



# 4792 OLD WESTSIDE ROAD

AUSTELL, GA  
30106

**Industrial Property For Sale**  
**5 Buildings on 9.8± Acres**

**BRIAN BRATTON, SIOR**

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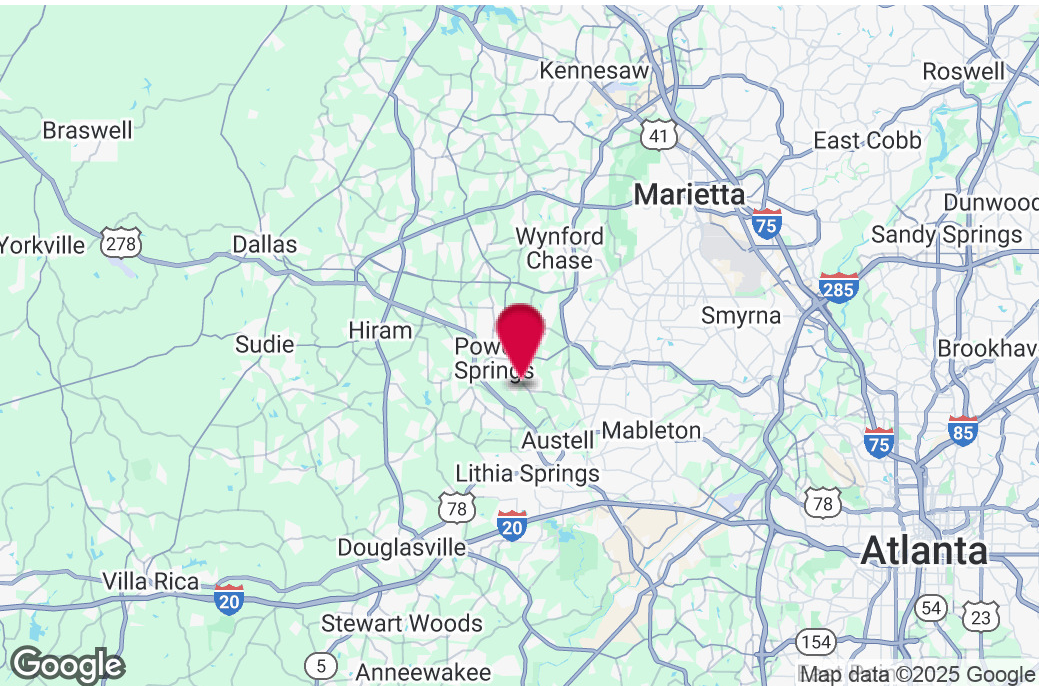
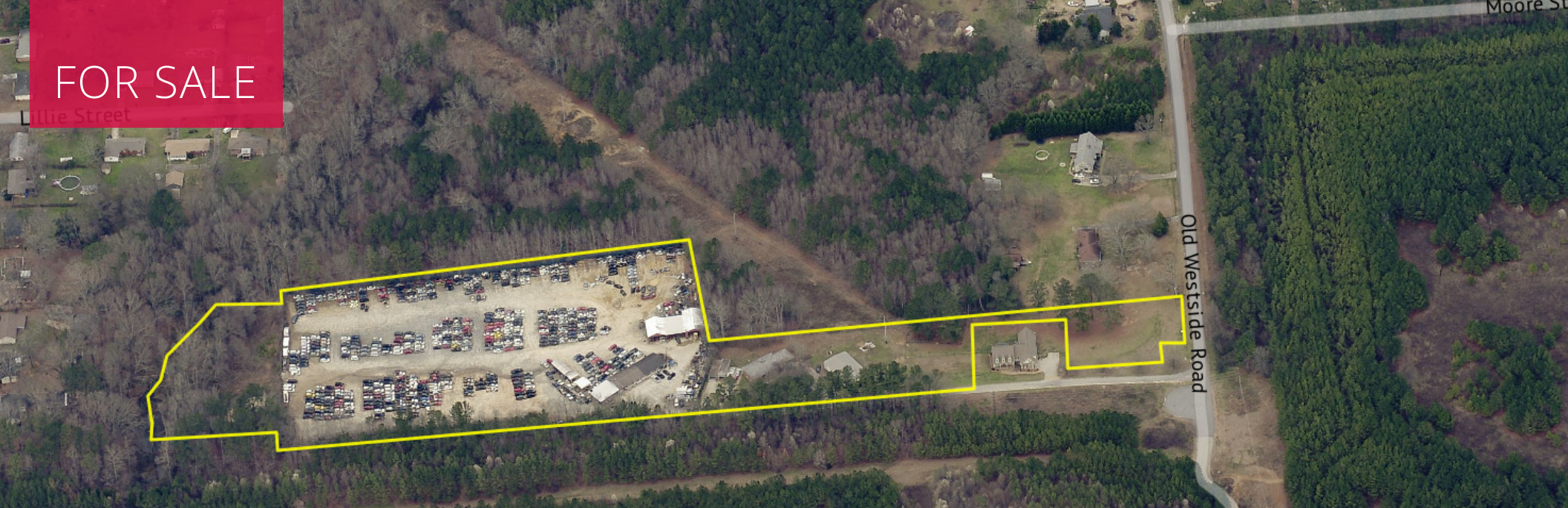
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FOR SALE



