

# UPSCALE OFFICE CONDO IN ACWORTH

3459 Acworth Due West Road, Building 200, Suite 202, Acworth, GA 30101



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$220,000
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.03 Acres
<b>BUILDING SIZE:</b>	2,422 SF
<b>ZONING:</b>	OI
<b>MARKET:</b>	Northwest Metro Atlanta
<b>SUBMARKET:</b>	Cobb County
<b>TRAFFIC COUNT:</b>	13,800
<b>PRICE / SF:</b>	\$90.83

## PROPERTY OVERVIEW

Well located office condo in Acworth just off Cobb Pkwy (US 41) with two suites, upper and lower. Easy access to I-75 and surrounded by office and retail. Perfect for medical, insurance, CPA, lawyer or other professional with a second suite available for expansion or income on the terrace level

## PROPERTY HIGHLIGHTS

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

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KW Commercial Director And Associate Broker  
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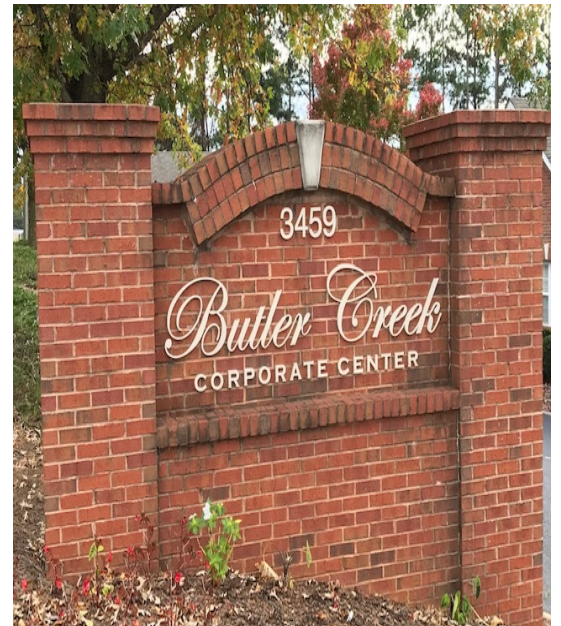
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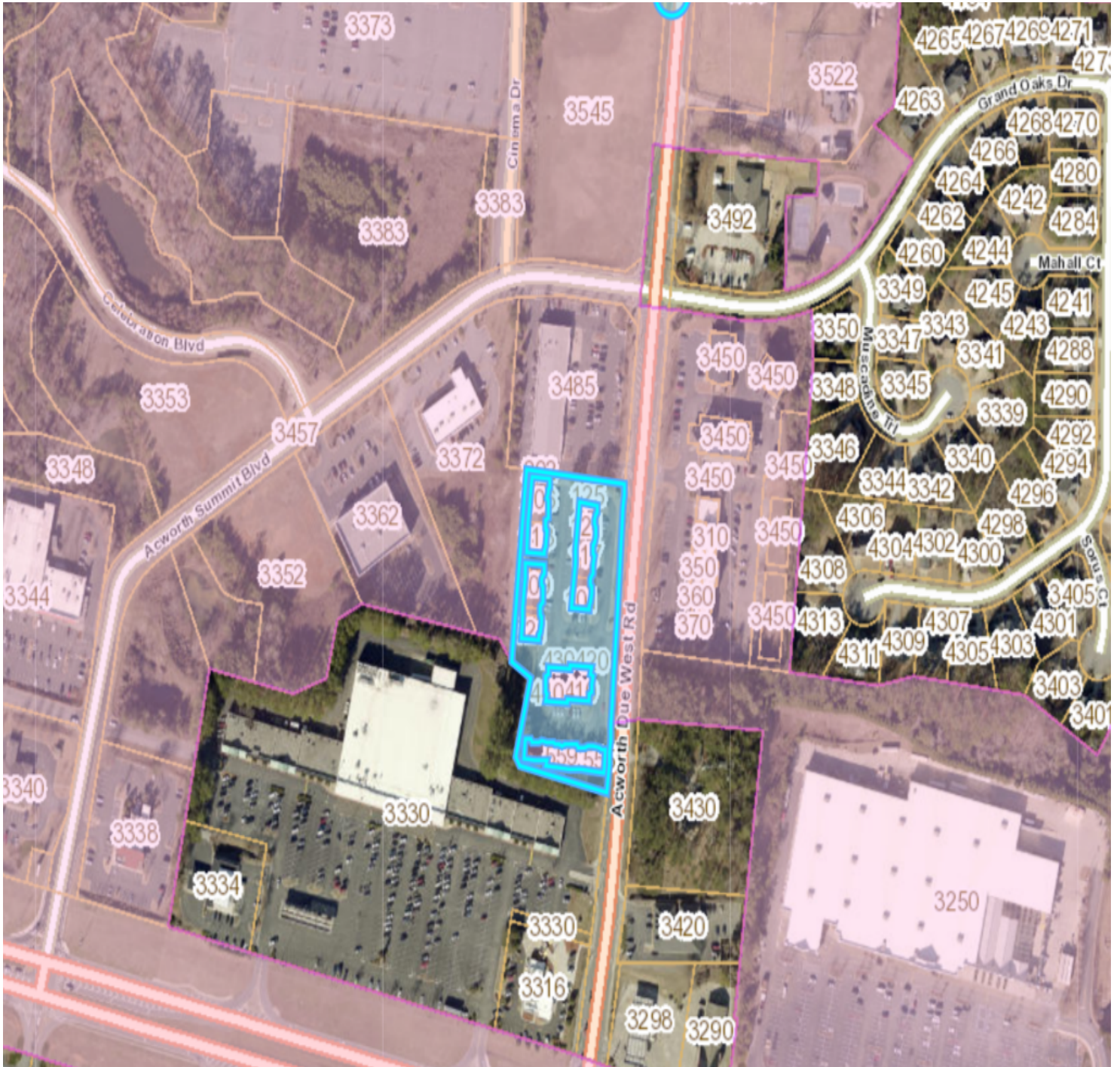
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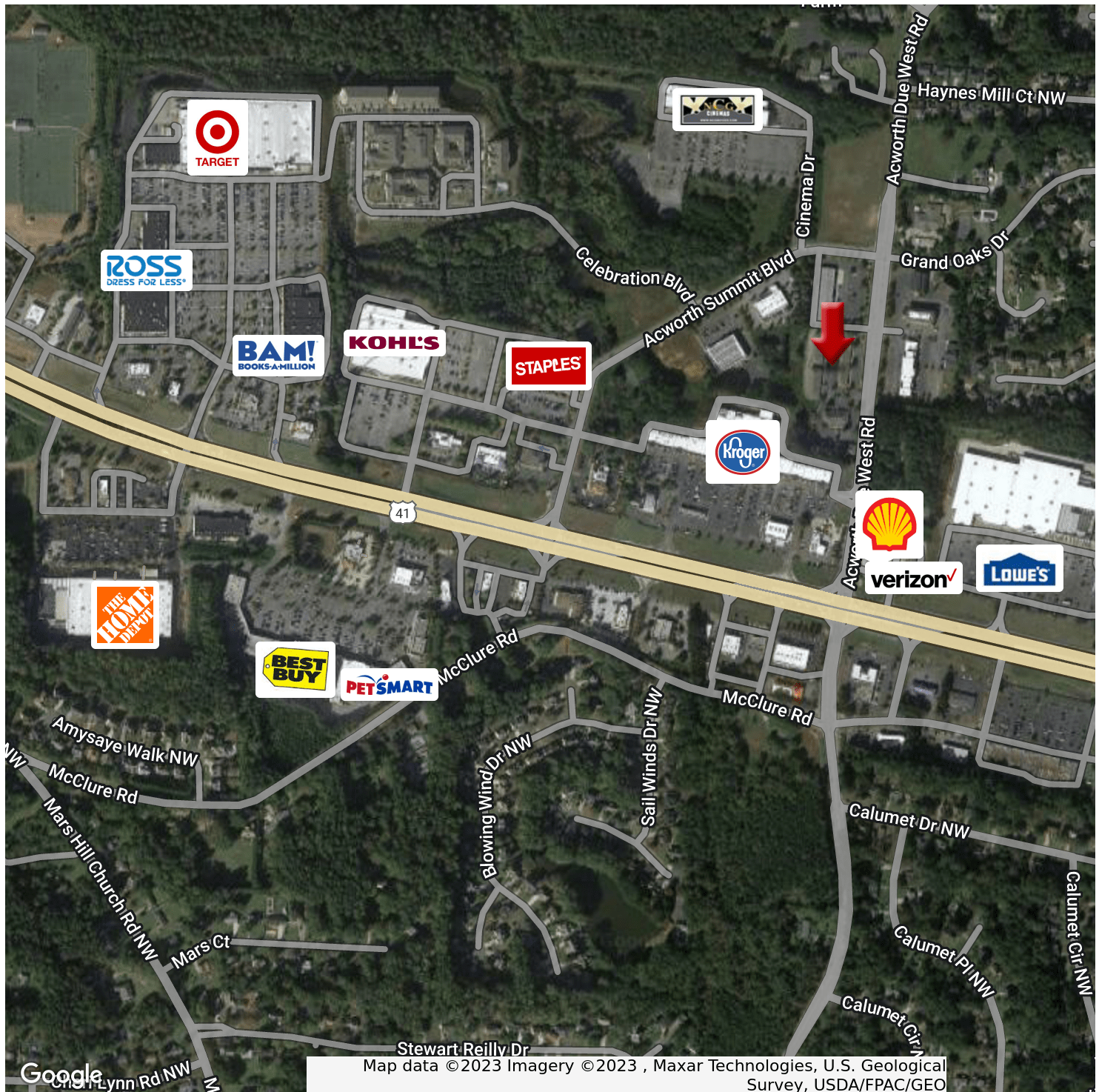
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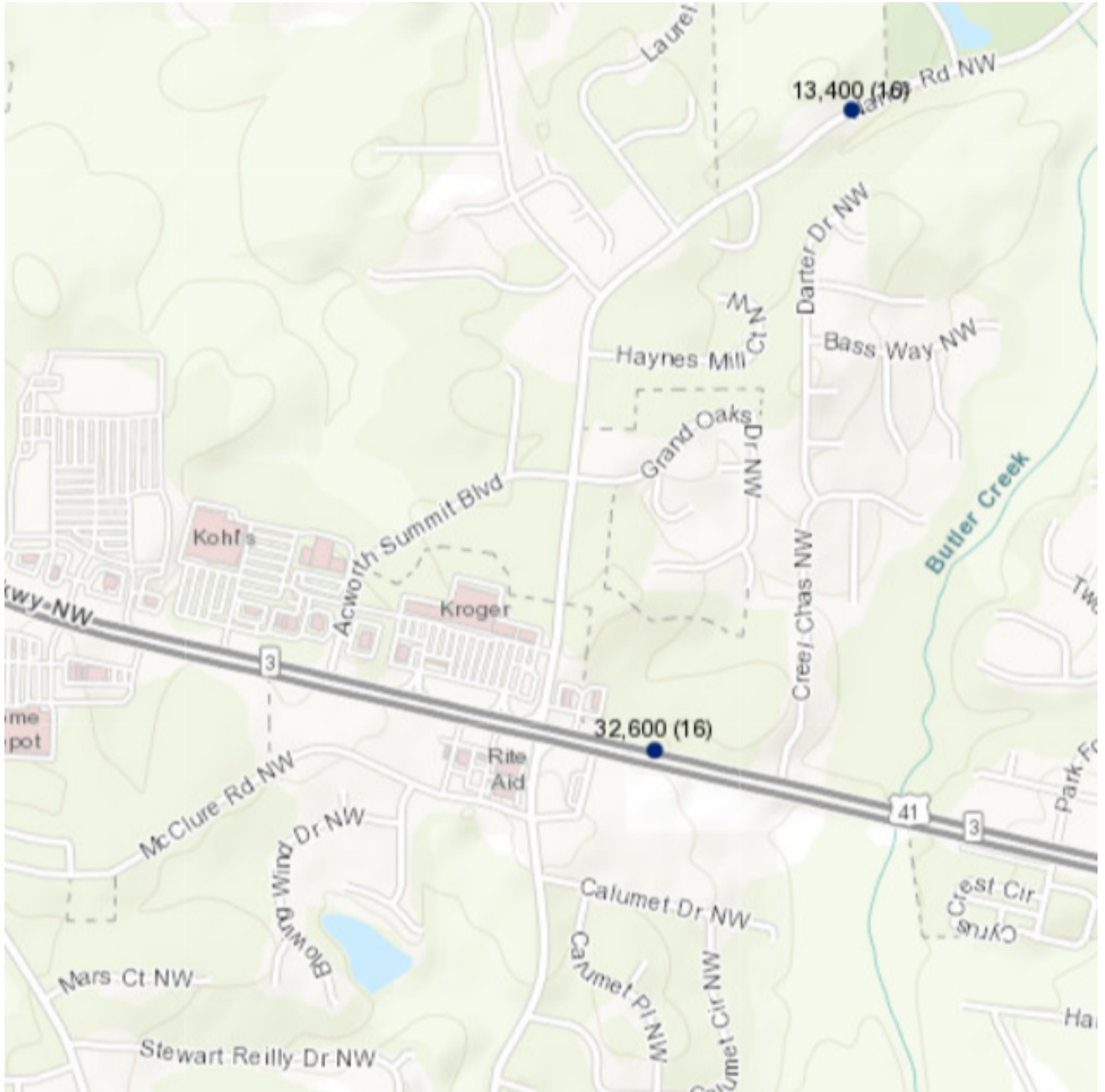
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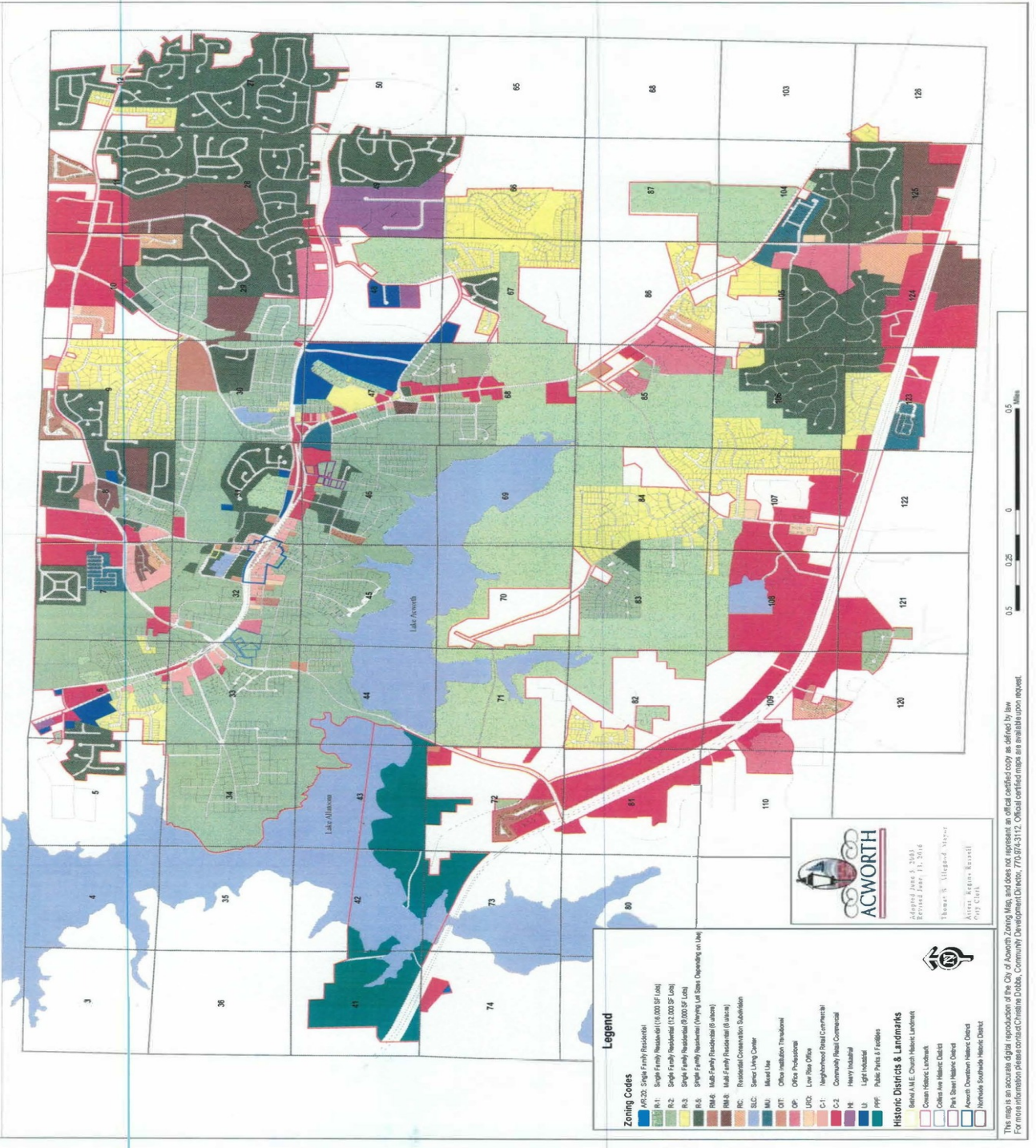


