

COMMERCIAL PAD SITE

GA Hwy 101 Rockmart Hwy, Rockmart, GA 30153



SALE PRICE:	\$550,000
LOT SIZE:	1.96 Acres
APN #:	060-003A
ZONING:	C-3
MARKET:	Metro Atlanta
SUB MARKET:	Polk County
CROSS STREETS:	Hwy 278 And Hwy 101

PROPERTY OVERVIEW

Approximately 2 acre level site located just off Hwy 278 in the retail district of Rockmart. C-3 Zoning provides for a variety of commercial uses. Excellent visibility from Hwy 278 at signalized corner with street access from three locations. All utilities available. Adjacent to retail center and existing restaurants.

PROPERTY FEATURES

- Shovel ready site with all utilities
- Great visibility from Hwy #278
- Located at a signalized intersection
- Large enough for a variety of retail users
- Adjacent to retail shopping and national QSR

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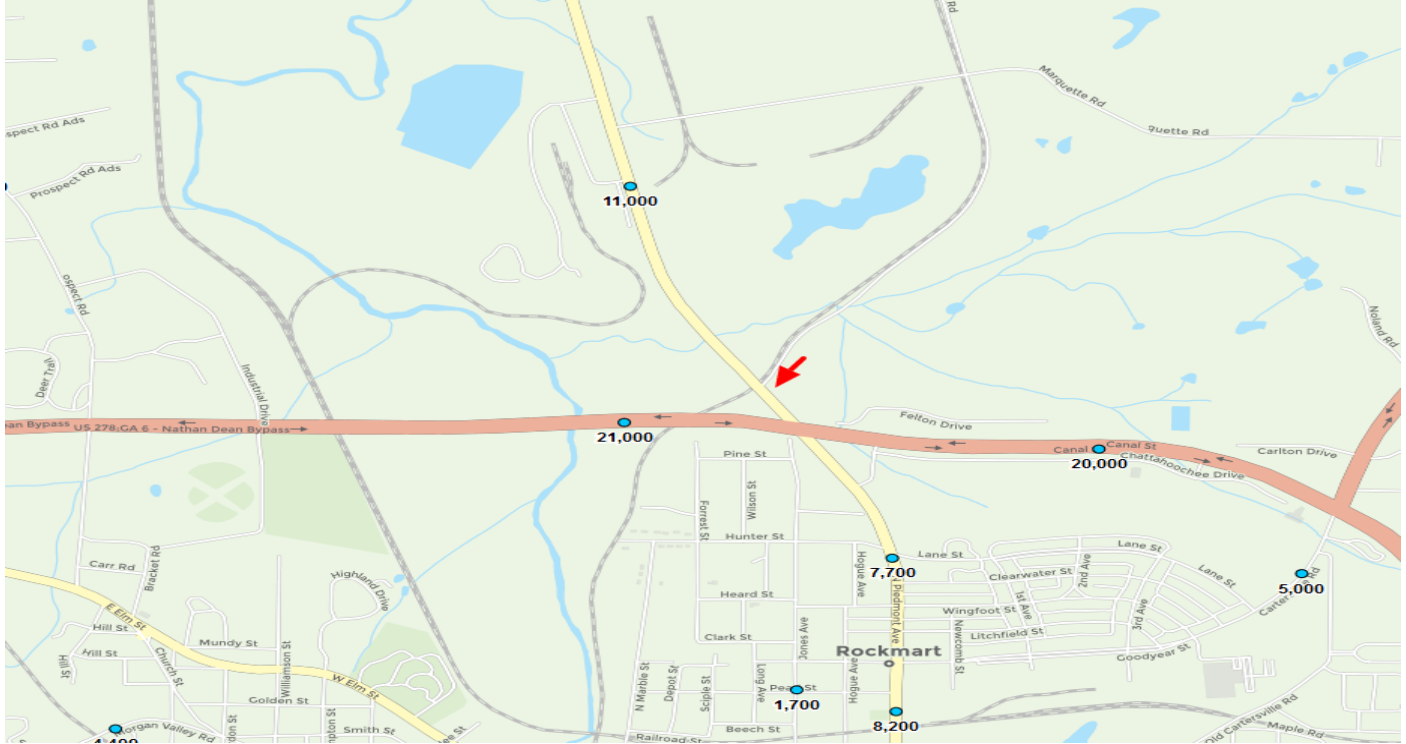