## PROPERTY HIGHLIGHTS

- 5 Stand-Alone Buildings
- 5,000± SF Office Shop with 2,000+/- SF Office & 5 Drive-In Doors
- 1,000± Shop with 1 Drive-In Door
- 4,000± SF Open Shed
- 3,000± SF Brick Ranch
- 2,500± SF Shop with 6 Drive-In Doors
- 6.142± Acres Fenced & Screened
- Zoned HI & R-20 in Cobb County
- 9.8± Total Acres

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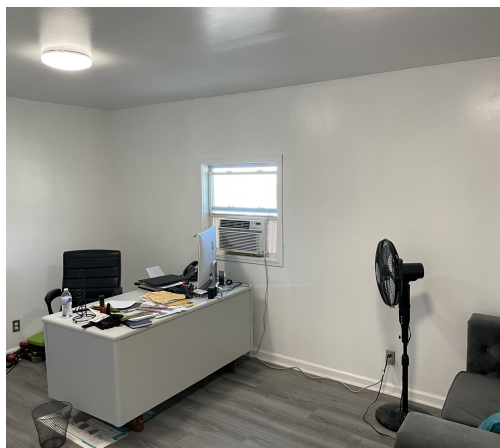
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# ADDITIONAL PHOTOS



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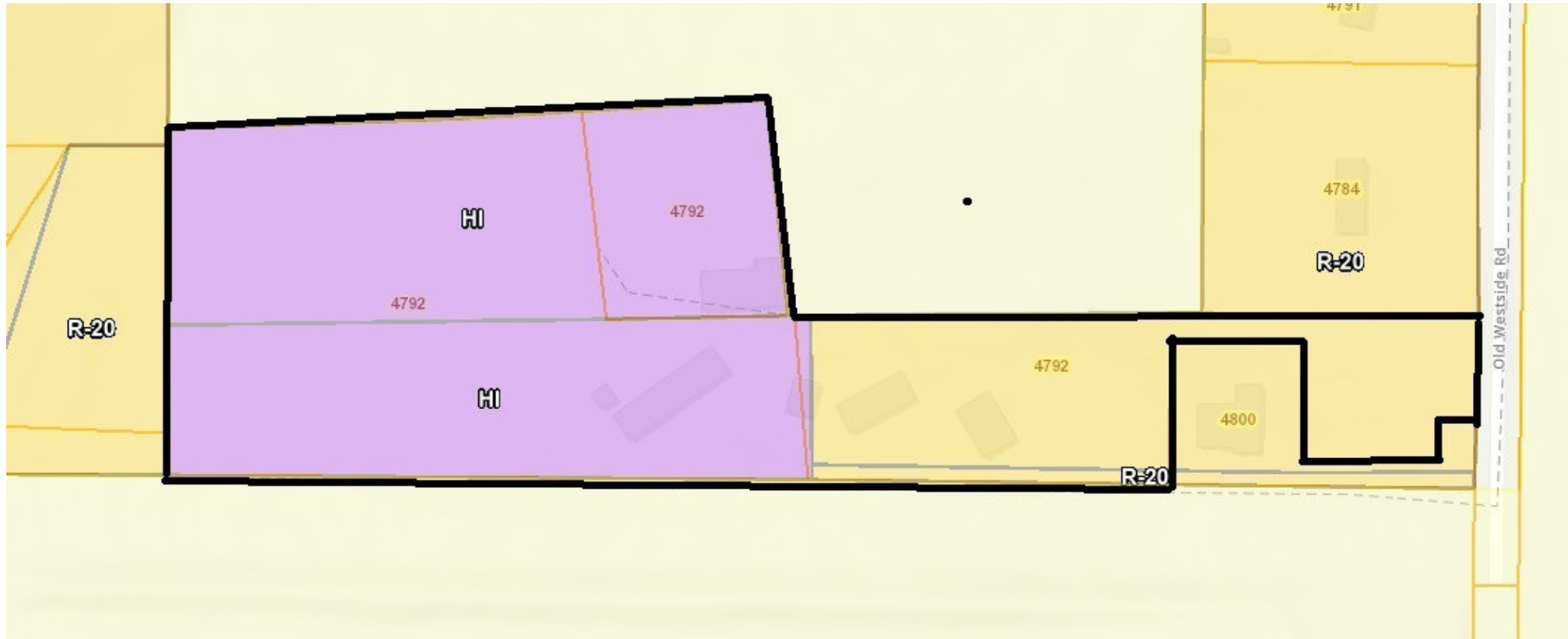
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# ZONING MAP



