

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	3,433 SF
AVAILABLE SF:	
LOT SIZE:	1.04 Acres
PRICE / SF:	\$407.81
YEAR BUILT:	1989
ZONING:	GC
MARKET:	Powder Springs
SUBMARKET:	Mableton
APN:	19078900060

PROPERTY OVERVIEW

This location offers the perfect blend of visibility, accessibility, and community presence. Whether you're expanding your footprint or launching a new venture, 2693 Powder Springs Rd provides a strong foundation for success. High-Visibility Location: Situated directly on Powder Springs Rd (GA-360), a major arterial route with strong traffic counts and excellent signage potential. Located in a growing suburban area of Cobb County, surrounded by established neighborhoods and thriving retail developments. Ideal for retail, professional office, medical, or service-oriented businesses. Space can be adapted to suit tenant needs. Dedicated customer and employee parking available on site. Surrounded by national and regional retailers, restaurants, gas stations, and local businesses.

Property is zoned general commercial (GC) via City of Mableton.

PROPERTY HIGHLIGHTS

JAKE CREVISTON
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j.creviston@svn.com
GA #365989

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	-	LEASE TERM:	Negotiable
TOTAL SPACE:	-	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2693 Powder Springs Road	-	3,433 SF	NNN	\$25.00 SF/yr	-

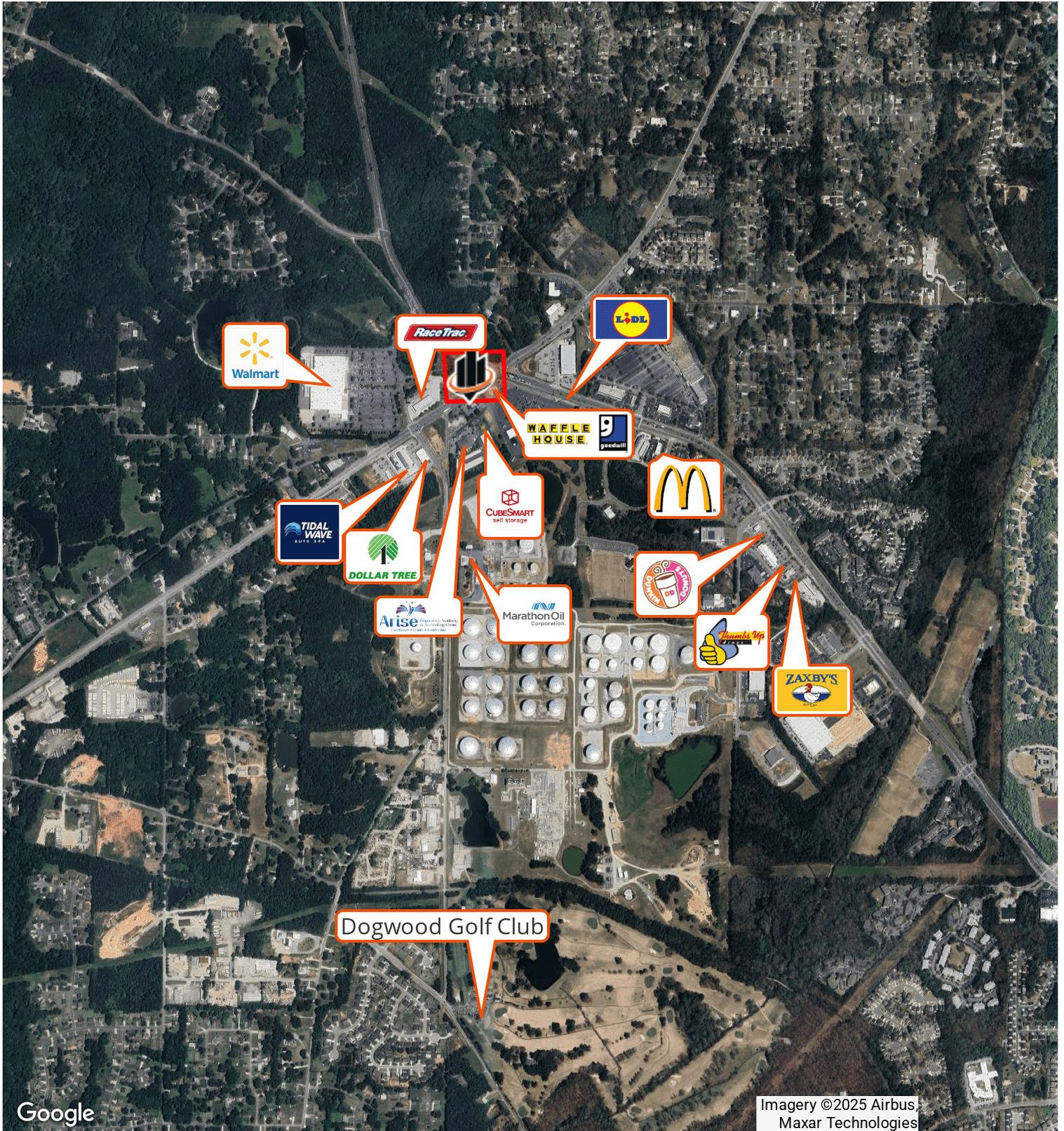
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ADDITIONAL PHOTOS



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RETAILER MAP



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ADVISOR BIO 1



JAKE CREVISTON

Associate Advisor

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Direct: **770.992.5112** | Cell: **770.557.5206**

GA #365989

PROFESSIONAL BACKGROUND

Jacob Creviston is a dynamic and dedicated Real Estate Sales Advisor with SVN Commercial Real Estate, a prominent firm based in Atlanta, GA. With a strong commitment to client satisfaction, Jacob has established himself as a trusted expert in the commercial real estate landscape. Jacob began his journey in real estate over a decade ago, bringing a wealth of experience and a passion for helping clients achieve their investment goals. His comprehensive knowledge of the Atlanta market, combined with his strategic approach, has consistently resulted in successful transactions and satisfied clients.

Areas of Expertise:

- Commercial Real Estate Sales: Specializing in office, retail, and industrial properties, land acquisition, leasing, multifamily, REO/Foreclosures, Jacob excels at identifying opportunities that align with his clients' business objectives.
- Market Analysis: Jacob leverages his analytical skills to provide clients with insightful market analyses, ensuring informed decision-making.
- Client Relations: Known for his exceptional communication skills, Jacob builds strong, long-lasting relationships with clients, understanding their unique needs and delivering tailored solutions.
- Successfully closed over 140 transactions totaling more than \$69,000,000 in sales.

Notable Transactions:

- Represented and executed 20+ leases (BTS & Existing) and renewals for The Cellular Connection (TCC) Verizon Wireless in the state of GA.
- Represent seller of a 34-acre land tract sold to Signet Clinical, LLC for \$10,000,000.
- Represented seller of a 28-acre land tract sold to The Orchards Group for \$2,900,000 to develop age targeted residential community in Forsyth County.
- Represented seller of a special use property in Powder Springs, GA +/-46,000 SF - 2 building property. Sold property for full asking price of \$5,500,000 and closed within 90 days of marketing the property.
- Represented the seller of a 19-unit multifamily portfolio located @ 300 West Peachtree St, Atlanta, GA. Property sold for

SVN | Second Story Real Estate Management

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