

# SALE

## HIGHWAY 42

6004 Rex, GA 30273



### PROPERTY DESCRIPTION

The property includes a strip retail shops which includes, a Tire Shop, Restaurant and also a Bill-Board along with 1+ acre of Commercial Land that can be developed for additional retails or other commercial building . Has access to utilities and Sewer.

### PROPERTY HIGHLIGHTS

- Great location,
- 231 feet of frontage on GA-42
- Mix of retail and Commercial land
- Plenty of Parking spaces
- Commercial Zoned land for expansion and other needed development

### OFFERING SUMMARY

Sale Price:	\$529,000
Lot Size:	1.48 Acres
Building Size:	1,872 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,897	48,761	196,323
Total Population	8,814	131,867	510,880
Average HH Income	\$57,646	\$63,045	\$61,676

**Adam Shekarabi**

(770) 632-1774



**COLDWELL BANKER**  
**COMMERCIAL**  
BULLARD

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## SALE PRICE

**\$529,000**

## LOCATION INFORMATION

Building Name	Highway 42
Street Address	6004
City, State, Zip	Rex, GA 30273
County	Clayton
Market	Clayton
Sub-market	Clayton County/ REX
Cross-Streets	Highway 42 & Rex Road

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	Commercial-GB
Lot Size	1.48 Acres
APN #	12139B B02

