

ACWORTH

Hwy 41 and Hwy 92, Acworth, GA 30101

Cobb County



HIGHLIGHTS

For Sale/Lease
County: Cobb
Type: Commercial
Market: Atlanta MSA

CONTACT

Tanner Hendon
404-783-8674
thendon@hendonproperties.com

One .748 acre lot available on the Cobb Parkway corridor (Highway 41 at Highway 92) in Acworth, Georgia. Within 5 miles of the site, household incomes average in excess of \$117,000. With the recent expansion of Highway 29, the traffic counts have increased from 27,000+ vehicles to 35,000+ per day.

The site is less than a 5 minute drive from downtown historical Acworth. With its proximity to Allatoona Lake and Lake Acworth, this corridor attracts year-round recreational visitors and lakefront residents.

Surrounding traffic generators include WalMart, Target, Home Depot, Kohl's, and Lowe's.

DEMOGRAPHICS

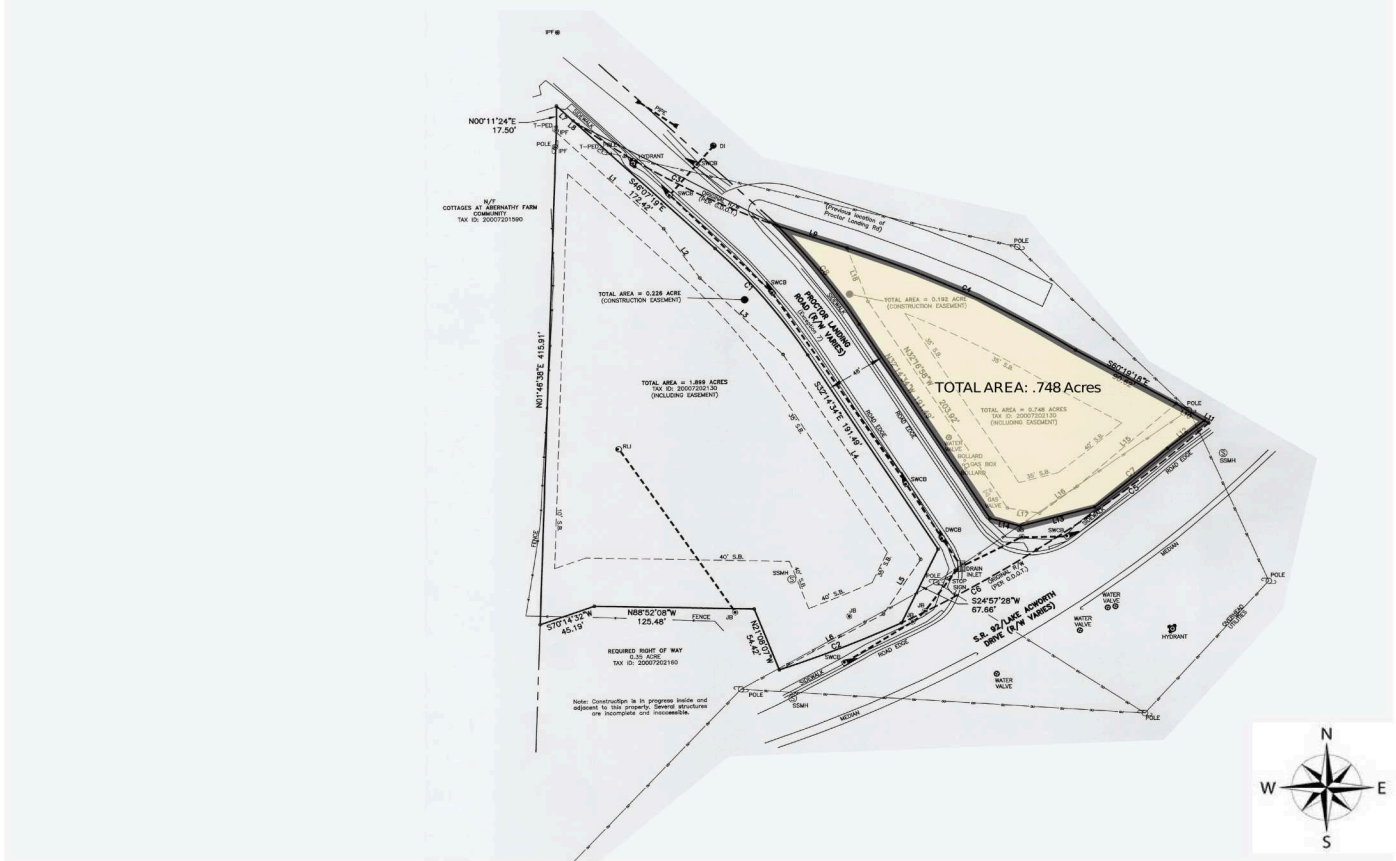
	1 MILE	3 MILES	5 MILES
Population	1,615	35,390	117,876
Daytime Population	2,330	13,051	26,196
Households	586	12,721	40,016
Average Household Income (\$)	110,150	101,060	111,560

ACWORTH

Hwy 41 and Hwy 92, Acworth, GA 30101
Cobb County



ACWORTH OUTPARCEL SITE PLAN



OP1 Available

0.75 AC