

12,250 SF

Showroom + Warehouse

2020 Buchanan Hwy  
Cedartown, GA 30125



FOR SALE

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# For Sale

2020 Buchanan Hwy, Cedartown, GA 30125



## Property Description

An exceptional commercial opportunity is now available for sale along one of Polk County's most traveled corridors. This well-appointed 12,250 square foot building, situated on 1.41 acres along Buchanan Highway, is ideally suited for automotive dealerships, auto repair operators, or a broad range of general commercial users.

Offering the perfect combination of showroom presence and warehouse functionality, the property features 2,500 square feet of front showroom space complete with a kitchenette, private office, and two restrooms — creating a polished, customer-ready environment from day one. The remaining 9,750 square feet of warehouse space boasts 18-foot clear ceiling heights and two drive-in doors, providing the operational capacity and flexibility that automotive and commercial businesses demand.

The showroom is equipped with air conditioning, and ample front parking ensures a welcoming experience for customers and staff alike. A fully fenced rear yard provides secure storage for vehicle inventory, equipment, or outdoor operations.

**Sale Price**

**\$700,000**

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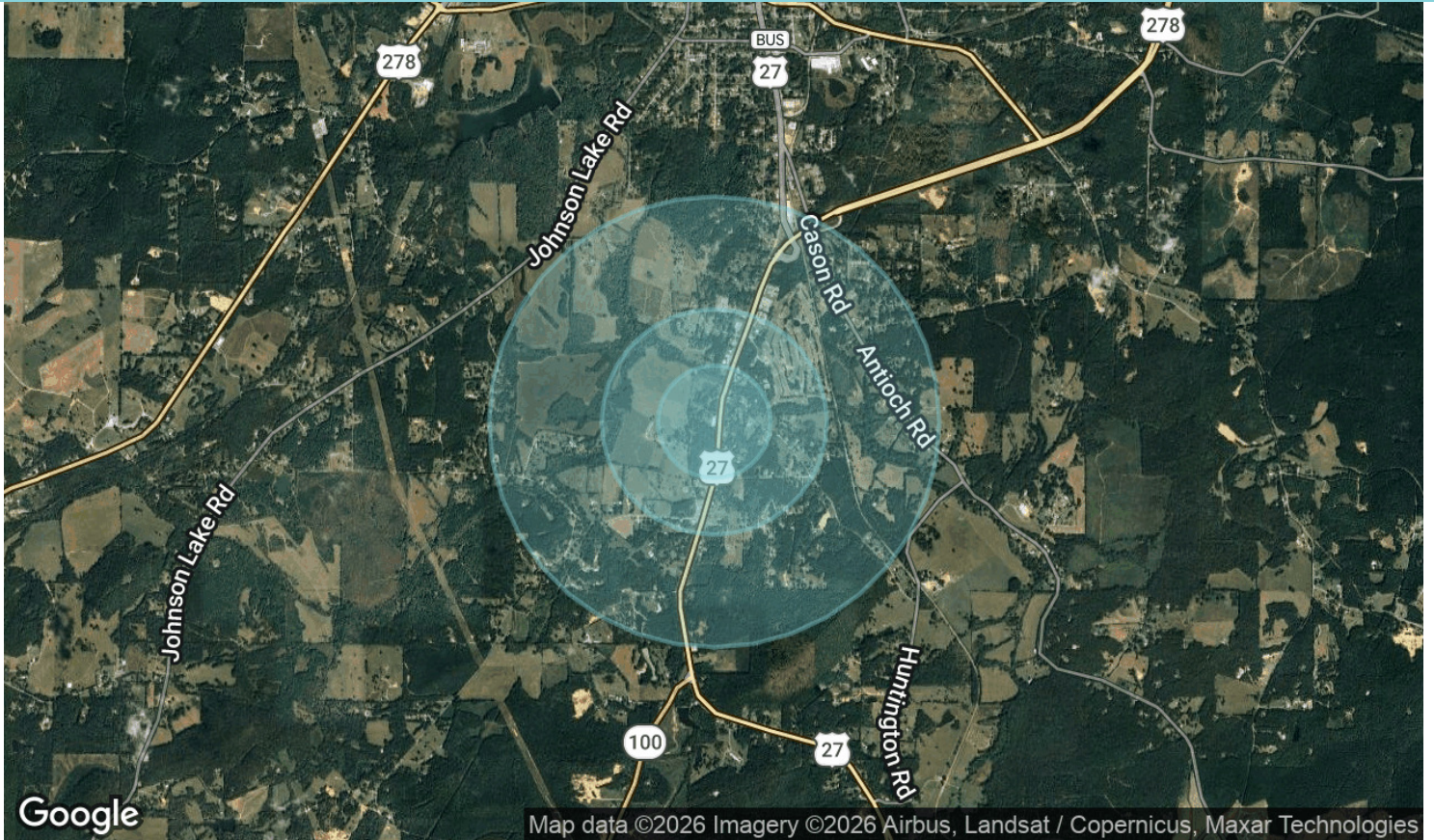


Google

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## Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	30	350	1,365
Average Age	37.8	35.8	36.0
Average Age (Male)	38.5	36.2	36.4
Average Age (Female)	28.3	29.1	30.5

## Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	9	94	393
# of Persons per HH	3.3	3.7	3.5
Average HH Income	\$76,008	\$69,047	\$66,740
Average House Value	\$230,505	\$150,445	\$134,876

2023 American Community Survey (ACS)