

3590 COBB PKWY

ACWORTH, GA

3.73 ACRES WITH A 4,447 SF FORMER BANK BUILDING FOR SALE



PROJECT DETAILS

ACWORTH, GA • 3.73 ACRES WITH A 4,447 SF FORMER BANK BUILDING FOR SALE

PROPERTY HIGHLIGHTS

- Prime location
- Redevelopment opportunity
- Zoned C2
- Cross access with adjacent properties
- High visibility
- 33,900 ADT

AVAILABLE SPACE

3.73 acres with a 4,447 sf former bank building for sale

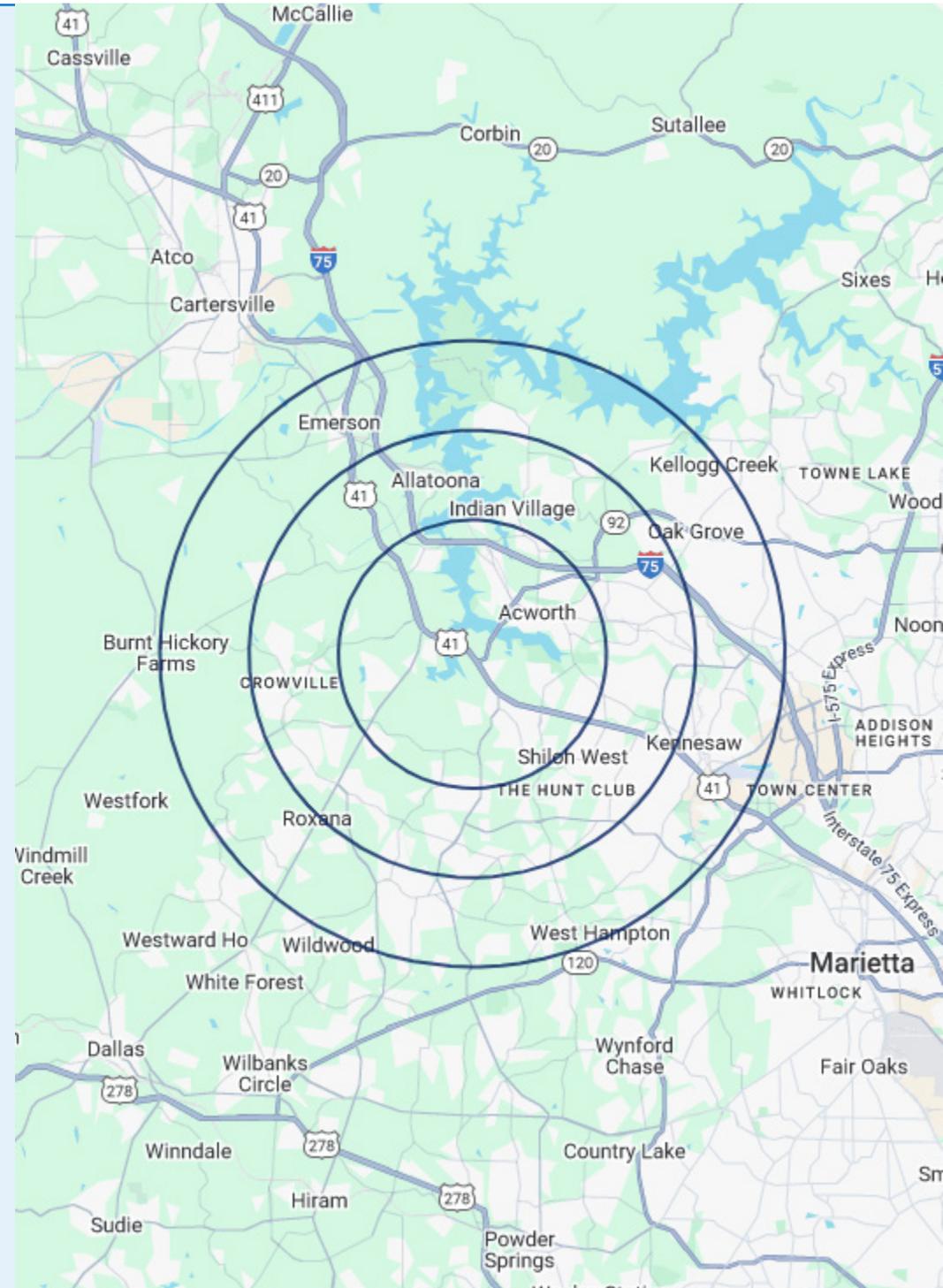
COUNTY

Cobb

MARKET

Acworth

	3 MILES	5 MILES	7 MILES
 POPULATION	38,439	128,625	219,437
 DAYTIME POPULATION	11,634	31,836	69,188
 MEDIAN HH INCOME	\$107,278	\$117,720	\$115,278



AERIAL

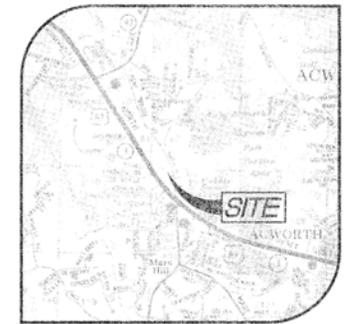
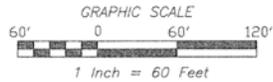


SITE AERIAL



SITE PLAN

Plat Book 279 Page 492
 Filed and Recorded 08/10/2020 04:26:00 AM
 2020-0100241
 Rebecca Keaton
 Clerk of Superior Court
 Cobb County, GA
 Participant IDs: 2659548420



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED SEPTEMBER 9, 2016.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE $1''$ IN $31,563'$ WITH AN ANGULAR ERROR OF 2.16 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A TOPCON OS TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CAROLAN SURVEYORS' DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF $1''$ IN $1,336,277'$.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13067C0022, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2008, FOR COMMUNITY NUMBERS 130052 & 130053, IN COBB COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING GPS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.



ZONING
 ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "C-2" (COMMUNITY RETAIL COMMERCIAL). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 30,000 SQ. FT.