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## City of Acworth Official Zoning Map



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City of Acworth Zoning Ordinance and Unified Development Code  
Amended: Ord- 2003-34; 2004-02; 2004-16; 2004-21; 2004-32; 2004-39; 2005-05; 2005-11; 2005-12; 2005-16; 2005-24; 2005-28; 2005-41; 2006-06; 2006-25; 2006-32; 2007-04; 2007-18; 2008-16; 2008-25; 2008-27; 2009-06; 2010-04; 2011-23; 2012-27; 2015-05; 2015-07; 2015-14; 2016-11; 2016-40; 2016-41; 2017-03; 2017-04; 2017-14; 2017-15; 2017-16

Ordinance 2003-16

## 50.11 LRO, Low Rise Office

### A. Purpose and Intent.

The LRO district is intended to provide suitable areas for small scale professional offices and other non-retail oriented commercial uses such as offices and day care centers. This district provides a step down from more intense uses and is ideally located between residential zonings and more intense uses.

### B. Permitted Uses.

1. Banks and financial institutions, including those with drive-in services and automatic tellers.
2. Cultural facilities.
3. Private Parks and playgrounds.
4. Day care centers and nursery schools, provided:
  - a) Such use must obtain certification from the Georgia Department of Human Resources
  - b) Any outdoor play area shall be enclosed by a fence not less than 4 feet in height and located in the rear yard area of the principal building with a self-closing, self-latching gate.
4. Health service clinics.
5. Public buildings and facilities, not to include storage yards.
6. Radio, recording and television studios.
7. Photography and artist studios.
8. Cultural facilities. Art galleries, museums, legitimate theaters, libraries, and other uses similar in character to those listed.
9. Offices, professional and general office. Maximum gross floor area of 15,000 square feet.
10. Personal care facilities, provided:
  - a) Such use must obtain all necessary local and state licenses.
  - b) The maximum number of beds permitted shall not exceed one per 200 gross square feet.
11. Other uses which are substantially similar in character and impact to those uses enumerated above. Such uses must clearly meet the purpose and intent of this zoning district.
12. Accessory uses and structures incidental to any permitted use.
13. Sign(s), (as permitted in the City of Acworth Sign Ordinance)

### C. Temporary/Conditional Uses Allowed by the Director.

Not applicable in this district.

