

## RETAIL FOR SALE

# CORNER COMMERCIAL LOT WITH FLEXIBLE USE

5584 Mableton Parkway SW, Mableton, GA 30126



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$600,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	4,000 SF
<b>ZONING:</b>	GC
<b>MARKET:</b>	Metro Atlanta
<b>SUBMARKET:</b>	Cobb County
<b>TRAFFIC COUNT:</b>	35,200
<b>PRICE / SF:</b>	\$150.00

### PROPERTY OVERVIEW

This corner lot is located in the heart of unincorporated Mableton with over 35,000 daily traffic count. The site has great visibility and located at a signalized intersection. Property is zoned GC which allows for unlimited flexibility of uses.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
3375 Dallas Highway, Suite 100  
Marietta, GA 30064

**JIM DEVILLE**  
Associate  
O: 678.631.1780  
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jimdeville@kw.com  
GA #Georgia

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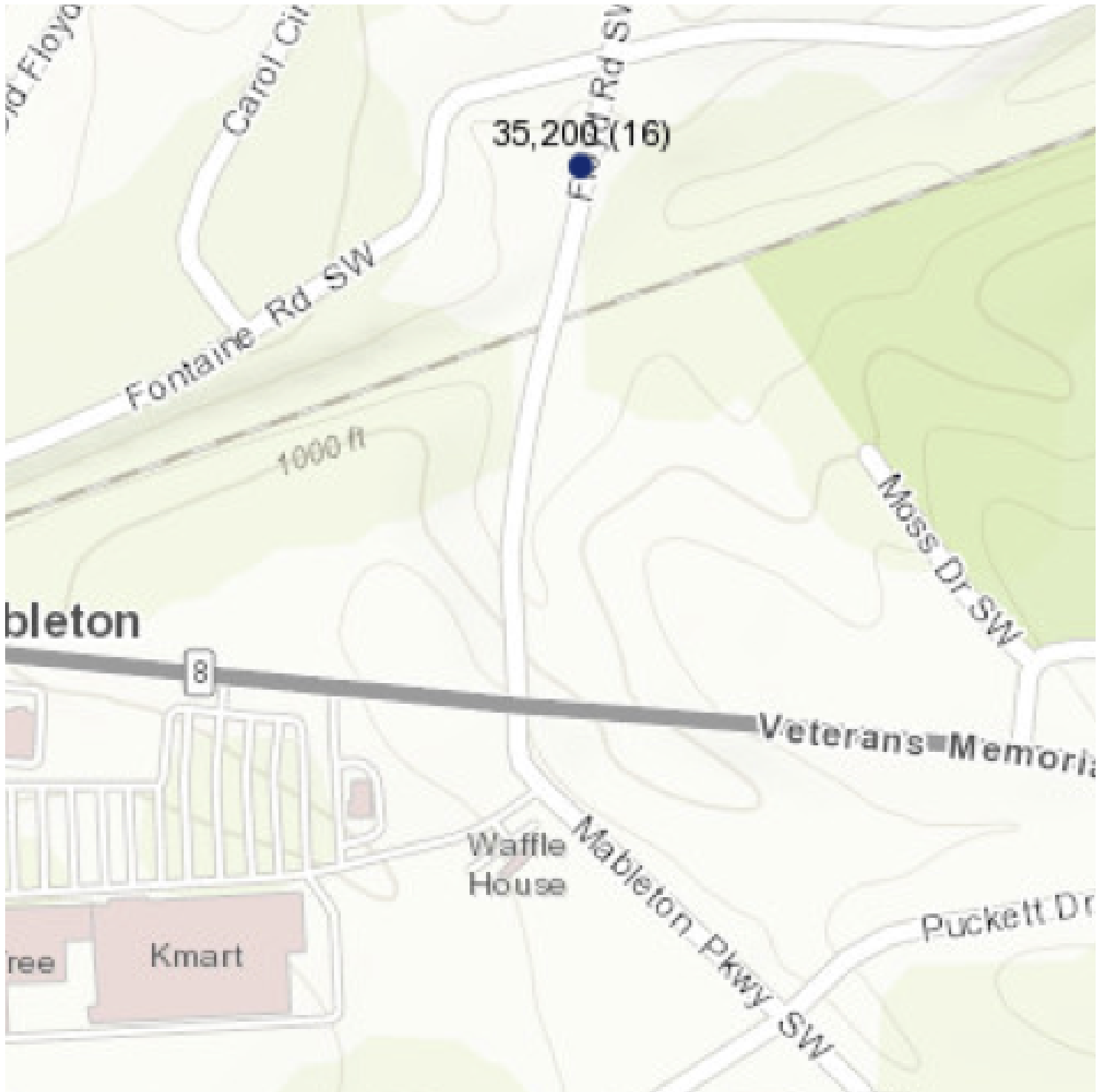
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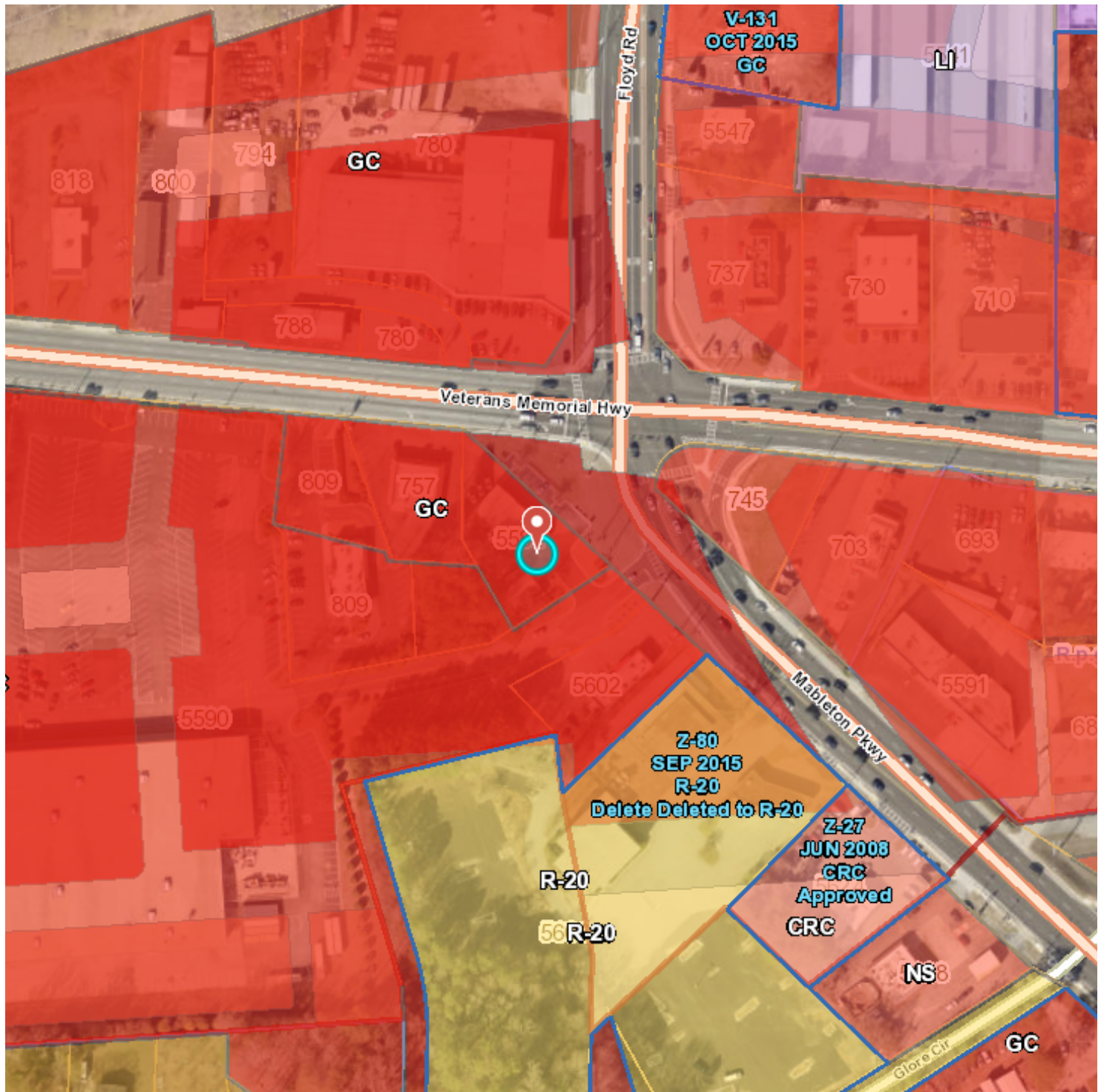
