

3436 N Cobb Parkway

\$499,000

Property Highlights:

- Stand-alone site, great visibility along 4-lane highly trafficked Cobb Parkway
- Average 32,000 vehicle travels per day
- Neighboring the Hubert Soccer Complex
- Zoned C-2
- Right-in, right-out from Cobb Parkway
- Shared access/ reverse frontage roads connection from Lakeside Commons to Mars Hill Rd/ Hwy 92



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REAL ESTATE

| 8744 Main Street #201 Woodstock GA 30188 | 770-874-9210 | www.TheGoodGroup.com

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Site Aerial Map



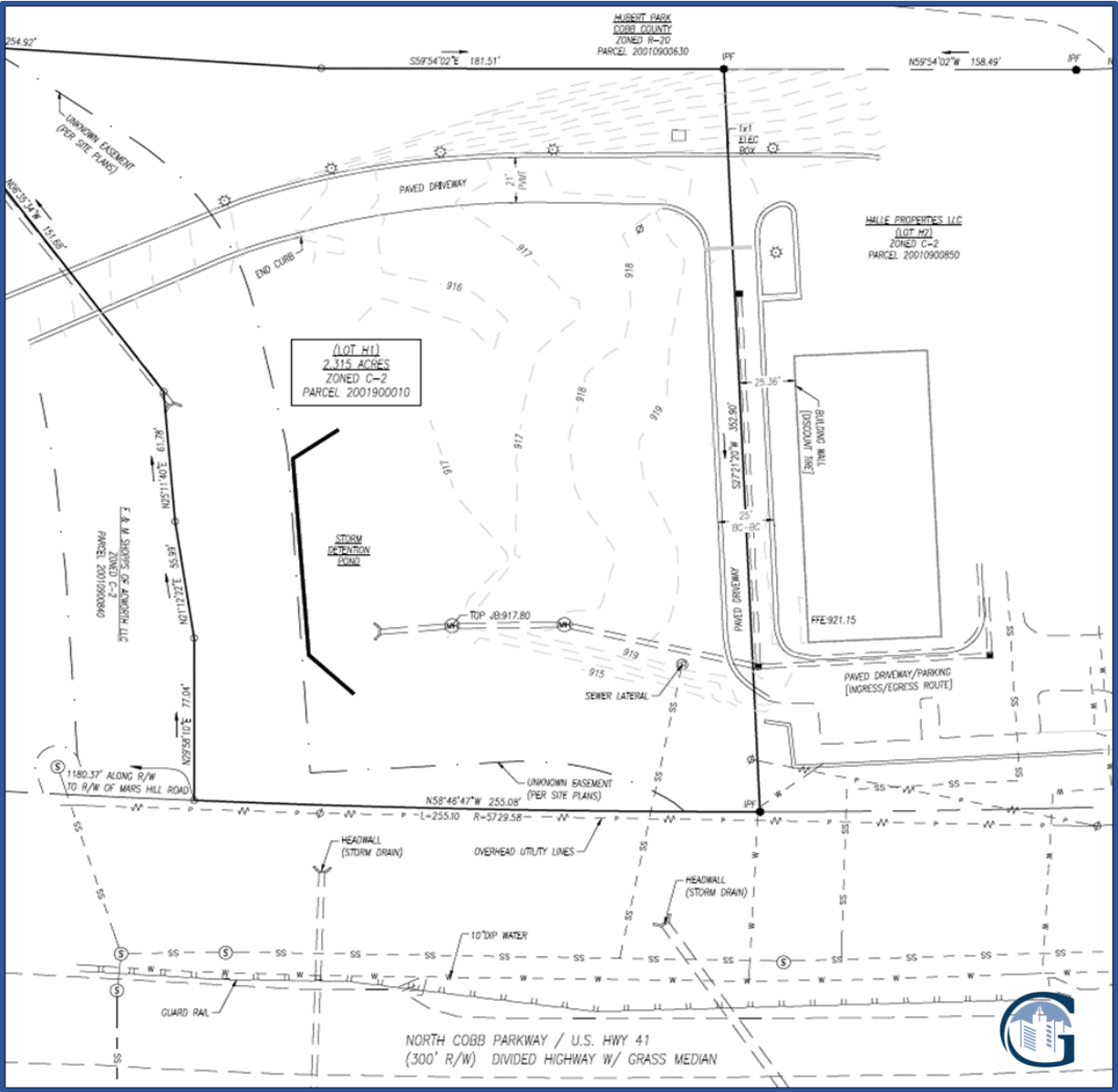
3436 N Cobb Parkway

Topography Map



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Survey Map



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Conceptual Site Plan

Retail site plan

- 2.31 gross lot area, 0.65 net lot area
- 6,000 SF
- 30 parking spaces
- Parking: 5/1000 SF
- Pad ready



