

SPECIAL PURPOSE FOR SALE

CREATIVE KIDS LEARNING CENTER

648 Jones Avenue, Rockmart, GA, Rockmart, GA 30153



SALE PRICE: \$895,000

LOT SIZE: 1.18 Acres

BUILDING SIZE: 7,575 SF

YEAR BUILT: 2001

ZONING: O And I

MARKET: Metro Atlanta

SUB MARKET: Polk County

CROSS STREETS: Jones Ave And Wingfoot Street

PROPERTY OVERVIEW

Beautifully designed and built Care Care facility located in the heart of the city of Rockmart.

Currently operating at full capacity.

Located in a quiet residential section of the downtown it provides a safe and friendly environment.

PROPERTY FEATURES

- Great location with easy access
- Well designed with many site improvements
- to be sold with all equipment and fixtures
- Quality construction built in 2001
- Currently operating with a roster of 150+ children

KW COMMERCIAL
3375 Dallas Highway, Suite 100
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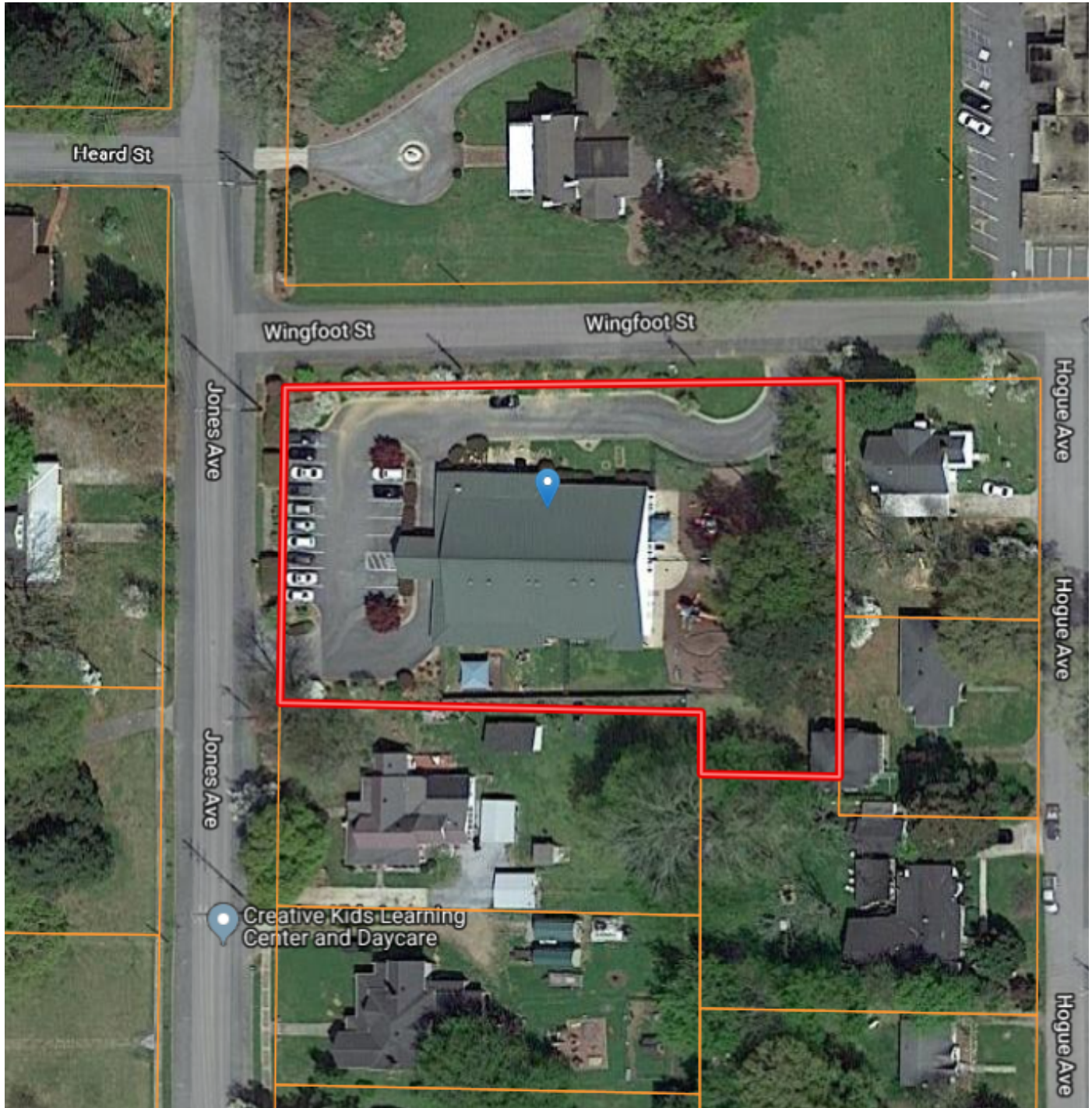