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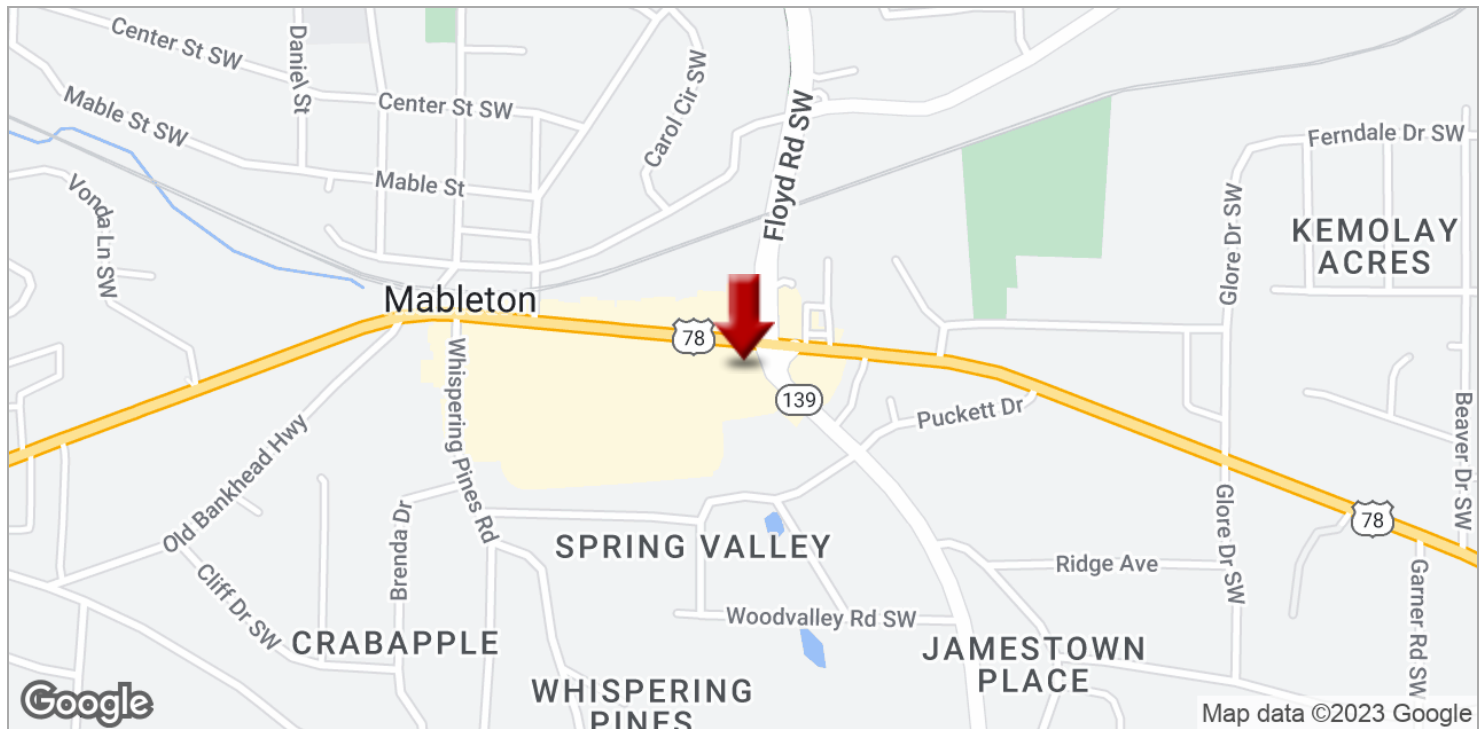
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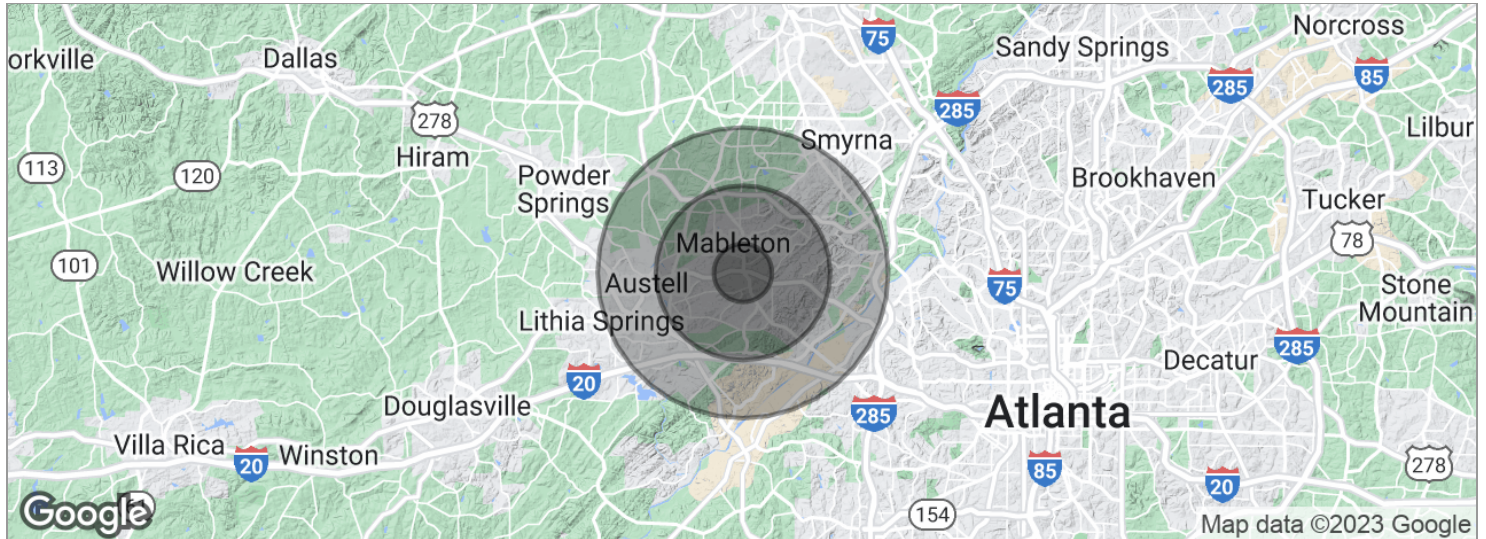
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,335	54,026	141,329
Median age	36.7	35.2	33.7
Median age (male)	35.4	34.1	33.0
Median age (Female)	38.7	36.5	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,036	20,382	53,645
# of persons per HH	2.6	2.7	2.6
Average HH income	\$62,182	\$69,411	\$69,415
Average house value	\$182,680	\$198,006	\$220,051

