

4550 & 4570 Brownsville Road

Powder Springs, Georgia 30127 | Cobb County



LAND FOR SALE

LAND AVAILABLE Parcel A | 1.266 acres
Parcel C | 1.352 acres

ASKING PRICE \$600,000 per parcel

HIGHLIGHTS

- Pad-ready outparcels; less than \$11 / square foot of land
 - Underground detention included
 - Zoned CRC: Community Retail Commercial
 - Adjacent to proposed Walgreens
 - Traffic count: Brownsville Road, 26,470 vehicles per day
 - Demographics (2012):
- | | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 4,392 | 32,499 | 82,795 |
| Households | 1,469 | 11,119 | 28,740 |
| Average HH Income | \$74,901 | \$70,327 | \$66,009 |



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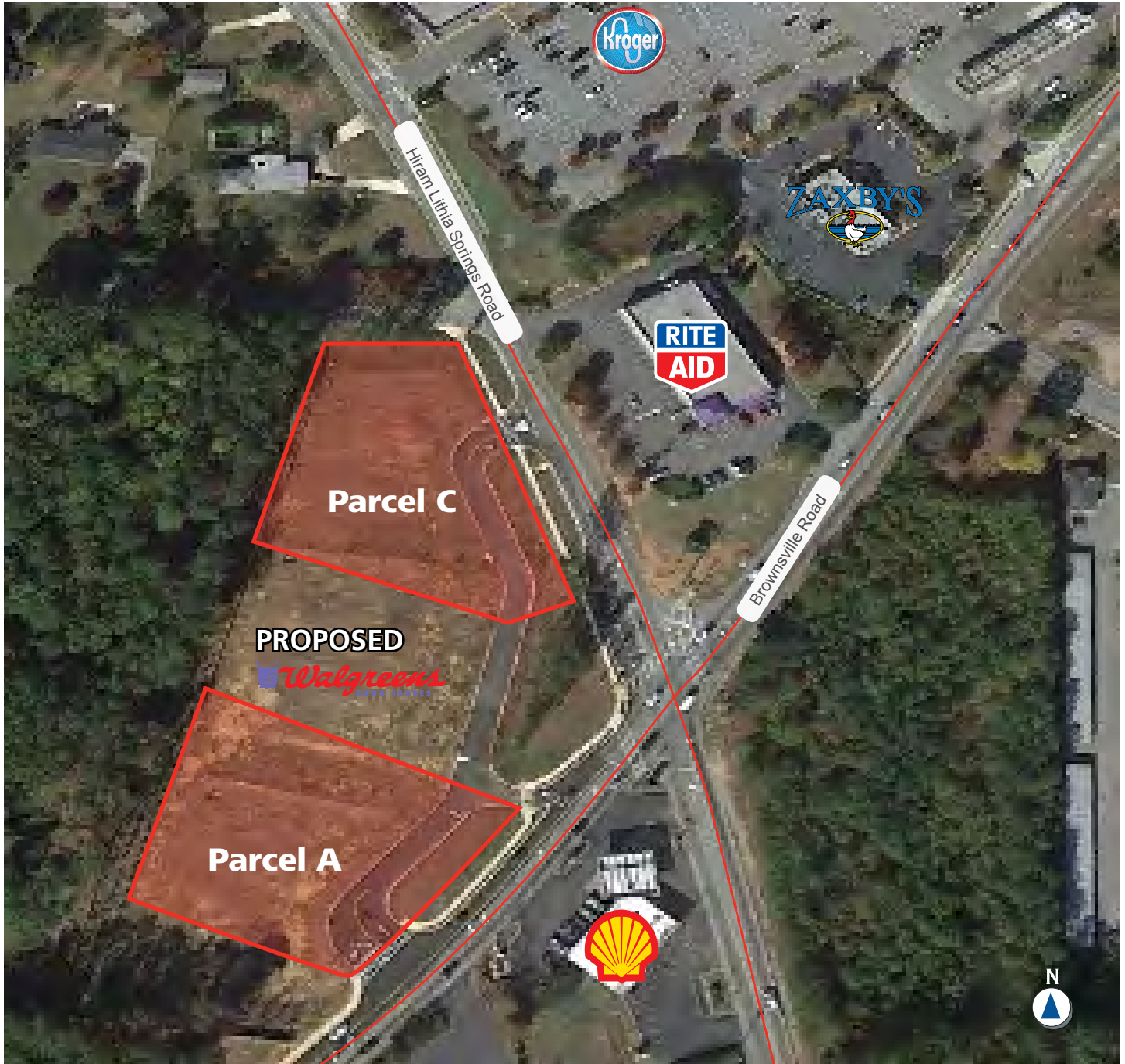
Ackerman & Co.