### D. Special Uses Permitted by Board of Aldermen.

Group homes (see standards set forth in Section 71.2).

### E. Accessory Structures

1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 5 feet from side or rear lot lines. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
2. Any accessory building in excess of 1,000 square feet of gross space must meet the setback standards for a principal use and shall be architecturally compatible with the principal structure.
3. When an accessory building is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
4. No accessory building shall be constructed upon a lot before the principal building, nor shall it contain a greater floor area than the principal structure.
5. No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building.
6. Swimming pools must be enclosed by a fence not less than 5 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
7. Heating and air conditioning units may encroach 5 feet into the required rear or side setback.



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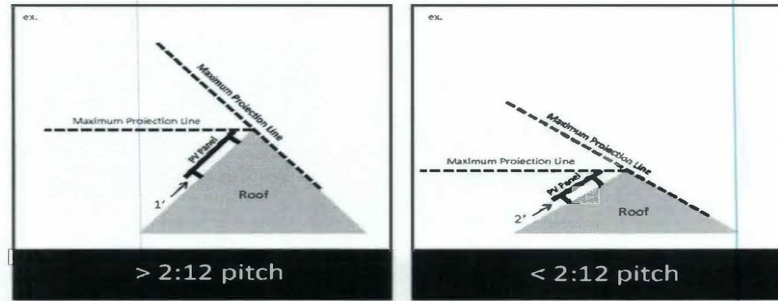
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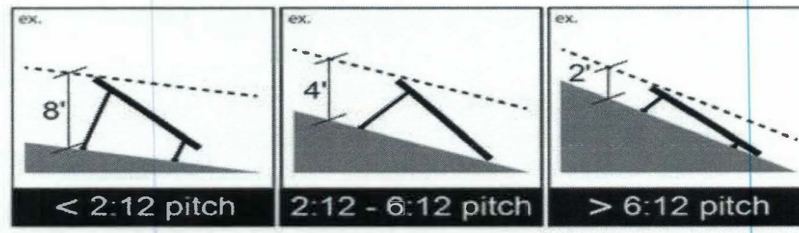
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**8. Solar collection devices:**

- a) Solar collection devices, for the purpose of this section, shall pertain to equipment utilized for providing an electric power source to a structure either in part or entirely. This section does not pertain to accent, landscape or exterior lighting devices.
- b) Solar collection devices may not be mounted to the sides or any other portion of a primary structure other than its roof.
- c) Roof mounted systems:
  - a. Single family and duplex dwellings:
    - i. No taller than one (1) foot, as measured on a vertical axis to the roof below, to which it is installed, unless the roof pitch is 2:12 or less, in such case two (2) feet is permitted. No portion of a solar collection device shall project above the maximum projection line depicted within figures below.



- b. Non-residential and residential multi-family (excluding single-family or duplex dwellings):
  - i. If < 2:12 pitch roof, no taller than eight (8) feet as measured on a vertical axis to the roof below, to which it is installed (see figure below).
  - ii. If 2:12 to 6:12 pitch, no taller than four (4) feet as measured on a vertical axis to the roofline below, to which it is installed.
  - iii. If > 6:12 pitch, no taller than two (2) feet, as measured on a vertical axis to the roofline below to which it is installed.



- c. All buildings regardless of use – roof mounted solar collection device shall not extend beyond any roof overhang nor shall it extend beyond a horizontal plane as drawn from the highest point of a roof pitch.



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- d) May not be attached to a street facing roof face.
- e) If ground mounted, solar collection devices shall not exceed five (5) feet in height, must be placed to the side or rear of the primary structure and must be screened from view.

F. Use Limitations

- 1. No outside storage is permitted.
- 2. Commercial vehicles parked on-site may be no larger than a step van.
- 3. No laboratories or clinics are permitted.
- 4. Lighting shall be established so that no direct light shall cast over any property line nor adversely affect neighboring properties.
- 5. All new developments must submit a site plan including all of the information listed in Section 69.

G. Bulk and Area Regulations

Minimum Lot Size:	15,000 sq. ft.
Minimum Lot Width:	70 ft.
Maximum Building Height:	35 ft.
Maximum Floor Area Ratio:	0.50
Maximum Impervious Surface:	70%
Minimum landscaped area:	20%
Front Setback (arterial):	40 ft.
Front Setback (other):	30 ft.
Side Setback (major):	25 ft.
Side Setback (minor):	15 ft.
Rear Setback:	30 ft.