 MINIMUM LOT WIDTH: 150 FT.
 MAXIMUM BUILDING HEIGHT: 50 FT.
 MAXIMUM FLOOR AREA RATIO: 0.50
 MAXIMUM IMPERVIOUS SURFACE: 80%
 MINIMUM LANDSCAPED AREA: 15%
 FRONT SETBACK (ARTERIAL): 45 FT.
 FRONT SETBACK (OTHER): 35 FT.
 SIDE SETBACK (MAJOR): 30 FT.
 SIDE SETBACK (MINOR): 20 FT.
 REAR SETBACK: 40 FT.

ZONING AND SETBACK INFORMATION PER THE CITY OF ACWORTH PLANNING AND ZONING DEPARTMENT. ALL INFORMATION STATED SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFORMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Christine Dobbs 07/31/2020
 CHRISTINE DOBBS, CITY OF ACWORTH ZONING DIRECTOR

Lowery & Associates 07/31/2020
 DIRECTOR OF CONSTRUCTION
 MEMBER, LIDL US OPERATIONS, LLC

LEGEND

---	PROPERTY LINE
---	OVERHANG/ANNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
R.S.L.	BUILDING SETBACK LINE
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
OTP	OPEN TOP PIPE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINE BETWEEN TRACTS ONE AND TWO. THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 276, PAGE 668, COBB COUNTY RECORDS.



317 GRASSDALE ROAD
 CARTERSVILLE, GA 30121
 770-334-8186
 WWW.LOWERYLANDSURVEYS.COM
 INFO@LOWERYLANDSURVEYS.COM
 GEORGIA C.O.A.: LSF-00102

EXEMPTION PLAT FOR: 3574 & 3590 COBB PARKWAY 3575 & 3605 MARS HILL ROAD PREPARED FOR: LIDL US OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY	
DATE: JUNE 23, 2020	SCALE: 1"=60'
STATE: GEORGIA	COUNTY: COBB
LAND LOTS: 82 & 109	DISTRICT: 20TH
JOB #: 161606	SECTION: 2ND
SHEET: 1 OF 1	

JUL 23 2020

ACWORTH, GEORGIA

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BOB STASIOWSKI

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RETAIL ADVISORS

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