

.94± Acre retail Development Site

795 veterans memorial highway - Mableton, Cobb county, GA 30126



Sales Price: \$1,399,000
Ground lease / BTS rate
Contact agent

PROPERTY OVERVIEW

- .94± Acre Retail Development Site
 - Master storm drainage installed for entire site
 - All utilities
 - All off-site DOT's installed
 - Automotive use is restricted

LOCATION OVERVIEW

- Located at the signalized intersection of Veterans Memorial Highway and Buckner Road
- Directly across from Dunkin Donuts, McDonald's and proposed Chick-Fil-A
- 23,100± Average VPD (2022 GDOT)
- 2.5± miles from Interstate 285

- 178'± Road frontage on Veterans Memorial Highway (US 278)
- 278'± Road frontage on Buckner Road
- Topography: Above road grade
- Zoned: Neighborhood Retail Commercial District

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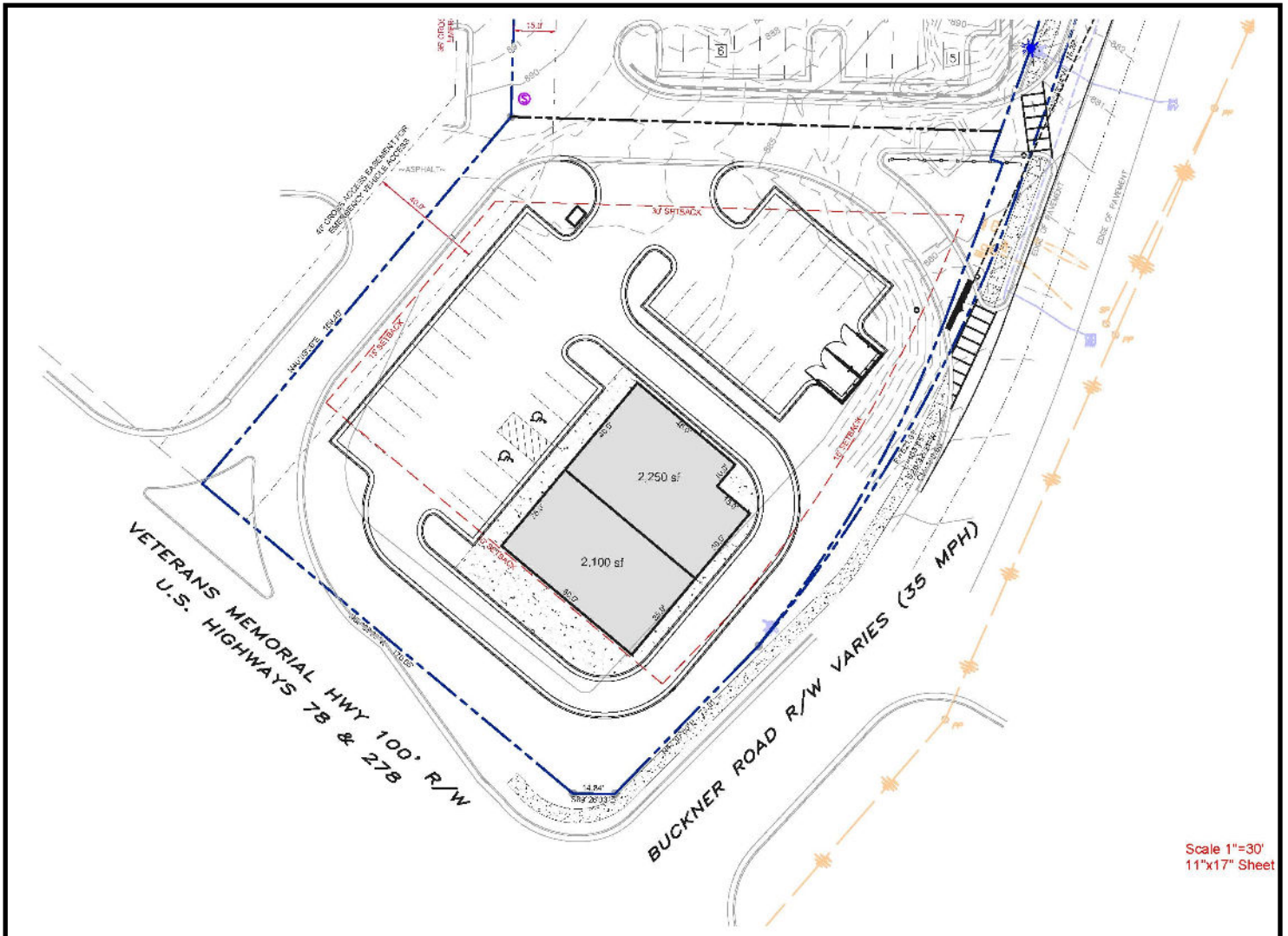


COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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Combo Building - Retail Concept Map



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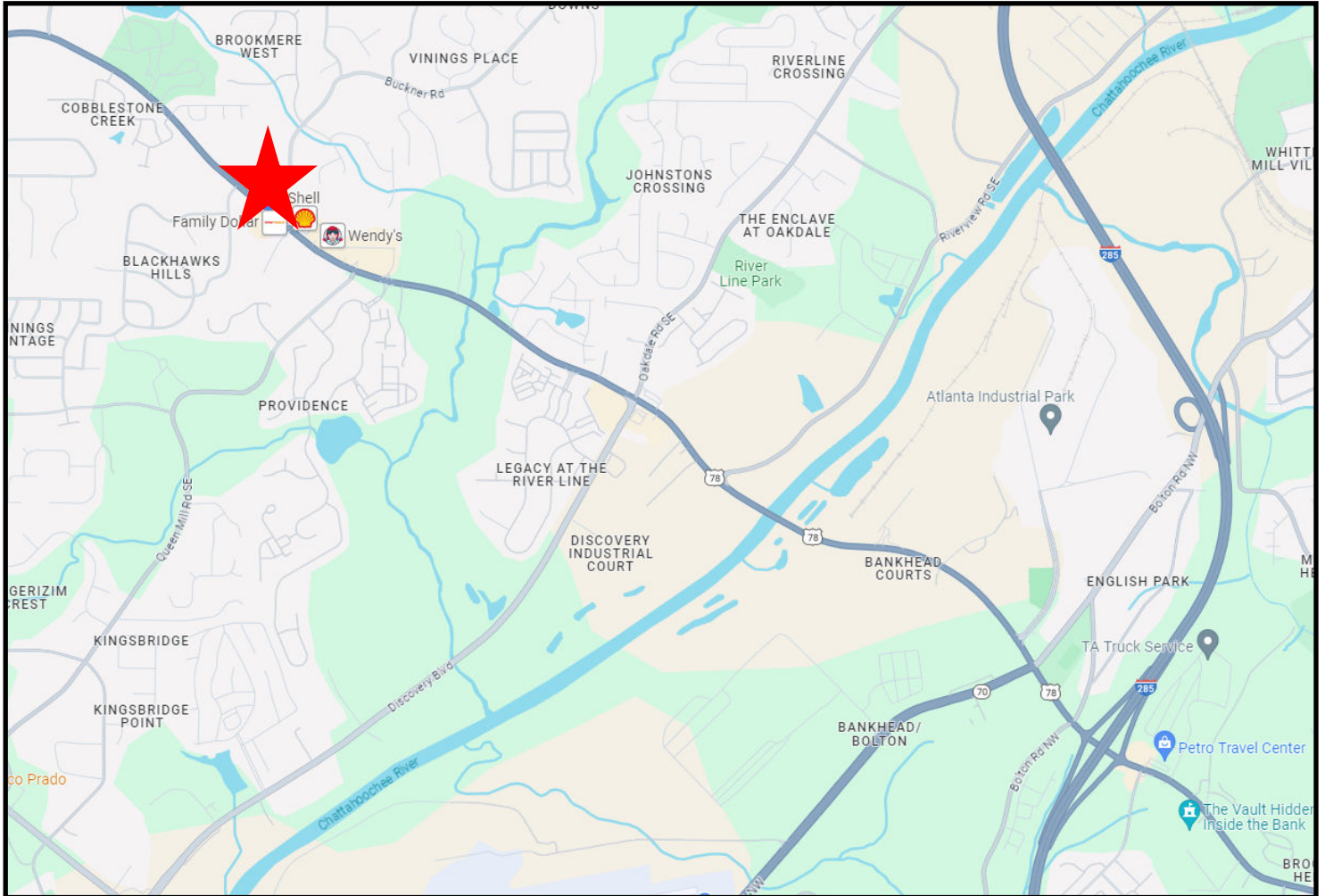
Parcel map



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LOCATION MAP / DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,940	52,826	176,829
DAYTIME POPULATION	4,348	50,689	172,561
AVG HOUSEHOLD INCOME	\$155,024	\$124,384	\$115,994





SITE

ExtraSpace Storage



Buckner Rd



Veterans Memorial Hwy (US Hwy 278)



Azalea Dr

Proposed
Chick-fil-A