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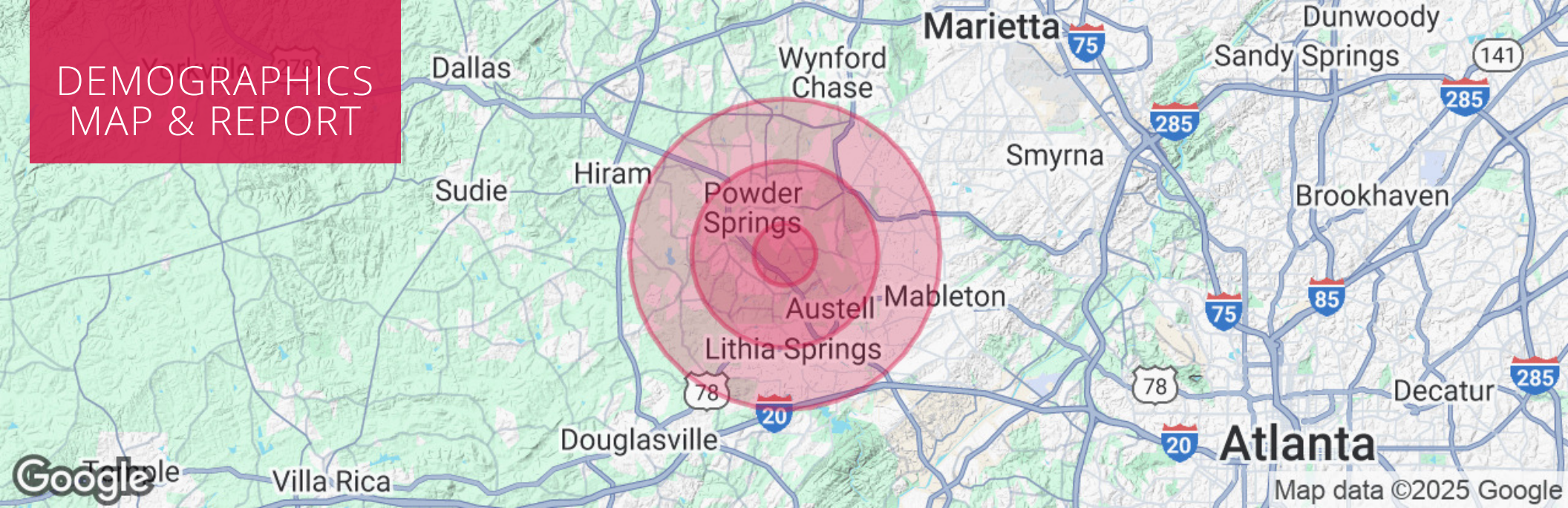
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,967	40,865	123,562
Average Age	40.0	38.7	37.3
Average Age (Male)	40.5	38.8	37.0
Average Age (Female)	39.4	38.6	37.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,308	15,169	46,463
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$81,469	\$71,007	\$75,125
Average House Value	\$167,028	\$168,664	\$176,506