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Conceptual Site Plan

Office site plan

- 2.31 gross lot area, 0.65 net lot area
- 6,400 SF
- Two-story plan
- 31 parking spaces
- Parking: 1/200 SF
- Pad ready



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Conceptual Site Plan

Quick Service Restaurant

- 2.31 gross lot area, 0.65 net lot area
- Gross Leasable area: 2,900 sf
- 31 parking spaces
- Parking: 1/100 SF
- Drive thru compatible
- Pad ready



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Local Retailers

A Sample within a 3 mile Radius:

Banks

PNC
Chase
B of A
SunTrust
Wells Fargo

Restaurants

Steak-n-Shake
Five Guys
Chili's
Chick-fil-A
Waffle House
Panera Bread
Huey Luey's
Jimmy Johns

Retail

Target
GameStop
Auto Parts
Discount Tire
Best Buy
Lowe's
Home Depot





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Demographics – City of Acworth, GA

**2017 Total Population
(3 miles): 42,185**

2017:

Within 1 mi, AVG HHI: \$88,915

Within 3 mi, AVG HHI: \$92,678

Within 5 mi, ACG HHI: \$98,901

Within 1 mi, Population: 3,136
(Households) 1,094

Within 3 mi, Population: 38,843
(Households) 13,714

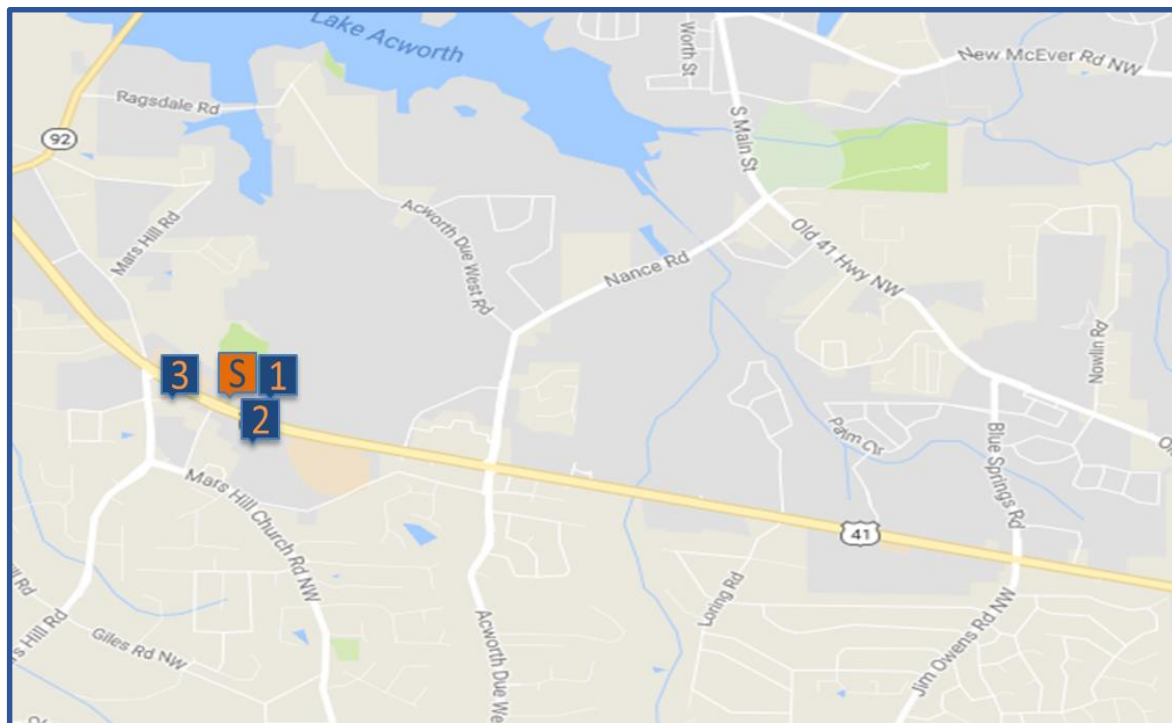
Within 5 mi, Population: 116,198
(Households) 39,554

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Traffic Count Map



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Subject Property	Size (AC)	Sold Date	Sale Price
3436 N Cobb Parkway	2.315	-	\$699,000
Sales Comps			
1 3418 N Cobb Parkway	1.24	4/2017	\$485,000
2 3360 Dogwood Lane	1.00	Active	\$575,000
3 N Cobb Parkway	1.22	Active	\$750,000



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Listing Contact:



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