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES



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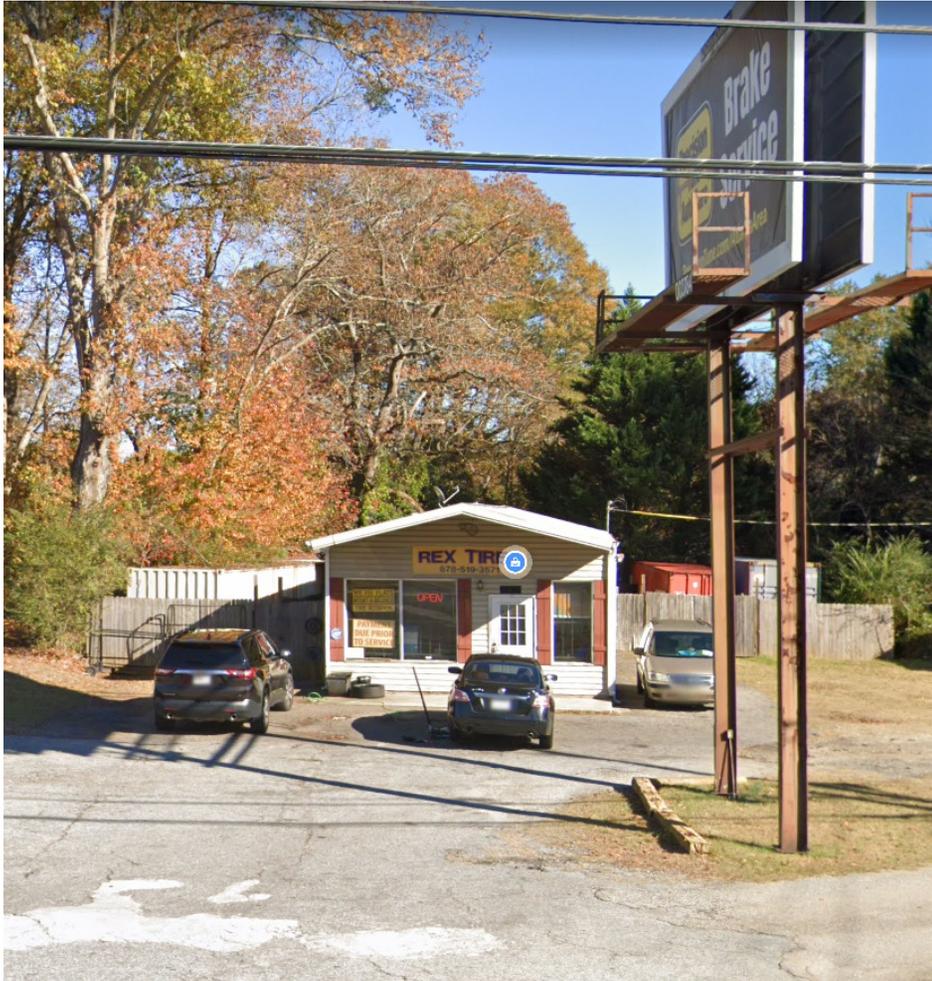
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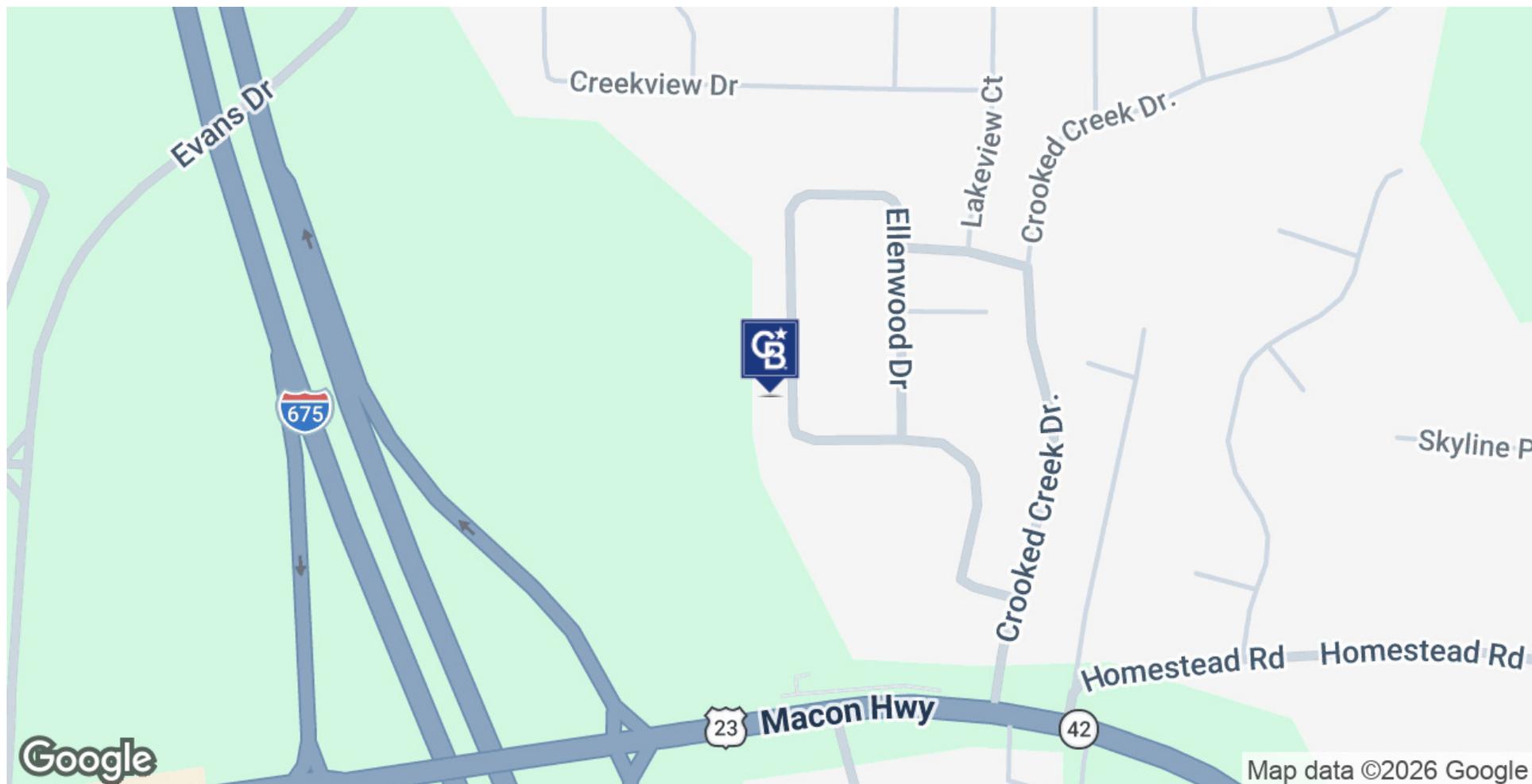


