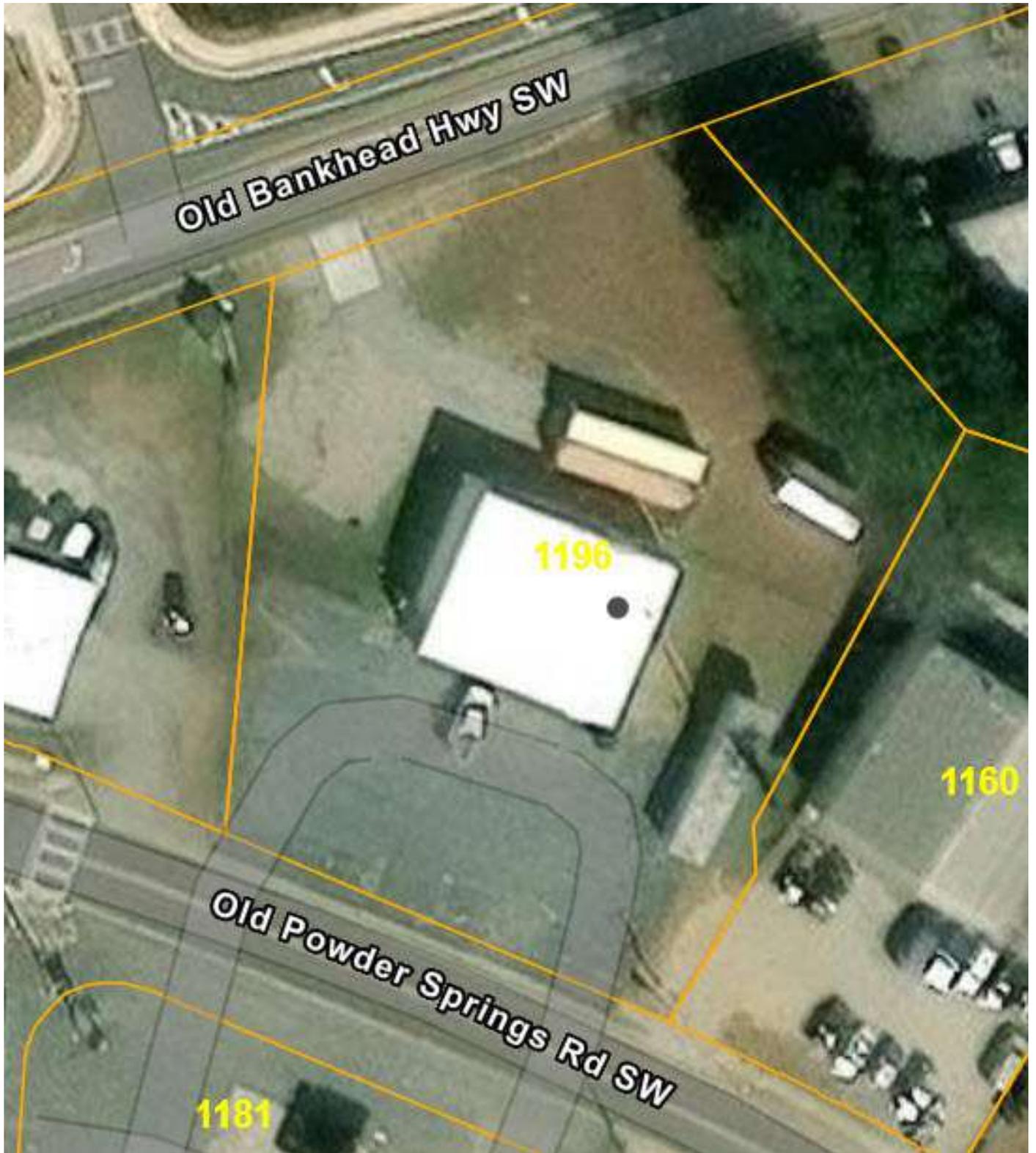
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## ADDITIONAL PHOTOS



