

SUBJECT

**AVAILABLE
SEPARATELY**

2523

2523

5814

5808

2601

5821

0

5822

5828

5838

0

FOR SALE
0.978 Acres+- Commercial

2545 VETERANS MEMORIAL HWY

Austell, GA 30168

PRESENTED BY:

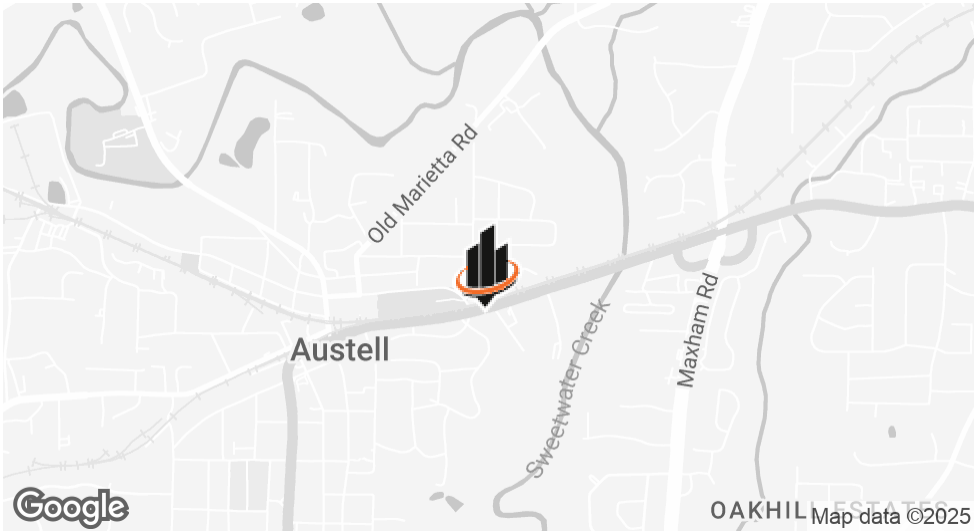
MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000
PARCEL SIZE:	0.978 Acres+-
ZONING:	General Commercial GC

PROPERTY DESCRIPTION

For sale is a 0.978 acre+- lot fronting on Veterans Memorial Highway in Austell, Georgia. The general commercial (GC) zoning allows a variety of businesses, making this a versatile opportunity. The adjacent 0.459 acres+- also zoned GC has a 100% leased 3,760 3 tenant retail center for sale separately.

Veterans Memorial Highway is a significant east-west four lane artery with center turn lane connecting Atlanta to the west metropolitan area. The property has high visibility with an 28,000+ daily traffic count.

PROPERTY HIGHLIGHTS

- 0.978 acres+- zoned general commercial
- 250+ feet of frontage all utilities
- Highly visible with 28,000+ daily traffic count
- Adjacent 3,760 SF+-, 3 tenant 100% leased investment on 0.459 acres+- available separately

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AERIAL



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BICKERS FAMILY PROPERTIES, LLC

LOCATED IN LAND LOTS 25 & 27, 18TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
CITY OF AUSTELL.
BEING LOTS 16, 17 AND THE TWO LOTS MARKED "BROWN"
ADJACENT TO AND SOUTHWESTERLY OF LOT 16 OF THE MAP OF
SUBDIVISION OF PAUL COUSINS ESTATE RECORDED IN PLAT BOOK
4, PAGE 136

TOTAL AREA = 1.437 ACRES
(62,592 SQ. FT.)

LINE	BEARING	LENGTH
L1	S35°45'47"E	53.00
L2	N35°12'54"W	49.88
L3	N52°18'54"E	150.07
L4	S35°45'47"E	49.88
L5	S52°17'01"W	150.00
L6	S52°17'01"W	60.00
L7	S52°17'01"W	115.48
L8	S52°17'01"W	122.30
L9	S52°17'01"W	143.41
L10	N47°12'10"W	87.37
L11	S50°42'08"E	35.17
L12	S13°45'11"W	25.84
L13	N20°10'25"W	10.00
L14	S29°10'25"E	5.07
L15	S29°10'25"E	5.15

CURVE	LENGTH	BEARING	CHORD	ANGLE
C1	383.30	N78°11'49"E	363.22	384.72
C2	48.56	N72°28'47"E	48.56	344.73
C3	11.83	S17°28'45"E	11.83	487.57
C4	140.28	S12°21'12"E	140.28	487.37
C5	10.03	S33°13'00"E	10.03	487.37
C6	58.61	N74°23'29"E	58.61	5767.68

RECORDING DATA
TRANSFER PRECISION: 1/21.158
ANGLE ERROR: 2 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: CHAINPONT TOTAL STATION
PLAT PRECISION: 1/143.64

