

## RETAIL FOR SALE

### FORMER CONVENIENCE STORE/FUELING CENTER

1950 Clay Road /4937 Austell Road, Austell, GA 30106



#### PROPERTY DESCRIPTION

The subject property is known as 4937 Austell Road, a former Convenience Store/Fueling facility located at the northeast intersection of Austell Road at Clay Road and within Land Lots 1140 and 1141 of the 19th Land District and 2nd Section, Austell, Cobb County Georgia 30106. This intersection is lighted. South Cobb High School is adjacent to and north of the subject. The site is a 0.754 acre, CRC (Commercial) zoned lot improved with a 50 x 100 canopy, an 855 sf retail store below, a 1,128 sf car wash building and site improvements.

#### PROPERTY HIGHLIGHTS

- Property situated at a high traffic signaled intersection
- Adjacent to South Cobb High School.

#### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.75 Acres
Building Size:	1,200 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	385	1,962	5,585
Total Population	1,044	5,168	14,595
Average HH Income	\$62,565	\$71,518	\$70,976

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ROCKY KAUFMANN**  
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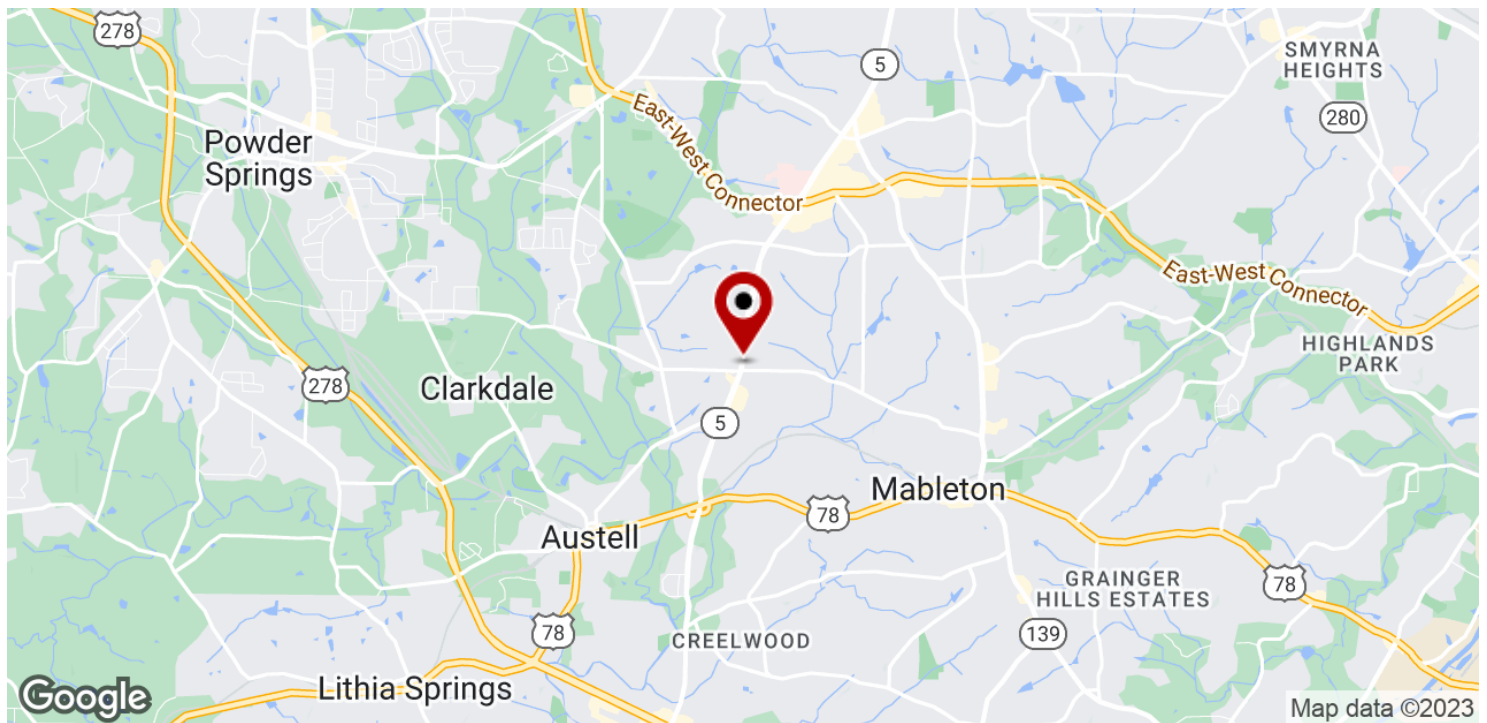