\* Demographic data derived from 2020 ACS - US Census

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**Jim DeVille**

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Mobile: 770-480-2186

Email: jimdeville@kw.com

### **Jim DeVille, Realtor**

Jim DeVille has been active in the Atlanta real estate market for more than 30 years and built a reputation for honesty and integrity for the homes and services he provide his clients. His real estate career began in 1978 and has included renovation, building design, construction, and land development, both residential and commercial. Since moving here in 1987, Jim has maintained his home and business in Cobb County which has enabled him to accumulate a wealth of knowledge and experience of the area.

After joining Keller Williams, Jim was instrumental in creating a Commercial division at the West Cobb office and now provides his knowledge, experience, and professional services to his commercial clients. As I see it, the goal is to provide a service that puts buyer and seller together in a win-win situation. To do this you must be honest and straightforward, provide a depth of knowledge and experience, and remain available to all throughout the process.



**Ricardo Cervantes**

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Mobile: 404-985-9555

Email: ricardo.cervantes@kw.com

### **Ricardo Cervantes, Realtor**

Ricardo Cervantes is originally from California and has lived in Atlanta, GA for the past 10 years. Prior to joining the Atlanta Commercial Group Ricardo worked in the Banking and Finance industry with extensive knowledge in Small Business Lending. He specializes is Small business and New business start-ups.

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