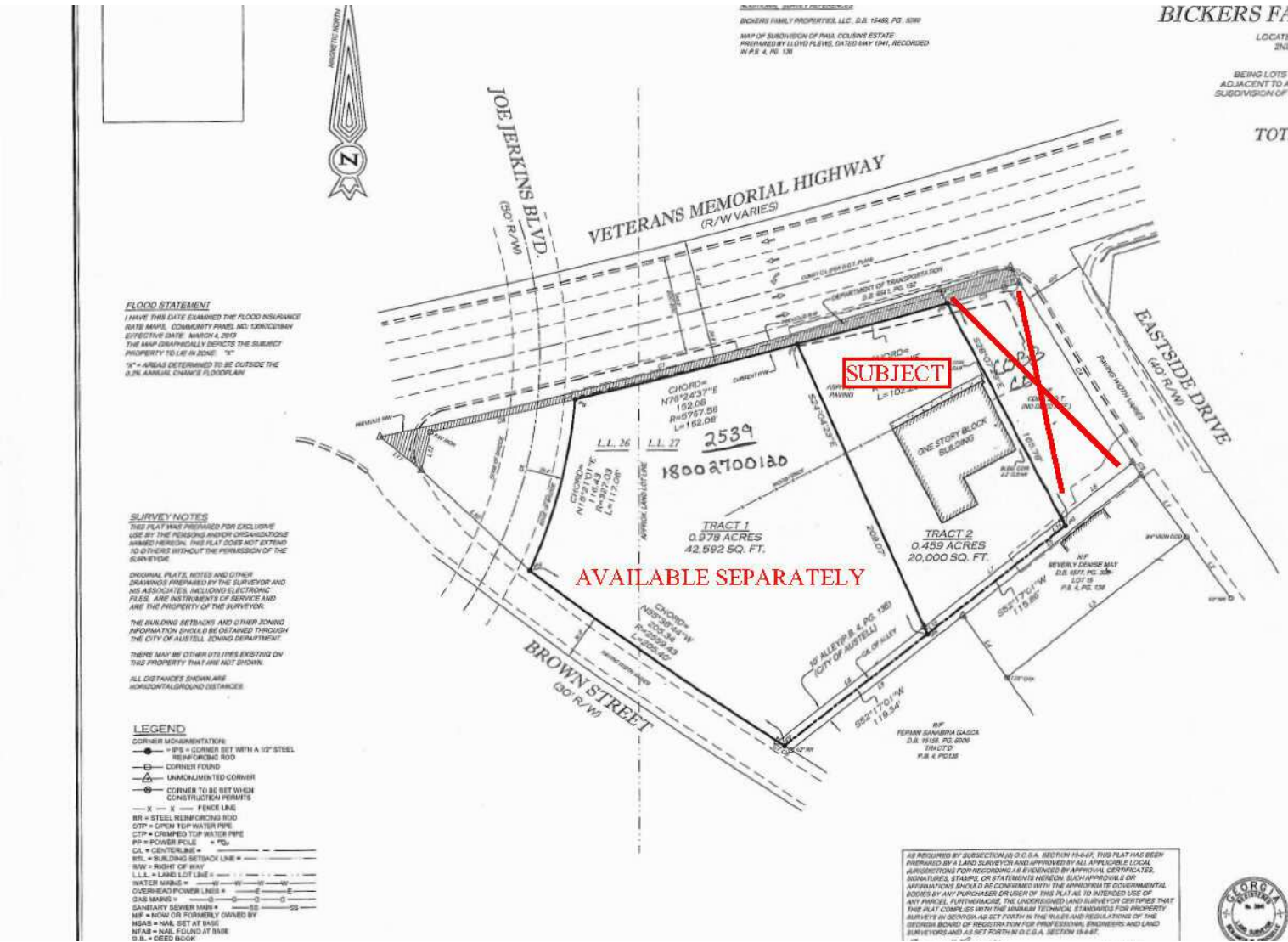


REVISIONS	
DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2581 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM



AS REQUIRED BY SUBSECTION (b) (2) C.S.A. SECTION 19-4-47, 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
APPROPRIATIONS SHOULD BE CONFORMED WITH THE APPROPRIATE GOVERNMENTAL
AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF
ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT
THIS PLAT COMPLES WITH THE ANNUAL TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN SECTION 402 SET FORTH IN THE RULES AND REGULATIONS OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN C.S.A. SECTION 19-4-47.