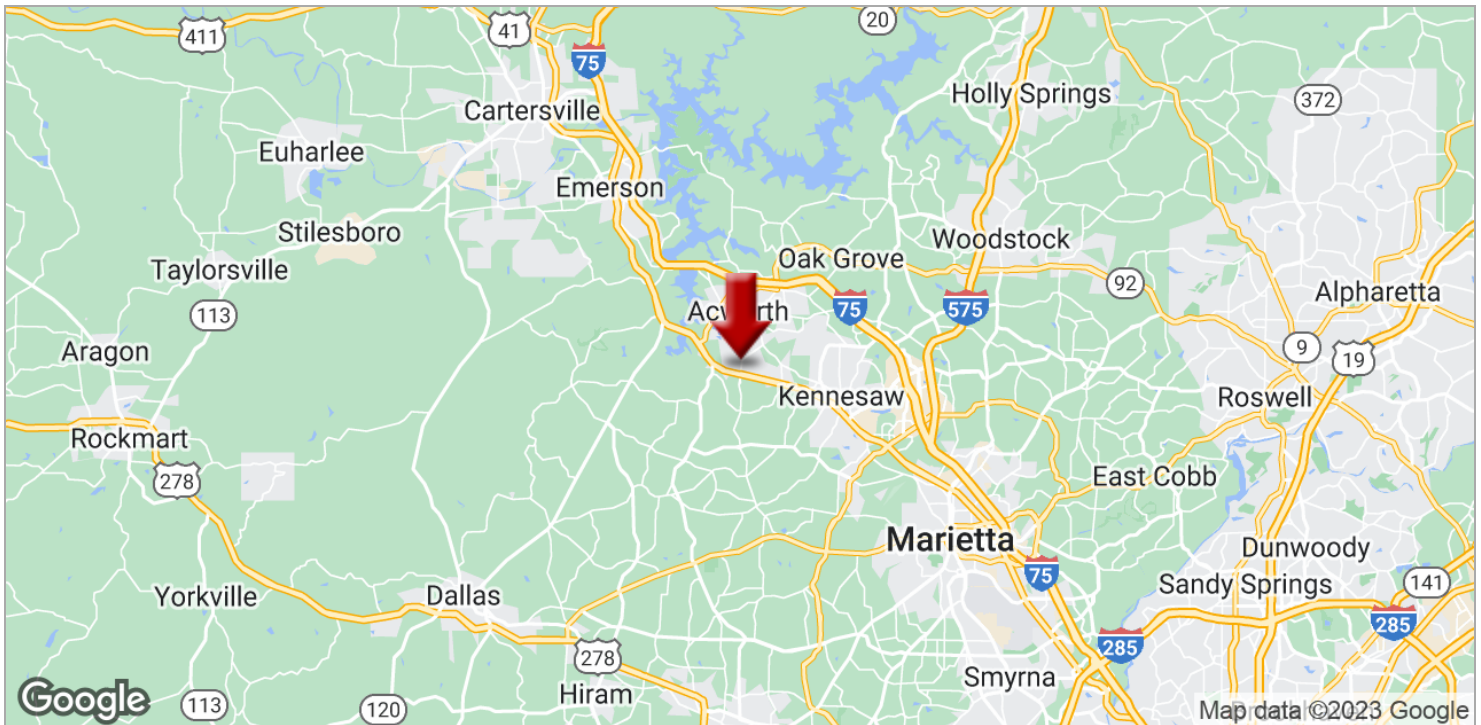
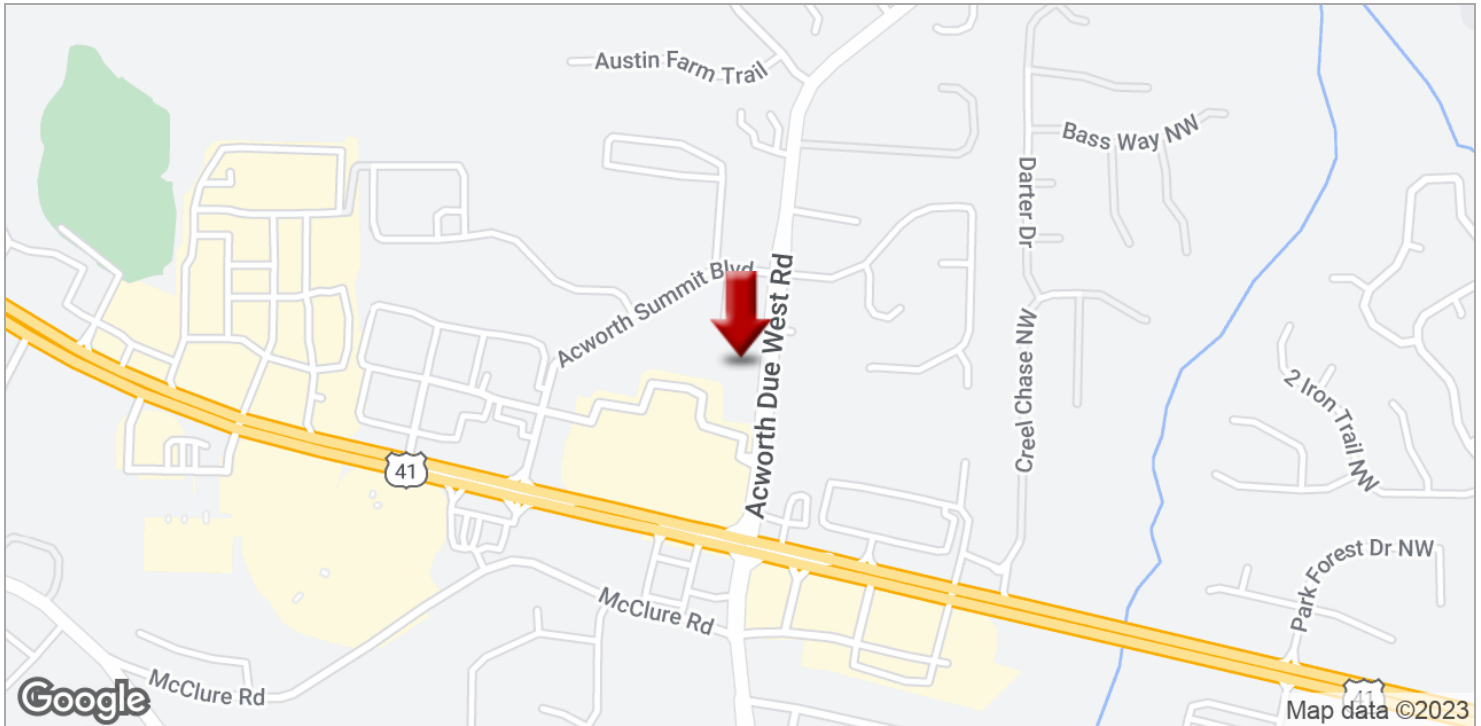
H. Landscape and Buffer Requirements