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AERIAL SHOWING RETAIL



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REGIONAL AERIAL SHOWING NEIGHBORHOODS



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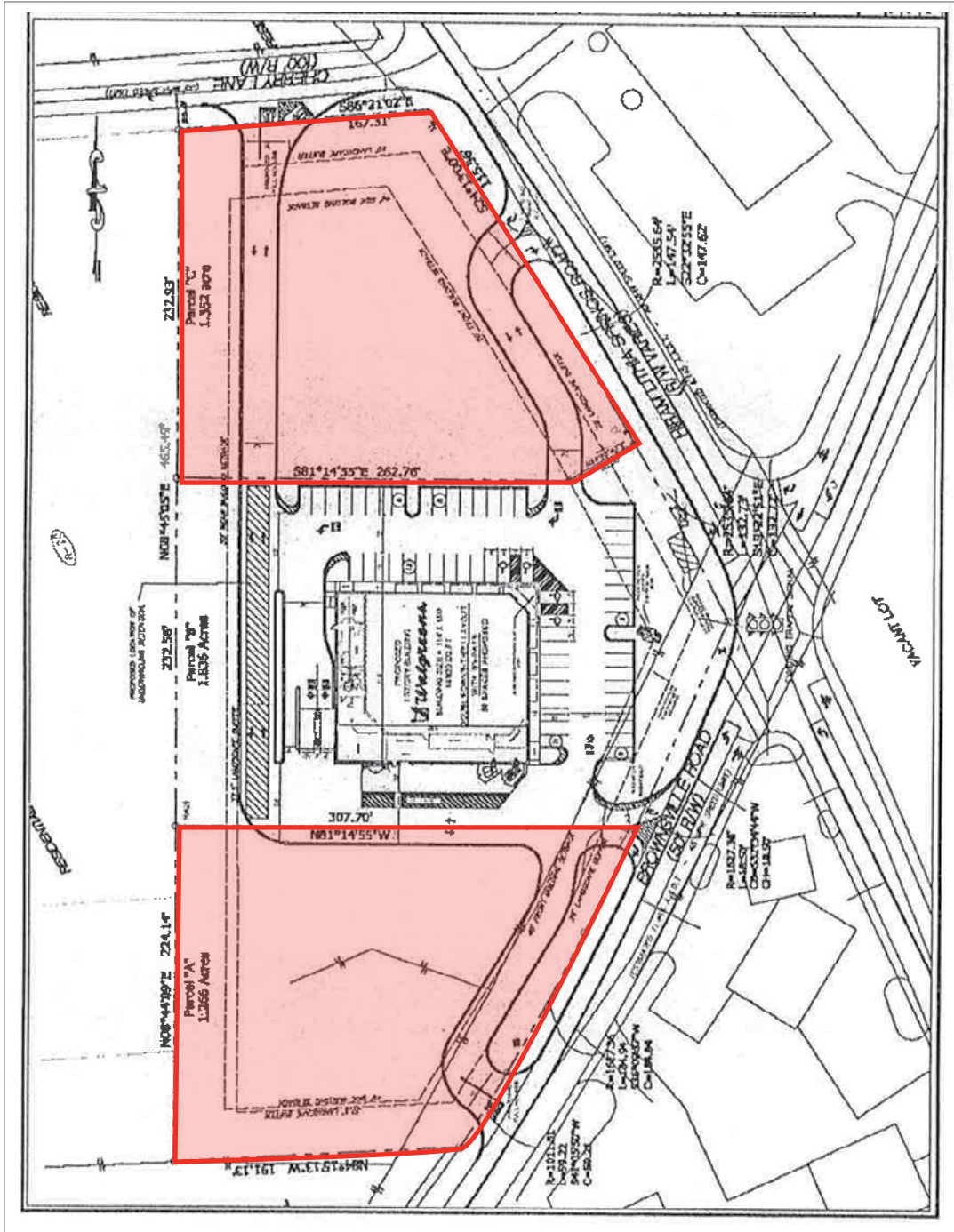
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GRADING AND UTILITY



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