

10200 Veterans Memorial Hwy,
Lithia Springs, GA 30122



FOR SALE

TITAN
REAL ESTATE GROUP

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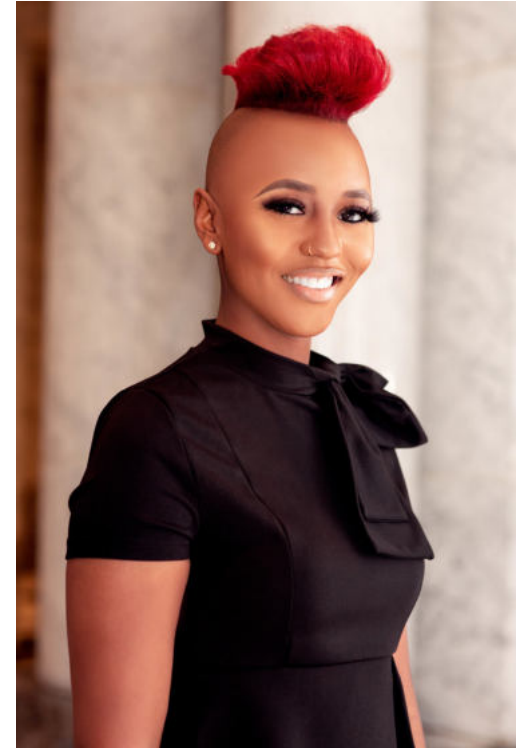
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PROPERTY OVERVIEW

Titan Real Estate Group is proud to present 10200 Veterans Memorial Hwy in Lithia Springs, Georgia. This property boasts a free-standing building with a garage situated on a spacious 3.92-acre lot. With a zoning designation of heavy commercial, this property allows for a wide range of potential uses, making it an attractive investment opportunity.

One of the standout features of this property is its prime location on Veterans Memorial Highway, also known as Thornton Road. This highway experiences a high average daily traffic count, ranging from 45,000 to 60,000 vehicles in the vicinity of Lithia Springs. This ensures excellent visibility and exposure for any business operating on the premises.

The heavy commercial zoning opens up a multitude of possibilities for potential buyers or tenants. Some of the permitted uses for this property include new and used car dealerships, boat dealerships, automotive parts with service bays, general rental centers, planned unit development, commercial and industrial subdivisions, bank institutions, hotels and motels, ambulance services, funeral homes without crematory, automobile parking lots and garages, truck, utility trailer, and RV (recreational vehicle) rental and leasing, and tire dealers.

Lithia Springs, Georgia, is a suburban community located approximately 17 miles west of downtown Atlanta. It offers a diverse mix of residential neighborhoods, commercial establishments, and industrial areas. The town benefits from its close proximity to natural attractions, notably the picturesque Sweetwater Creek State Park.

If you are seeking a property with vast potential for various commercial ventures, 10200 Veterans Memorial Hwy in Lithia Springs is an excellent opportunity.



PROPERTY HIGHLIGHTS

- Free-standing building on a spacious 3.9-acre lot.
- Garage that can be used for storage
- Zoned for heavy commercial use, allowing for a wide range of business activities.
- Advantageous location on Veterans Memorial Highway (Thornton Road) with high traffic visibility.
- Average daily traffic count ranges from 45,000 to 60,000 vehicles in the vicinity.
- Various permitted uses, including new and used car dealerships, boat dealerships, automotive parts with service bays, general rental centers, and more.
- Potential for planned unit development, commercial, and industrial subdivisions.
- Located in the suburban community of Lithia Springs, offering a mix of residential, commercial, and industrial areas.
- Conveniently situated approximately 17 miles west of downtown Atlanta.
- A versatile property with significant potential for investment, development, or establishing a business presence.

Population 3 Mile Radius

42,717
Total Population

32,599
Workday Population





Walmart



Wellstar Cobb Hospital

HOBBY LOBBY

Walmart

KOHL'S

MarathonOil

Clarkdale Elementary School
722 students

LOWE'S

Floyd Middle School
954 students



Garrett Middle School
958 students

South Cobb High School
2,049 students



Kroger
Publix



Mableton Elementary School
1,002 students



Food Depot

Austell Elementary School
411 students

BIGLOTS!

MABLETON

Hendricks Elementary School
546 students

Caraustar



AUSTELL



16,600 DAILY



VOITH



OLIE'S Bargain Outlet
CAFO

Annette Winn Elementary School
365 students

36,900 DAILY



78

15,000 DAILY

LifeStorage

46,000 DAILY

Walgreens

Kroger

Pebblebrook High School
2,465 students

FAMILY DOLLAR

LITHIA SPRINGS

6

10200 Veterans Memorial Hwy

Woodrow Wilson Park



Bryant Elementary School
889 students

WAC LIGHTING

HYUNDAI



D.E.L.T.A. STEAM Academy
90 students

99,700 DAILY



117,000 DAILY

Walmart

20

6

20

DEMOGRAPHICS



MEDIAN HH INCOME
\$46,981



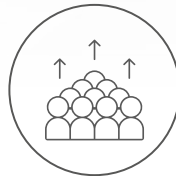
WORKFORCE
9,443



PROPERTY VALUE
\$131,700



MEDIAN AGE
32.3



POPULATION
17,545



TOP OCCUPATION
RETAIL TRADE









10200



10200





EXIT





EXIT

RT

LITHIA SPRINGS, GA



Lithia Springs is a census-designated place and unincorporated area, formerly incorporated as a city, located in northeastern Douglas County, Georgia, United States. As of the 2020 census, the community had a population of 16,644. The area is named for its historic lithia mineral water springs.

Incorporated in 1882, Lithia Springs was dissolved the first time in 1933. Lithia Springs became incorporated again in 1994, to be Douglas County's second completely internal municipality, but disincorporated again in 2000.

In 2000, the citizens voted (80% yea, 20% nay) on December 20 to dissolve the city charter and de-incorporate the city, transferring all assets to the county. The referendum that ended the town was part of the settlement in a lawsuit brought by city residents charging the city should be dissolved because it did not deliver enough services to justify its existence under state law. During its incorporation until 2000, the former city had five mayors.

Sweetwater Creek State Park is Lithia Springs' main recreational area. The park is

home to the George Sparks Reservoir, owned and maintained by the City of East Point. It is home to hiking trails, picnic pavilions, playgrounds and the ruins of the Manchester Mill, a mill destroyed by Sherman's Atlanta Campaign in 1864. Several movies have filmed scenes in this park including but not limited to Avengers: Infinity War, The Hunger Games, The Hunger Games: Catching Fire, The Hunger Games: Mockingjay Part 1 and No Good Deed. In 2005, the remnants of Hurricane Dennis damaged the bridge over the reservoir, the main road into and out of the park. The bridge was rebuilt and the road was reopened in 2006. The park is located off Mount Vernon Road in Lithia Springs.

Woodrow Wilson Park/Lithia Springs Girls Ball Field was a small park surrounded by homes and apartments. The park was well known in the area for its location next to Sweetwater Creek. When heavy rains occurred in the area, the park was prone to flooding. Unfortunately, it was flooded during the 2009 Southeastern United States floods. It isn't currently scheduled to be rebuilt and has been dismantled. The park was located off Mount Vernon Road near Skyview Drive.

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