- 1. When a property in this district directly abuts a single family residential district, a 20 ft. greenbelt buffer shall be established. Such buffer must include a solid fence or wall no less than six feet in height if vegetative materials do not provide continuous visual screening.
- 2. Landscaped areas must contain appropriate materials such as grass, hedges, trees, natural vegetation and the like. Landscaping along right-of-ways and within parking lots (as required in Article VIII) may be counted within this figure, however, no more than 25% of the required landscaping provided may be within stormwater retention facilities.
- 3. Stormwater retention facilities are not permitted within required buffers.



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**3459 Acworth Due West Rd NW - Bldg 200**

Acworth, GA 30101 - Kennesaw/Town Center Submarket

Fully Leased Building

4,654 SF Class B Office Medical Condominium Building Built in 2003

Summary **Demographics** Daytime Employment Consumer Spending Traffic

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	5,797	56,324	144,563
2018 Estimate	5,467	53,002	135,618
2010 Census	5,049	48,292	122,575
Growth 2018-2023	6.04%	6.27%	6.60%
Growth 2010-2018	8.28%	9.75%	10.64%
2018 Population Hispanic Origin	490	5,220	12,381
<b>2018 Population by Race:</b>			
White	3,873	37,993	100,252
Black	1,137	10,951	25,580
Am. Indian & Alaskan	24	201	522
Asian	273	2,448	6,003
Hawaiian & Pacific Island	11	41	80
Other	148	1,367	3,183
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>21</b>	<b>76</b>
<b>Households:</b>			
2023 Projection	2,018	19,814	49,307
2018 Estimate	1,902	18,635	46,248
2010 Census	1,753	16,947	41,776
Growth 2018 - 2023	6.10%	6.33%	6.61%
Growth 2010 - 2018	8.50%	9.96%	10.70%
Owner Occupied	1,576	14,895	36,999
Renter Occupied	326	3,741	9,249
<b>2018 Avg Household Income</b>	<b>\$96,936</b>	<b>\$93,389</b>	<b>\$98,838</b>
<b>2018 Med Household Income</b>	<b>\$80,253</b>	<b>\$76,361</b>	<b>\$79,823</b>
<b>2018 Households by Household Inc:</b>			
<\$25,000	153	2,053	5,010
\$25,000 - \$50,000	343	3,181	8,185
\$50,000 - \$75,000	387	3,937	8,573
\$75,000 - \$100,000	326	2,691	7,026
\$100,000 - \$125,000	250	2,191	5,309
\$125,000 - \$150,000	197	1,822	4,033
\$150,000 - \$200,000	107	1,809	4,672
\$200,000+	140	951	3,439

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Acworth, GA 30101 - Kennesaw/Town Center Submarket