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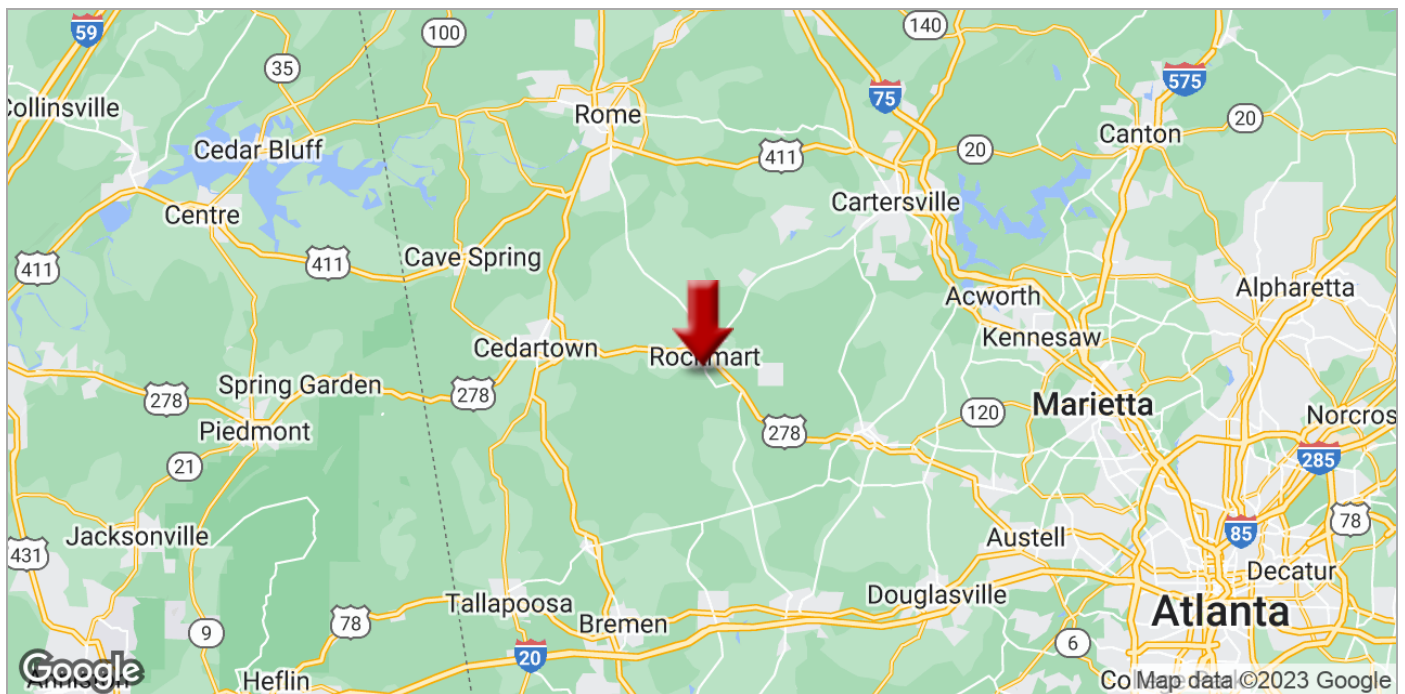
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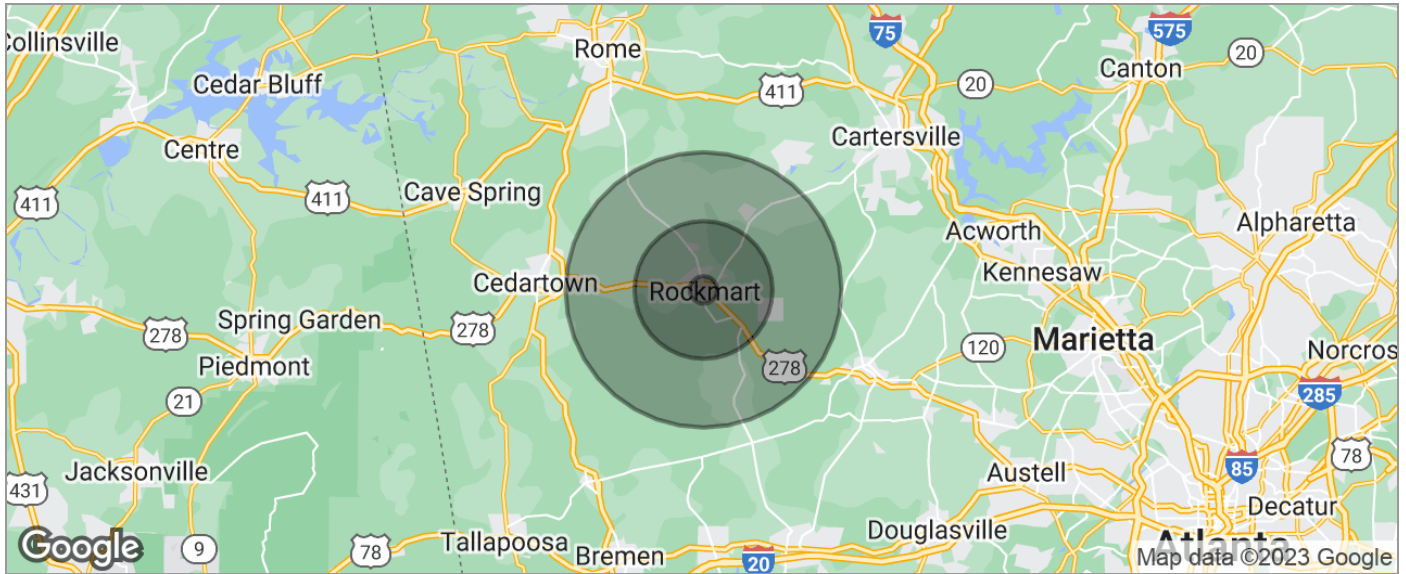
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	517	11,052	40,956
MEDIAN AGE	37.7	36.9	36.6
MEDIAN AGE (MALE)	31.5	32.1	33.7
MEDIAN AGE (FEMALE)	42.7	40.9	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	200	4,131	14,617
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$47,506	\$49,639	\$54,609
AVERAGE HOUSE VALUE	\$132,087	\$138,454	\$156,773
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.9%	82.2%	84.9%
% BLACK	18.2%	15.3%	11.8%
% ASIAN	0.6%	1.0%	0.7%
% HAWAIIAN	0.0%	0.0%	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, 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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