

For Sale
+/- 16 Acres
Commercial Redevelopment Corner

2005 Old Lost Mountain Road
Powder Springs, GA 30127



KW Commercial Peachtree Road
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319
Tel: (404) 419-3500 ■ Fax: 770.448.6339

Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.

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Property Depiction



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Property Description

Property Size:	+/- 16 acres		
Location:	2005 Old Lost Mountain Road, Powder Springs, GA 30127		
Utilities:	All utilities, including sewer, available to site		
Zoning:	Residential Small Tracts, Residential Large Tracts		
Traffic Counts:	24,430 ADT E of intersection on Macland Rd. 12,640 ADT W of intersection on Macland Rd. 11,840 ADT N of intersection on Old Lost Mtn. Rd.		
Acquisition Cost:	\$2,720,000 or \$170,000/acre		
Summary:	The subject property is part of the I-75 corridor in West Cobb. There are several retailers in the submarket such as Kroger, Best Buy, Academy Sports and Outdoors, The Home Depot, Walmart Supercenter, Jim 'N Nick's Bar-B-Q, as well as Carmike Cinemas.		



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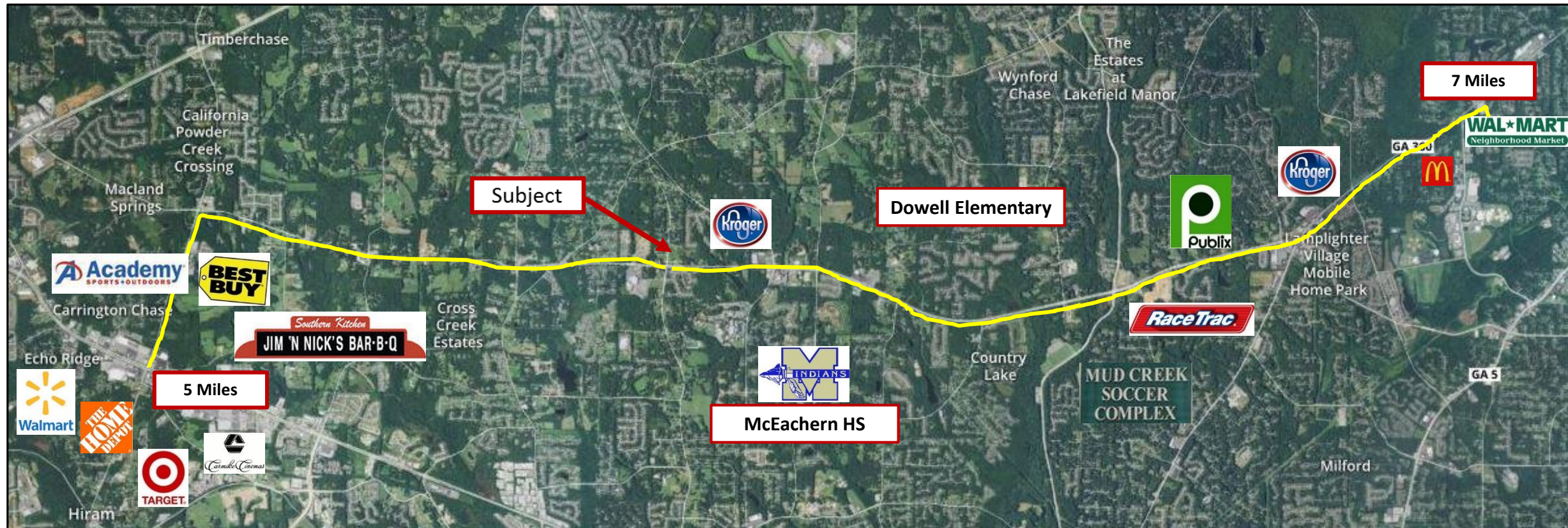
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Market Aerial