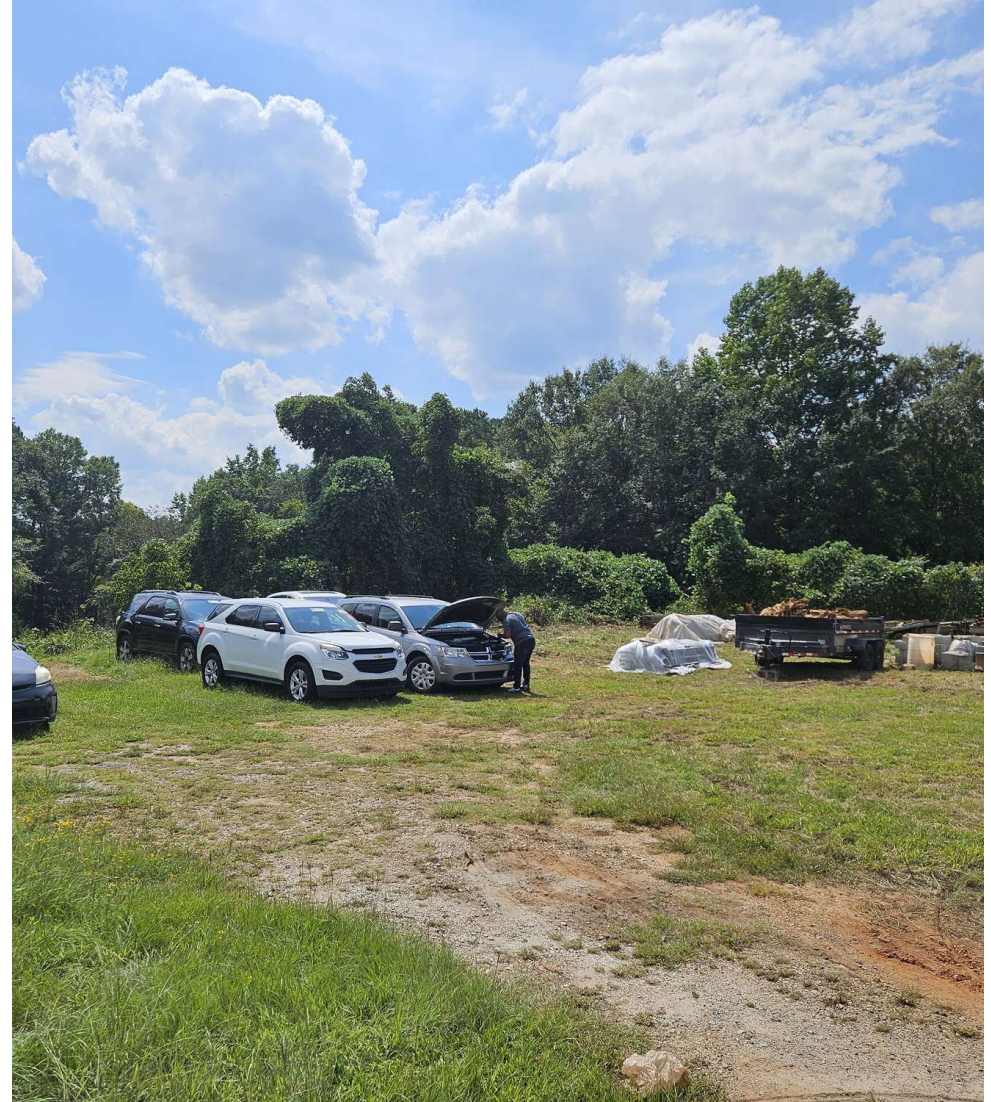


FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 130602184V
EFFECTIVE DATE: MARCH 4, 2012
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE: "X"
"X" = AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN

SURVEY NOTES
THIS PLAT WAS PREPARED FOR EXCLUSIVE
USE BY THE FORDSON HINCH ORGANIZATIONS
NAMES HEREON. THIS PLAT DOES NOT EXTEND
TO OTHERS WITHOUT THE PERMISSION OF THE
SURVEYOR.
ORIGINAL PLAT, NOTES AND OTHER
DRAWINGS PREPARED BY THE SURVEYOR AND
HIS ASSOCIATES, INCLUDING ELECTRONIC
FILES, ARE INSTRUMENTS OF SERVICE AND
ARE THE PROPERTY OF THE SURVEYOR.
THE BUILDING SETBACKS AND OTHER ZONING
INFORMATION SHOULD BE OBTAINED THROUGH
THE CITY OF AUSTELL ZONING DEPARTMENT.
THERE MAY BE OTHER UTILITY LINES EXISTING ON
THIS PROPERTY THAT ARE NOT SHOWN.
ALL DISTANCES SHOWN ARE
HORIZONTAL GROUND DISTANCES.