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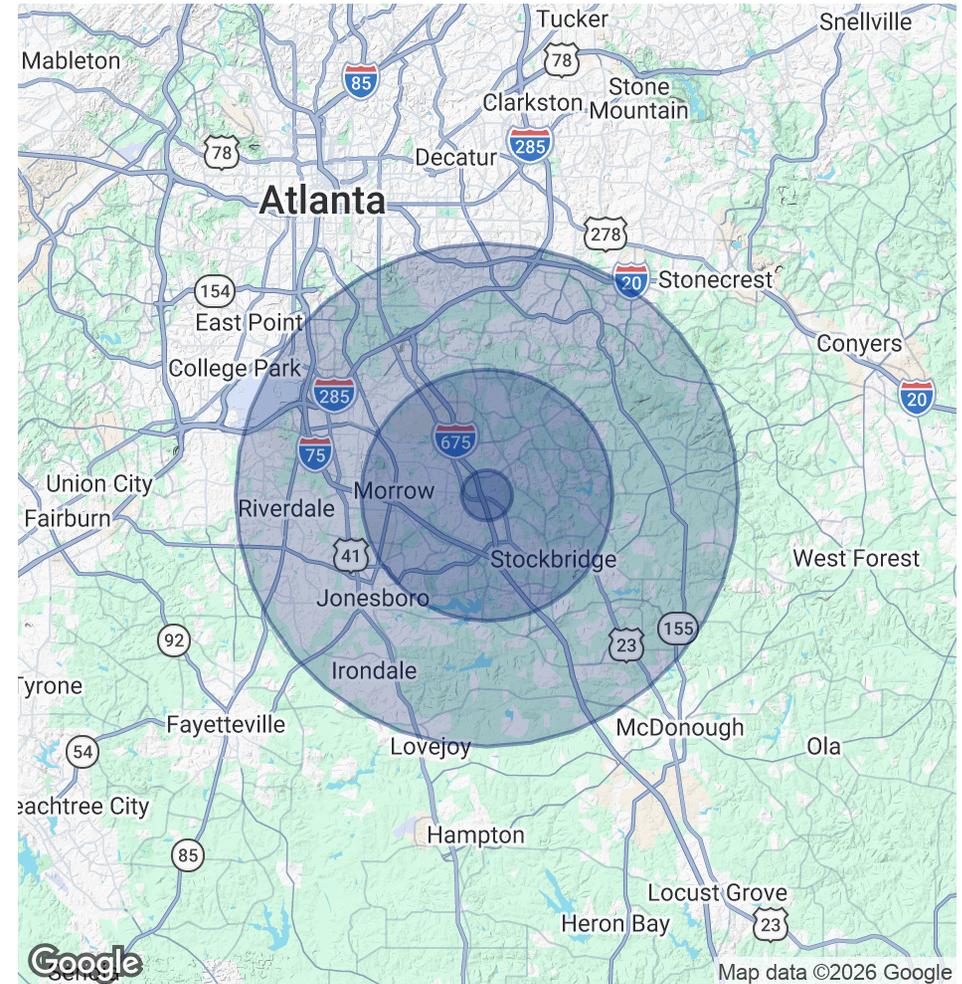
## HIGHWAY 42

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,814	131,867	510,880
Average Age	30.8	35.7	36.1
Average Age (Male)	24.2	33.2	33.5
Average Age (Female)	32.2	37.1	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,897	48,761	196,323
# of Persons per HH	3	2.7	2.6
Average HH Income	\$57,646	\$63,045	\$61,676
Average House Value	\$110,968	\$127,606	\$136,303

2020 American Community Survey (ACS)



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