

.94± Acre retail Development Site

795 veterans memorial highway - Mableton, cobb county, ga 30126



Sales Price: \$1,700,000

Ground lease / BTS rate

Contact agent

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

PROPERTY OVERVIEW

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 - Master storm drainage installed for entire site
 - All utilities
 - All off-site DOT's installed
 - Automotive use is restricted
- 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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EBERHARDT & BARRY

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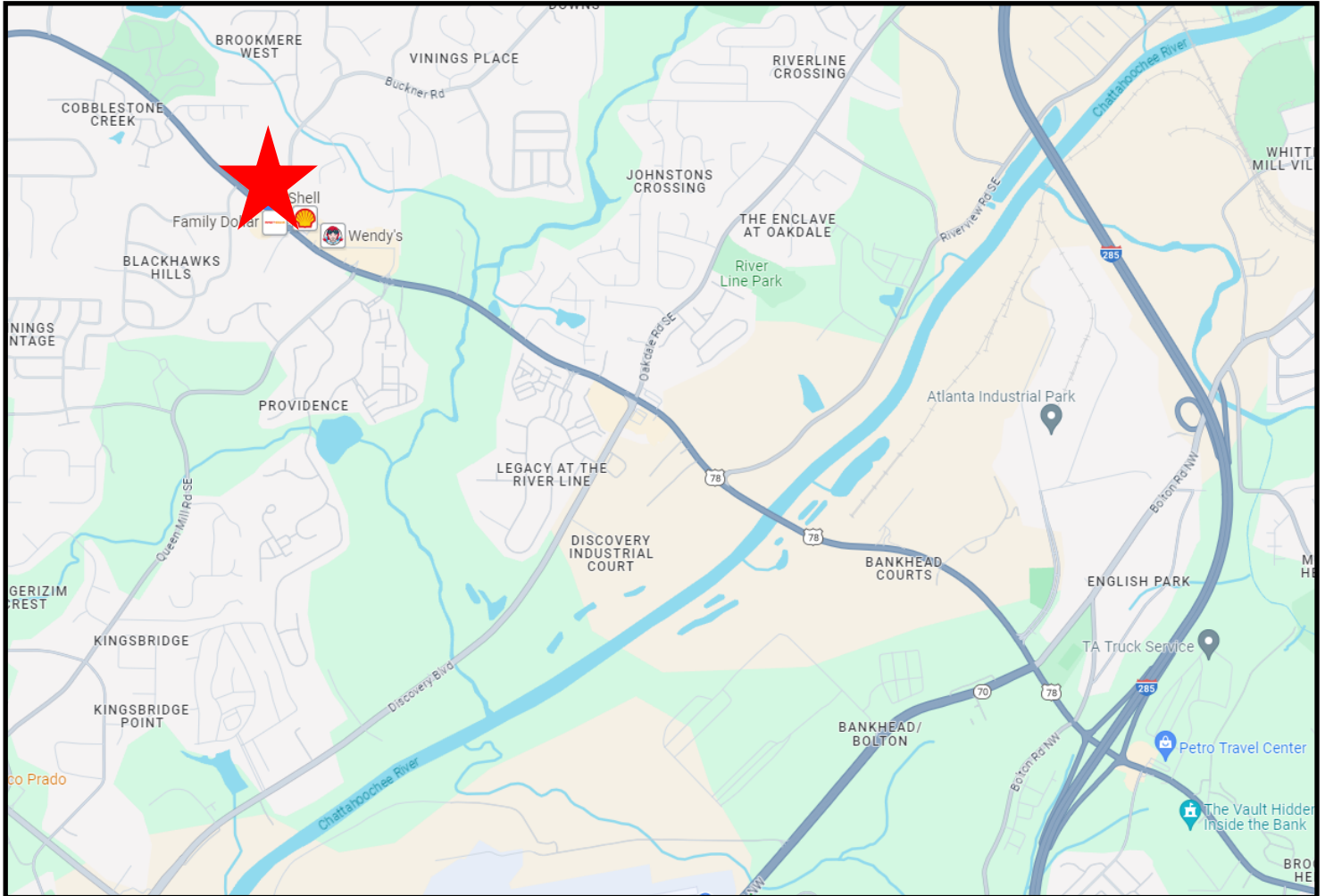
Parcel map



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LOCATION MAP / DEMOGRAPHICS



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|-----------|-----------|-----------|
| 2023 POPULATION | 5,940 | 52,826 | 176,829 |
| DAYTIME POPULATION | 4,348 | 50,689 | 172,561 |
| AVG HOUSEHOLD INCOME | \$155,024 | \$124,384 | \$115,994 |