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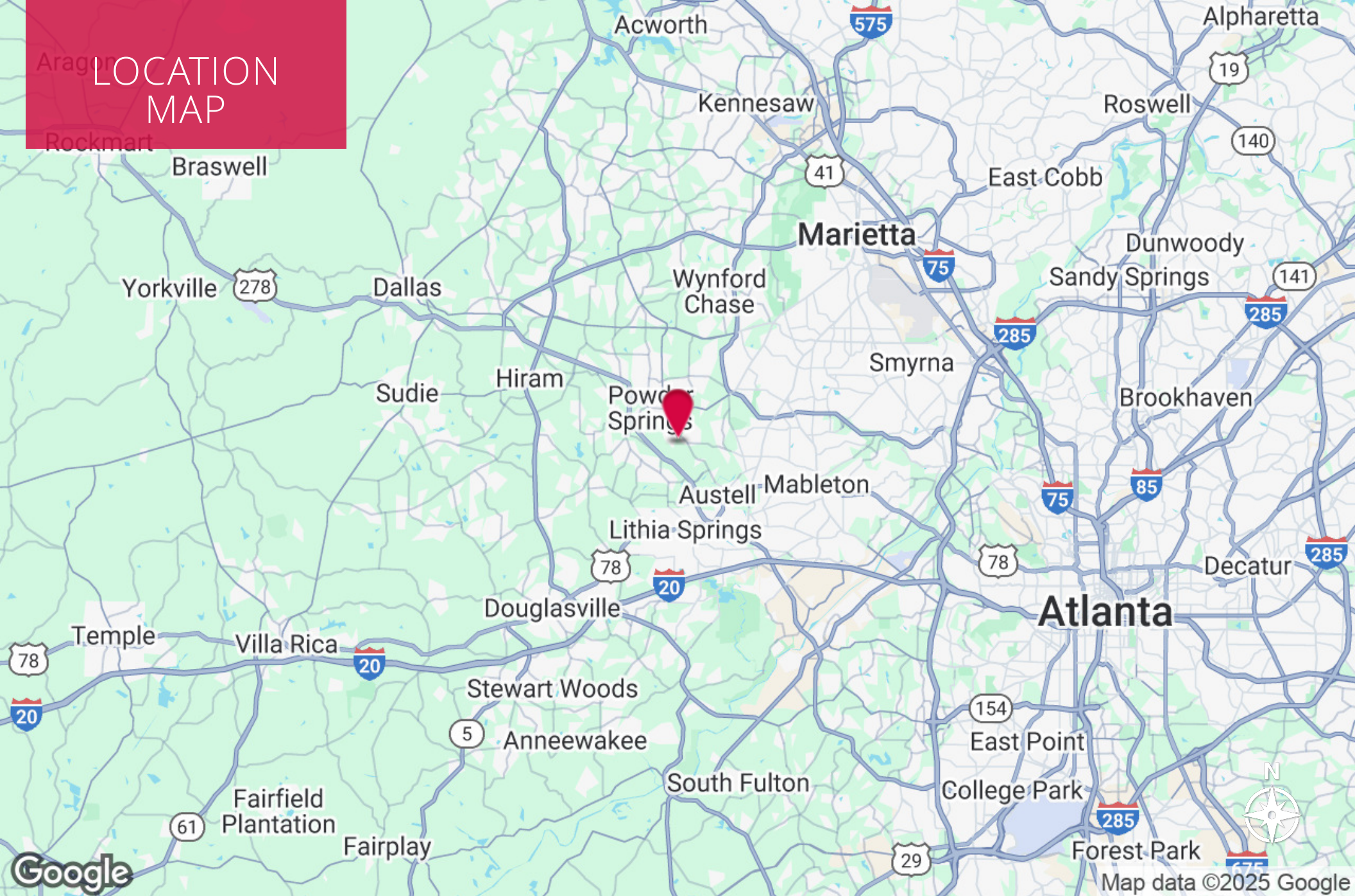
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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