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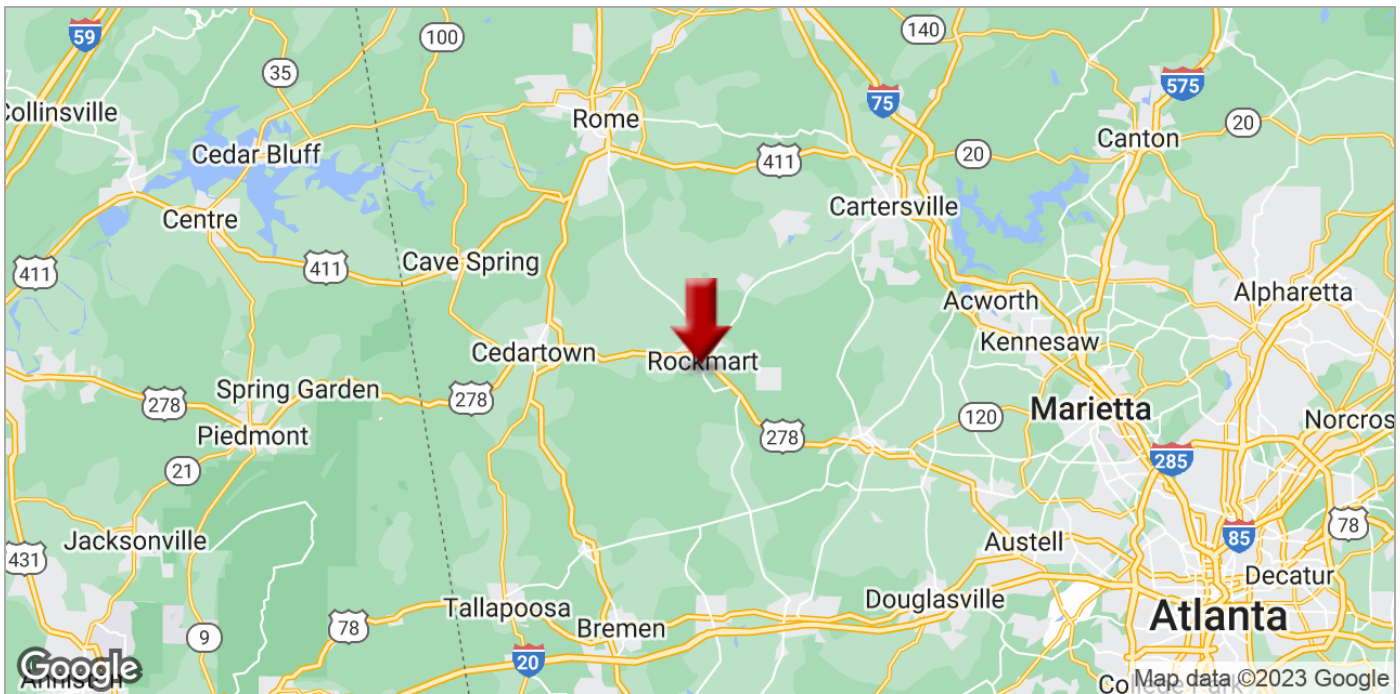
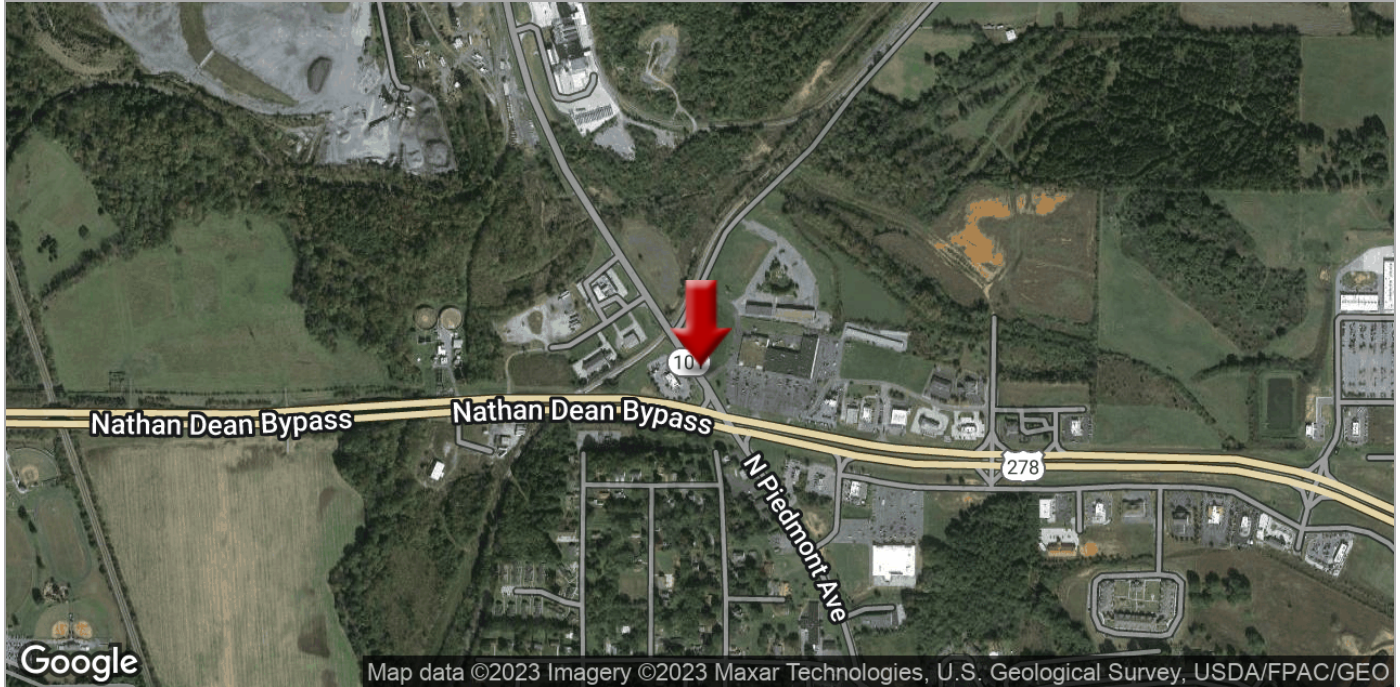
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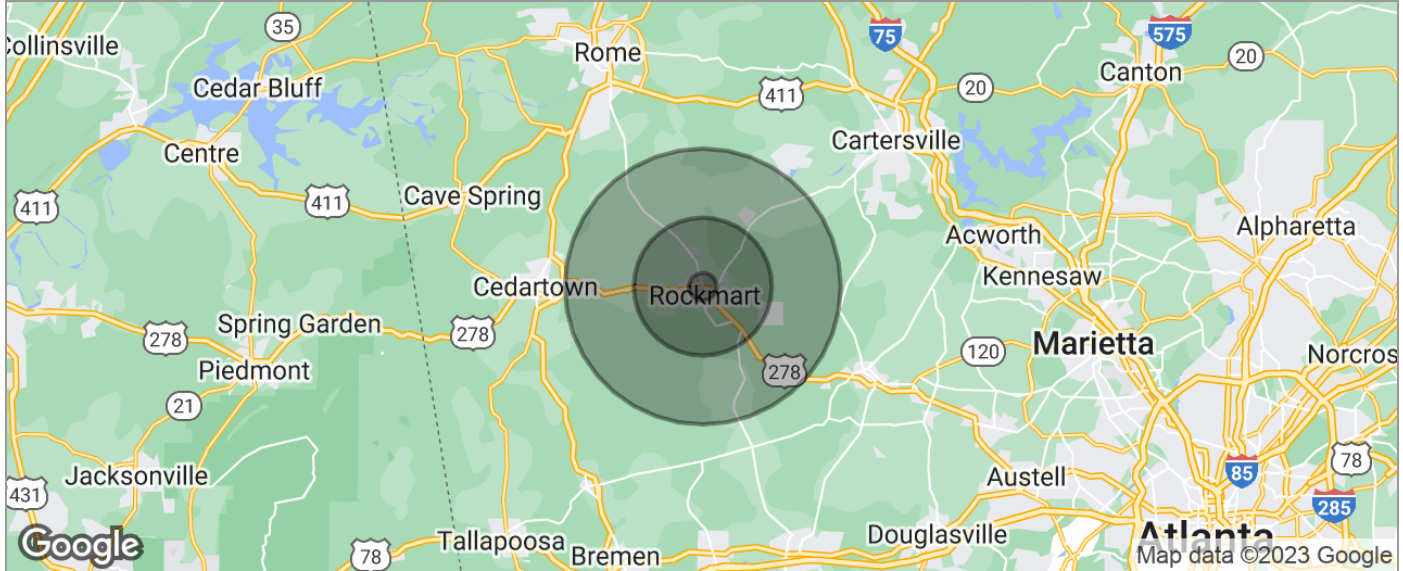
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	496	10,804	41,253
MEDIAN AGE	38.9	36.7	36.7
MEDIAN AGE (MALE)	33.5	32.0	33.8
MEDIAN AGE (FEMALE)	43.4	40.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	193	4,011	14,692
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$50,526	\$49,491	\$54,885
AVERAGE HOUSE VALUE	\$138,954	\$137,940	\$157,138
RACE	1 MILE	5 MILES	10 MILES
% WHITE	80.2%	82.5%	85.0%
% BLACK	17.3%	14.9%	11.7%
% ASIAN	0.4%	1.2%	0.7%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.0%	0.2%	0.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.0%	0.7%	3.0%