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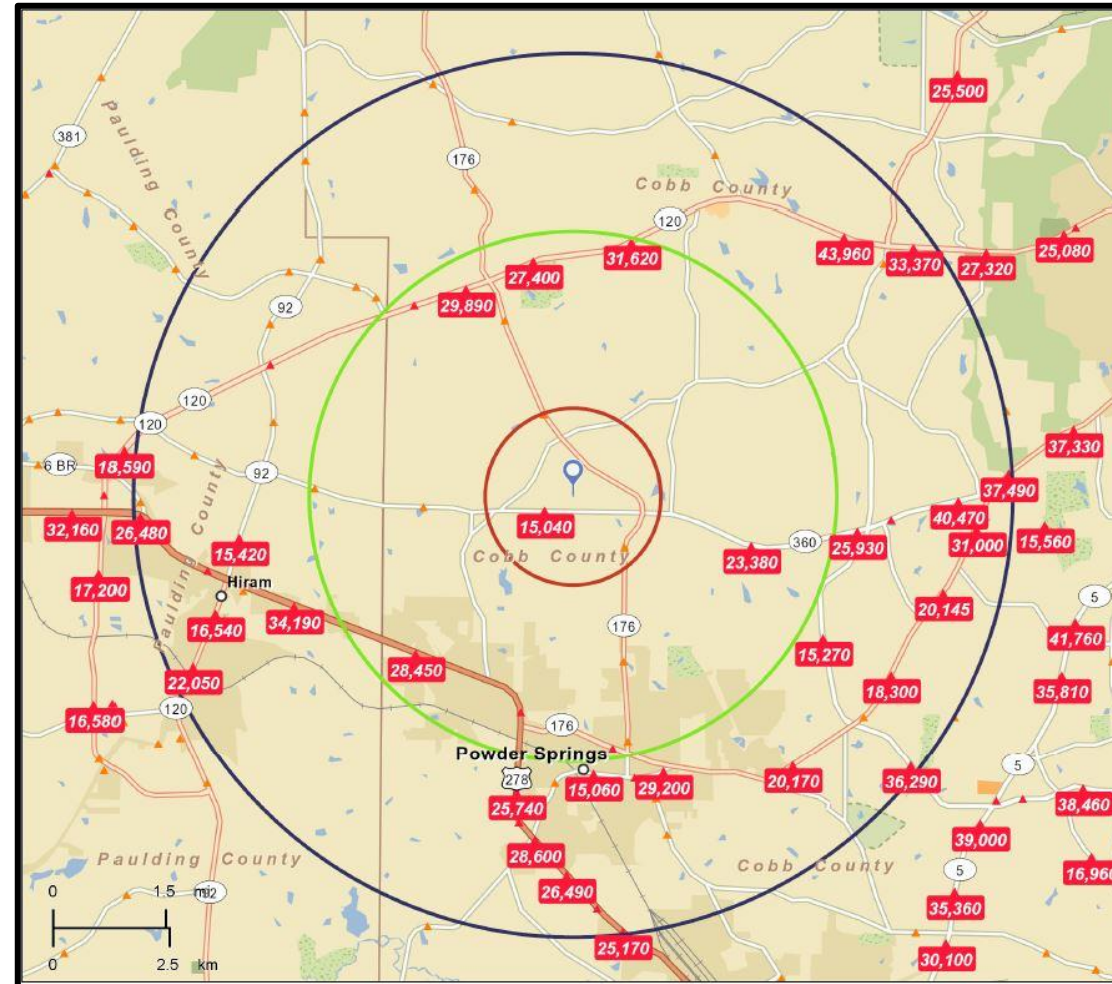
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Traffic Counts

1 – 3 – 5 Mile Radius



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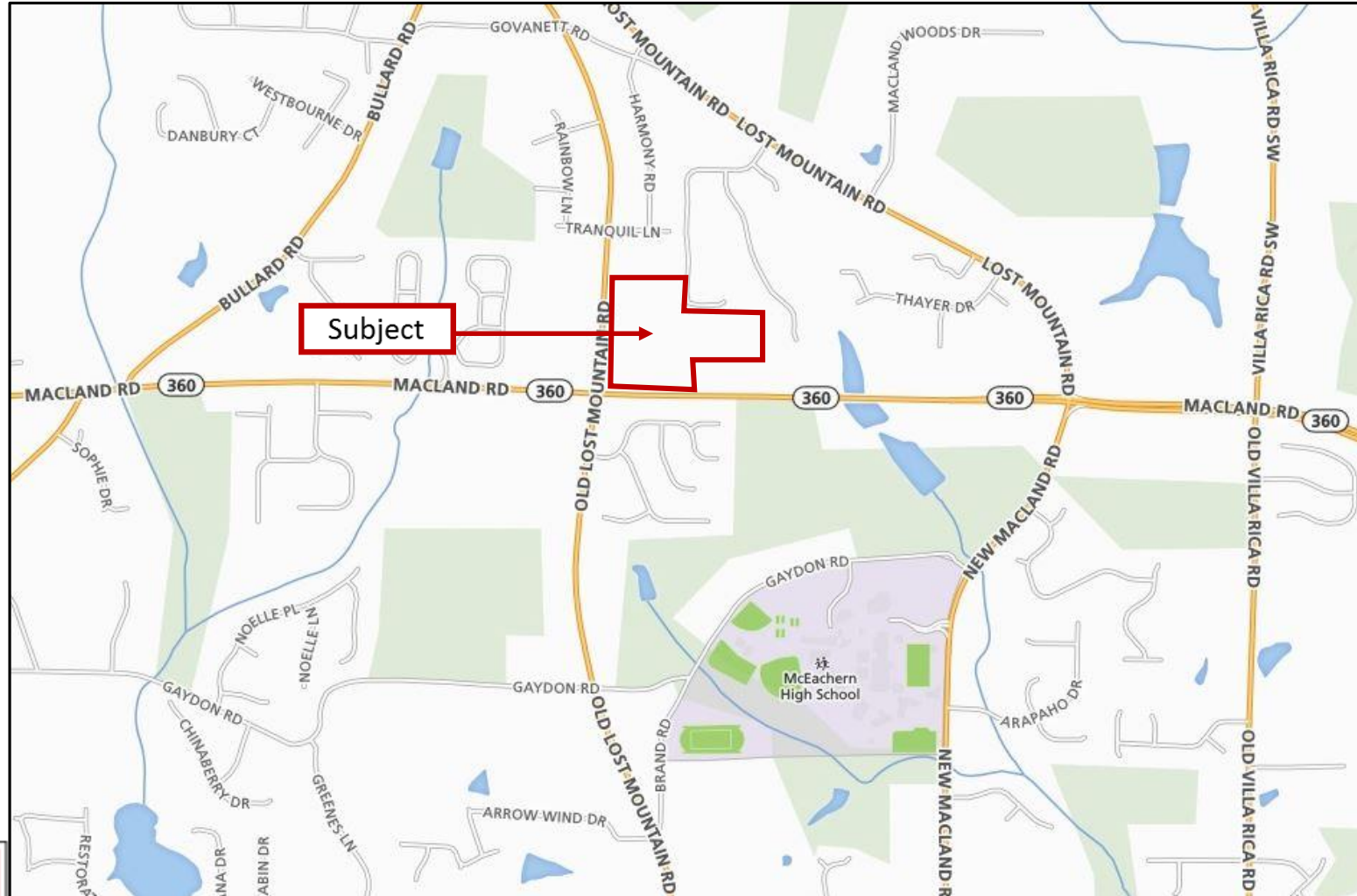
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Neighborhood Map



