

FOR SALE

Former Fire Station - 2,600± SF - 0.22± Acres

2370 Austell Road
Marietta, GA 30008



For more information,
please contact:

Dan Buyers
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**McWhirter Realty
Partners, LLC**
300 Galleria Parkway
Suite 300
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770.955.2000

www.mcwrealty.com

FEATURES

- 2,600± Square Feet Total
- 0.22± Acre Lot
- Zoned NRC - Neighborhood Retail Commercial. Prohibited uses include light automotive repair, bail bonds, check cashing, pawn shops, gun sales, business that have or sell alcoholic beverages and thrift stores.
- Great Visibility on Austell Road, just North of Windy Hill Road
- 33,200 Cars Per Day on Austell Road (2014 GA DOT Estimate)
- Asking Price - \$300,000
- Demographics:

	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
2015 Est. Population	88,948	187,647	605,513
2015 Avg. Average HHI	\$60,850	\$69,329	\$81,074



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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