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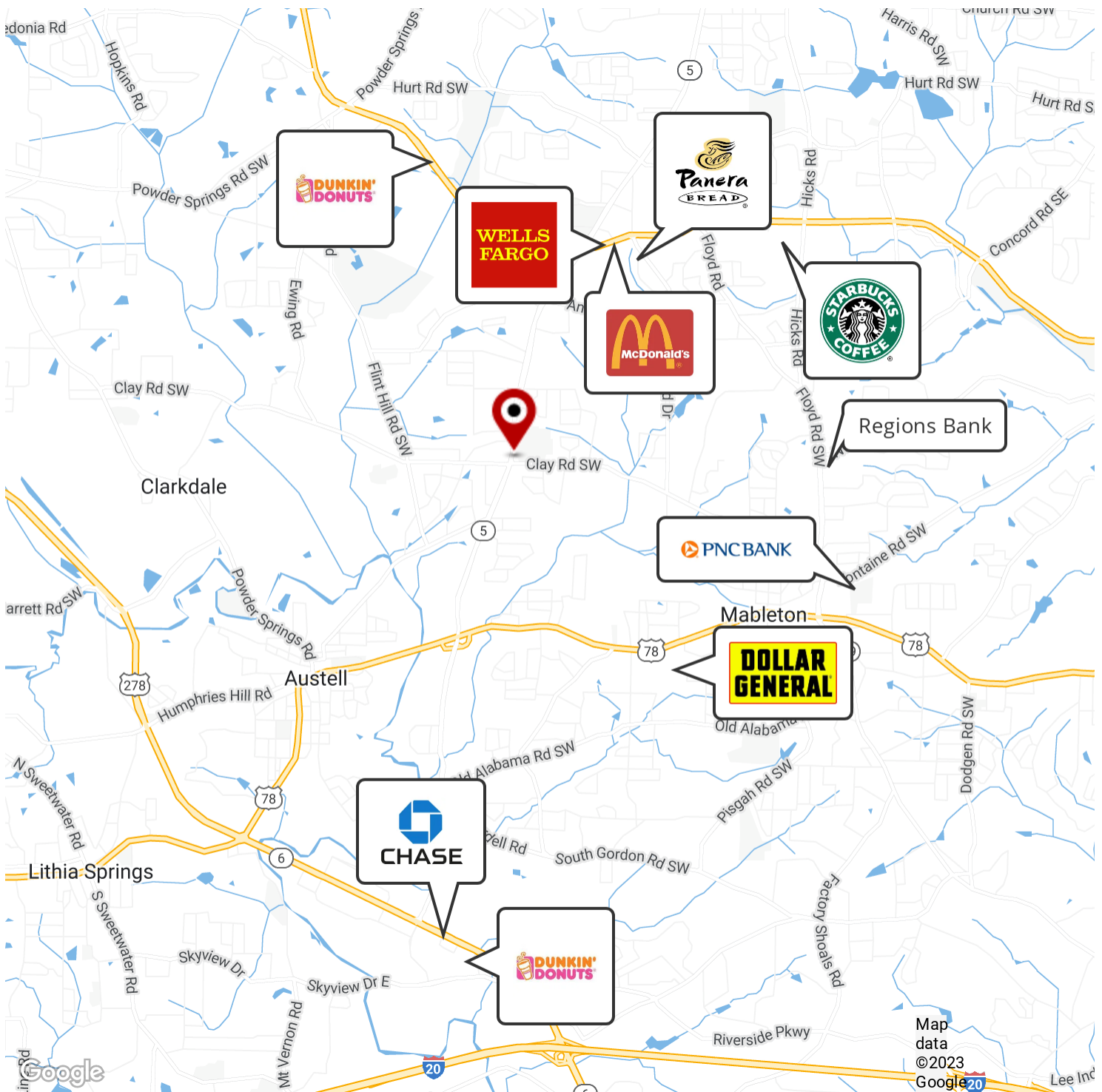
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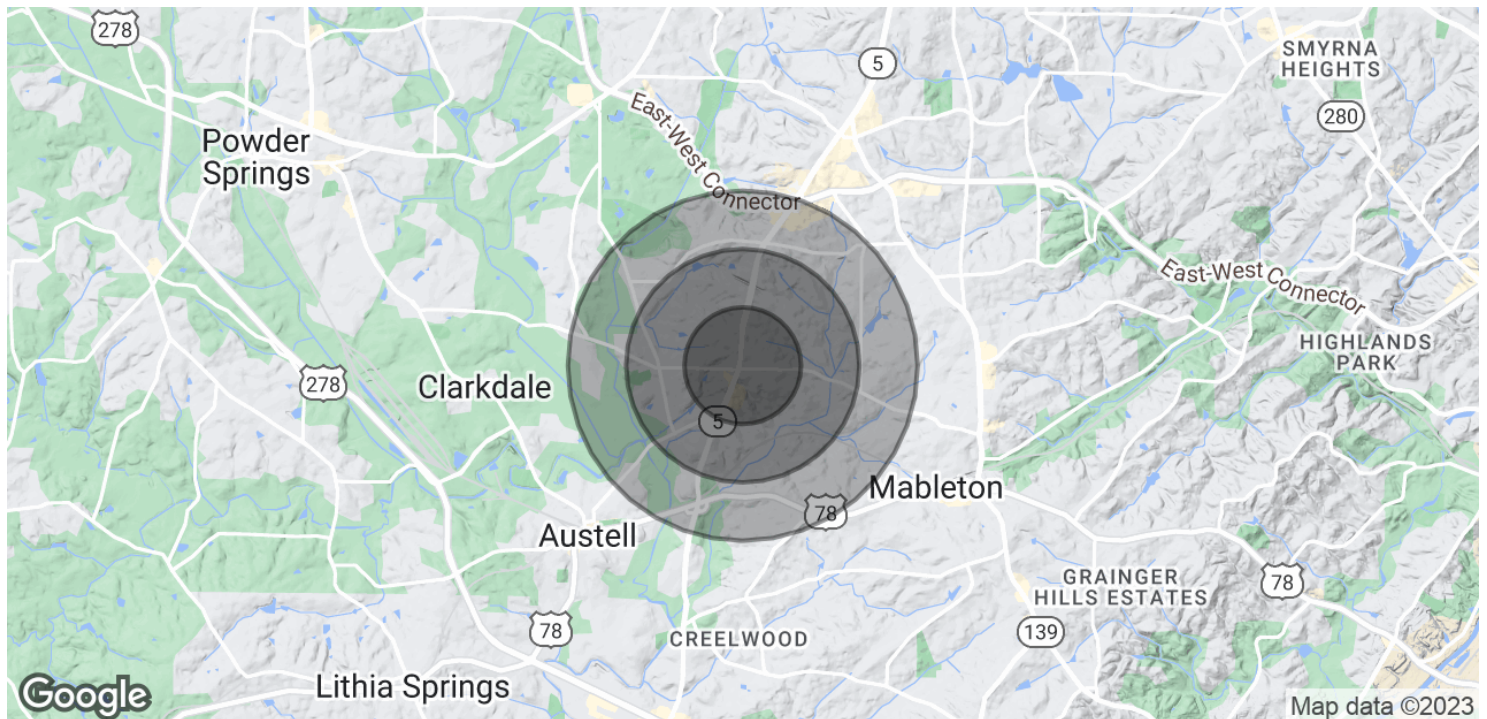
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,044	5,168	14,595
Average Age	39.1	38.0	36.2
Average Age (Male)	39.8	37.0	35.0
Average Age (Female)	37.7	38.1	36.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	385	1,962	5,585
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$62,565	\$71,518	\$70,976
Average House Value	\$173,807	\$182,225	\$174,413

\* Demographic data derived from 2020 ACS - US Census

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