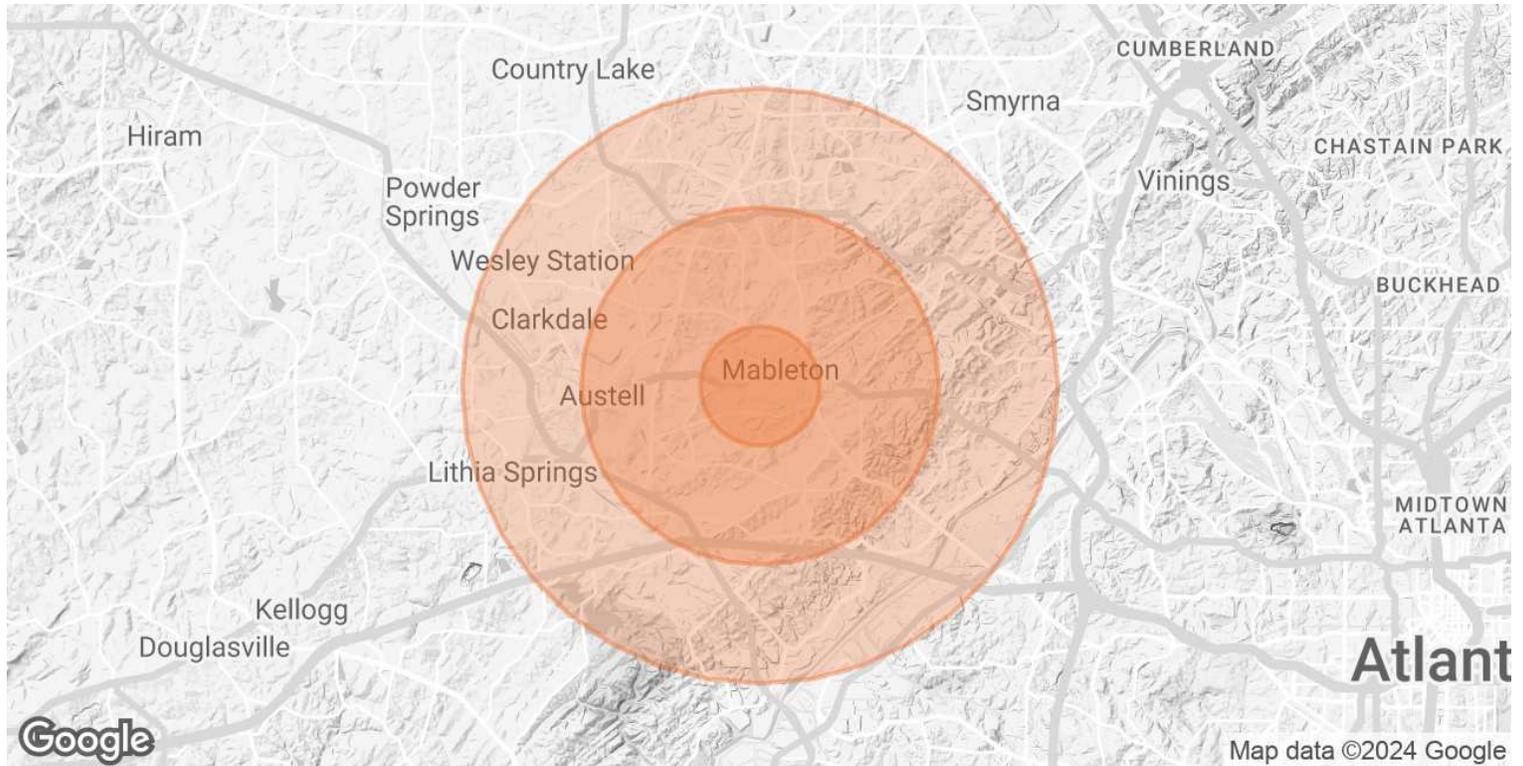
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**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	5,942	53,068	131,260
<b>AVERAGE AGE</b>	36.6	35.0	34.0
<b>AVERAGE AGE (MALE)</b>	35.3	33.9	33.2
<b>AVERAGE AGE (FEMALE)</b>	38.8	36.3	34.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,212	19,973	49,715
<b># OF PERSONS PER HH</b>	2.7	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$50,748	\$63,942	\$67,085
<b>AVERAGE HOUSE VALUE</b>	\$145,145	\$178,592	\$212,028

2020 American Community Survey (ACS)

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## ADVISOR BIO



### MATT LEVIN, CCIM

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### PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focused on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

#### CRYE-LEIKE COMMERCIAL

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