Fully Leased Building

4,654 SF Class B Office Medical Condominium Building Built in 2003

Summary Demographics **Daytime Employment** Consumer Spending Traffic

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Businesses</b>	328	1,572	4,562	3,575	12,897	39,860	11	8	9
Retail	55	192	556	1,394	2,867	7,306	25	15	13
Wholesale	1	49	187	4	278	1,679	4	6	9
Hospitality & Food Service	43	113	257	931	1,876	4,410	22	17	17
Real Estate, Renting, Leasing	15	74	204	57	321	1,035	4	4	5
Finance & Insurance	29	133	365	137	537	1,500	5	4	4
Information	9	37	82	70	306	646	8	8	8
Scientific & Technology Services	17	170	472	83	846	3,208	5	5	7
Management of Companies	0	1	4	0	2	11	0	2	3
Health Care & Social Assistance	66	241	784	300	1,045	3,972	5	4	5
Education Services	8	37	101	172	1,646	3,914	22	44	39
Public Administration & Sales	0	22	45	0	267	909	0	12	20
Arts, Entertainment, Recreation	9	29	100	80	257	1,099	9	9	11
Utilities	0	2	2	0	41	41	0	21	21
Admin Support & Waste									

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Summary Demographics Daytime Employment Consumer Spending Traffic

	Aggregate (in thousands)					
Annual Consumer Spending	2018			2023		
Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	57,358	546,383	1,396,271	66,556	634,031	1,627,648
<b>Apparel:</b>						
<b>Total Apparel</b>	3,374	33,033	83,723	3,776	36,968	94,176
Women's Apparel	1,365	13,362	33,806	1,542	15,103	38,341
Men's Apparel	724	6,985	17,828	817	7,880	20,166
Girl's Apparel	262	2,650	6,701	284	2,842	7,284
Boy's Apparel	182	1,765	4,463	195	1,906	4,892
Infant Apparel	144	1,401	3,622	161	1,595	4,150
Footwear	698	6,868	17,303	777	7,642	19,343
<b>Entertainment, Hobbies &amp; Pets:</b>						
<b>Total Entertainment, Hobbies &amp; Pets</b>	4,518	42,946	108,941	4,901	46,635	118,906
Entertainment	777	6,881	17,714	843	7,465	19,335
Audio & Visual Equipment/Service	2,134	20,726	52,038	2,323	22,600	56,964
Reading Materials	203	1,873	4,806	223	2,072	5,342
Pets, Toys, Hobbies	1,405	13,466	34,383	1,511	14,497	37,264
Personal Items	4,373	42,095	107,755	4,980	47,998	123,427
<b>Food &amp; Alcohol:</b>						
<b>Total Food &amp; Alcohol</b>	14,946	144,108	364,812	17,228	166,249	422,957
Food at Home	8,052	77,533	195,383	9,327	89,921	227,790
Food Away From Home	5,955	57,523	146,093	6,865	66,341	169,304
Alcoholic Beverages	939	9,052	23,336	1,036	9,988	25,863
<b>Household:</b>						
<b>Total Household</b>	8,310	81,094	207,942	9,200	89,899	231,697
House Maintenance & Repair	1,670	15,986	40,260	1,833	17,571	44,445
Household Equipment & Furnishings	3,380	32,945	84,035	3,667	35,747	91,569
Household Operations	2,402	23,691	61,318	2,745	27,180	70,797
Housing Costs	859	8,471	22,328	955	9,400	24,886
<b>Transportation and Maintenance:</b>						
<b>Total Transportation and Maintenance</b>	15,011	137,504	354,254	18,419	169,007	436,926
Vehicle Purchases	6,939	60,618	158,367	8,188	71,468	187,603
Vehicle Expenses	412	4,030	10,398	497	4,846	12,582
Gasoline	4,915	46,757	118,009	6,536	62,278	157,742
Transportation	1,000	9,603	25,167	1,211	11,622	30,592
Automotive Repair & Maintenance	1,744	16,495	42,313	1,986	18,794	48,407
<b>Health Care:</b>						
<b>Total Health Care</b>	3,037	28,784	73,155	3,631	34,494	88,045
Medical Services	1,637	15,629	39,899	1,944	18,585	47,661
Prescription Drugs	1,112	10,429	26,390	1,339	12,622	32,063
Medical Supplies	289	2,726	6,866	347	3,287	8,322
<b>Education &amp; Day Care:</b>						
<b>Total Education &amp; Day Care</b>	3,789	36,820	95,689	4,422	42,780	111,514
Education	2,524	24,462	63,268	3,043	29,347	76,005
Fees & Admissions	1,265	12,358	32,422	1,378	13,433	35,509

**KW COMMERCIAL**  
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# UPSCALE OFFICE CONDO IN ACWORTH

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## **PROFESSIONAL BACKGROUND**

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of asets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

## **EDUCATION**

1975 BS Business - Alaska Methodist University  
CCIM Candidate

## **MEMBERSHIPS & AFFILIATIONS**

CCIM  
Association of Georgia Real Estate Exchangers  
KW Commercial

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