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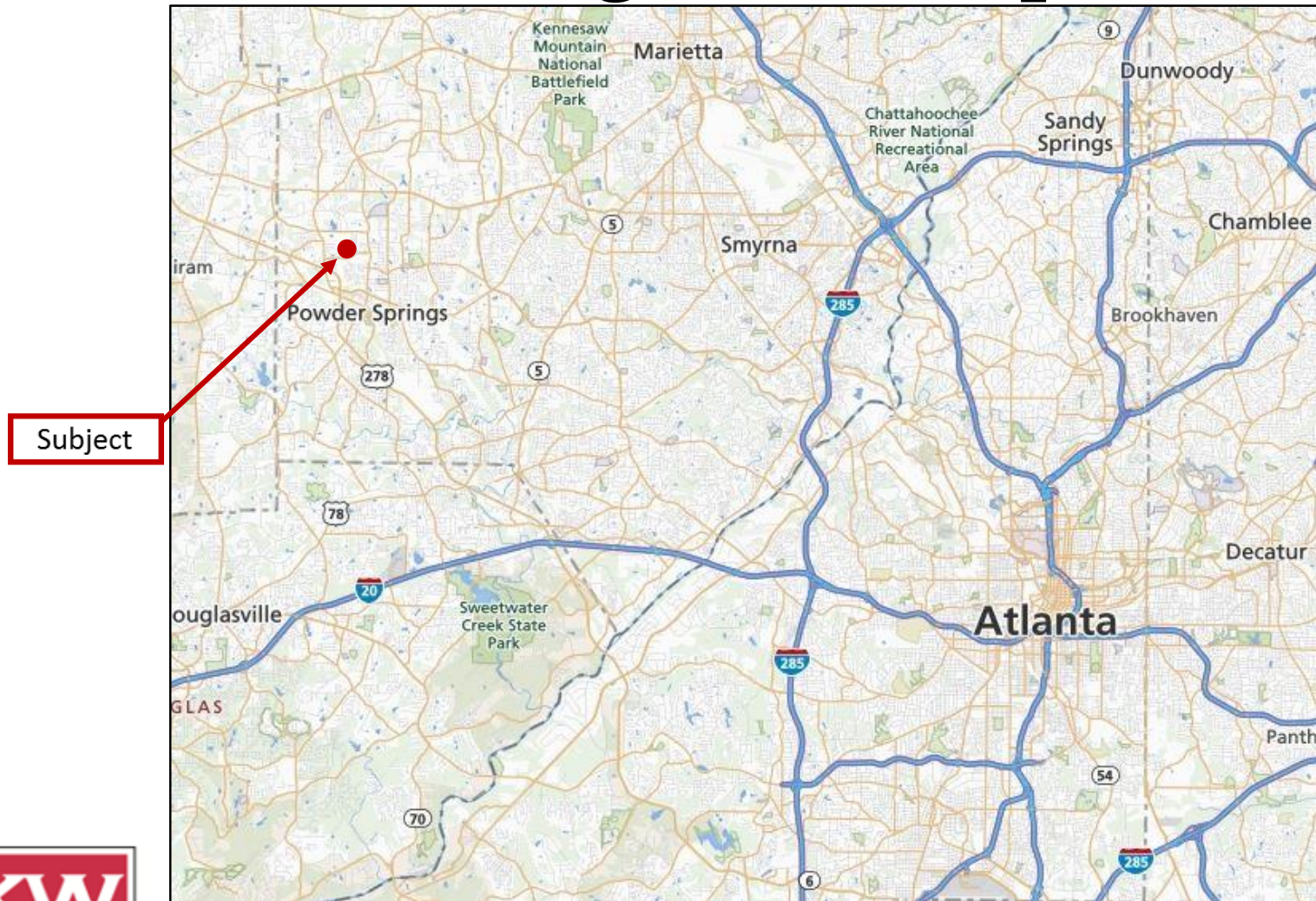
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Regional Map



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