- LEGEND
- CORNER MONUMENTATION:
 - = IRON CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - = CORNER FOUND
 - △ = UNMONUMENTED CORNER
 - ⊙ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X— = FENCE LINE
 - BR = STEEL REINFORCING ROD
 - OTW = GREEN TOP WATER PIPE
 - CTP = COMPACT TOP WATER PIPE
 - PP = POWER POLE
 - CA = CENTERLINE
 - BSL = BUILDING SETBACK LINE
 - L.L. = LAND LOT LINE
 - WATER MARK
 - OVERHEAD POWER LINES
 - GAZ MARK
 - SANITARY SEWER MAIN
 - MF = MCH OR FORMERLY OWNED BY
 - NSAS = NAIL SET AT BASE
 - NSAB = NAIL FOUND AT BASE
 - D.B. = DEED BOOK

IMAGES



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2545 VETERANS MEMORIAL HWY SW | Austell, GA 30168

SVN | INTERSTATE BROKERS

5

DEMOGRAPHICS MAP & REPORT

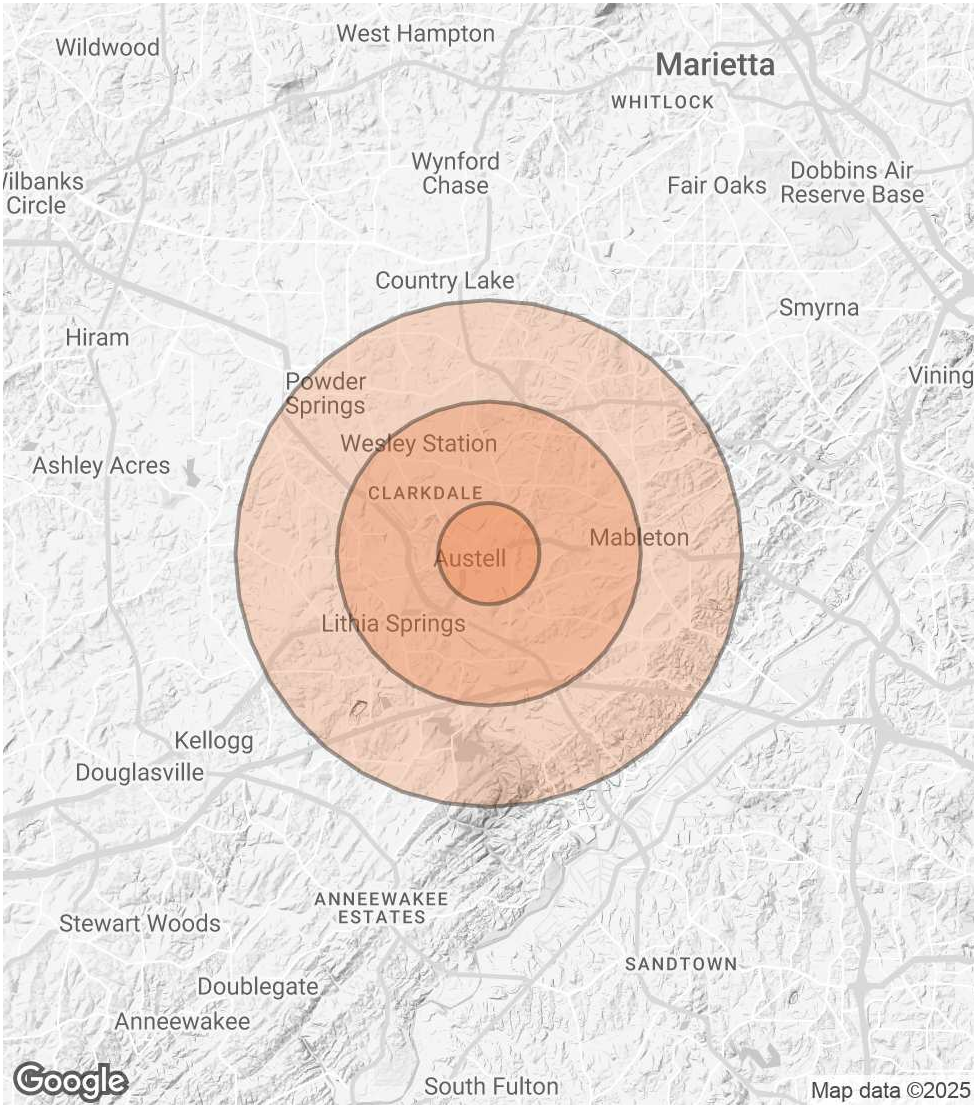
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	5,387	51,646	135,616
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	1,981	19,344	50,396
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$80,573	\$85,323	\$90,411
AVERAGE HOUSE VALUE	\$264,388	\$259,396	\$289,766

Demographics data derived from AlphaMap



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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew 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).

Matthew 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.

Matthew 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 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life. you're

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