* Demographic data derived from 2020 ACS - US Census

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Jim DeVille

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Jim DeVille, Realtor

Jim DeVille has been involved in the Atlanta real estate market since 1981 and brings a wealth of experience to the commercial division of Keller Williams Realty in the west Cobb office, which he established upon joining Keller Williams in 2009.

Jim began his career in the Atlanta market as a home builder in several amenity communities in west Cobb County. In a natural progression Jim then began building and developing commercial office and mixed-use projects as well as building design, construction and land development. His construction and development business eventually led him to expand to neighboring counties therefore allowing Jim to gain a superior understanding of the local governments and what is entailed in building and development as well as the entire real estate market in the northwest corridor or Atlanta. Having maintained his commitment to the local area, Jim has kept his home, business and community involvement in Cobb County thereby allowing him an even more extensive knowledge of, and experience in, this vicinity.

In 2016 Jim founded The Atlanta Commercial Group which is comprised of experienced realtors within the industry providing professional services to their clients in specific aspects of commercial real estate. The organization's primary focus is to council clients to help them make intelligent decisions by providing them the knowledge and advice. Whether it is an investor or a commercial user, Real Estate is the most significant, monetary investment that a client will make whether it is selling, buying or leasing.

Jim's approach is simple, understand the market, the clients' needs and goals, and provide options and advice to his client for the best possible outcome.



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