



302 E College St, Bowdon, GA 30108

Undisclosed

Corner Lot Bowden City Limits

Retail | Single tenant



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Listing Added: 07/06/2022

Listing Updated: 07/06/2022



Building Details

Property Type	Retail, Special Purpose, Industrial
Subtype	Flex
Tenancy	Single
Total Building SQFT	3,600
Vacant SQFT	1,800
Zoning	CG
County	Carroll County

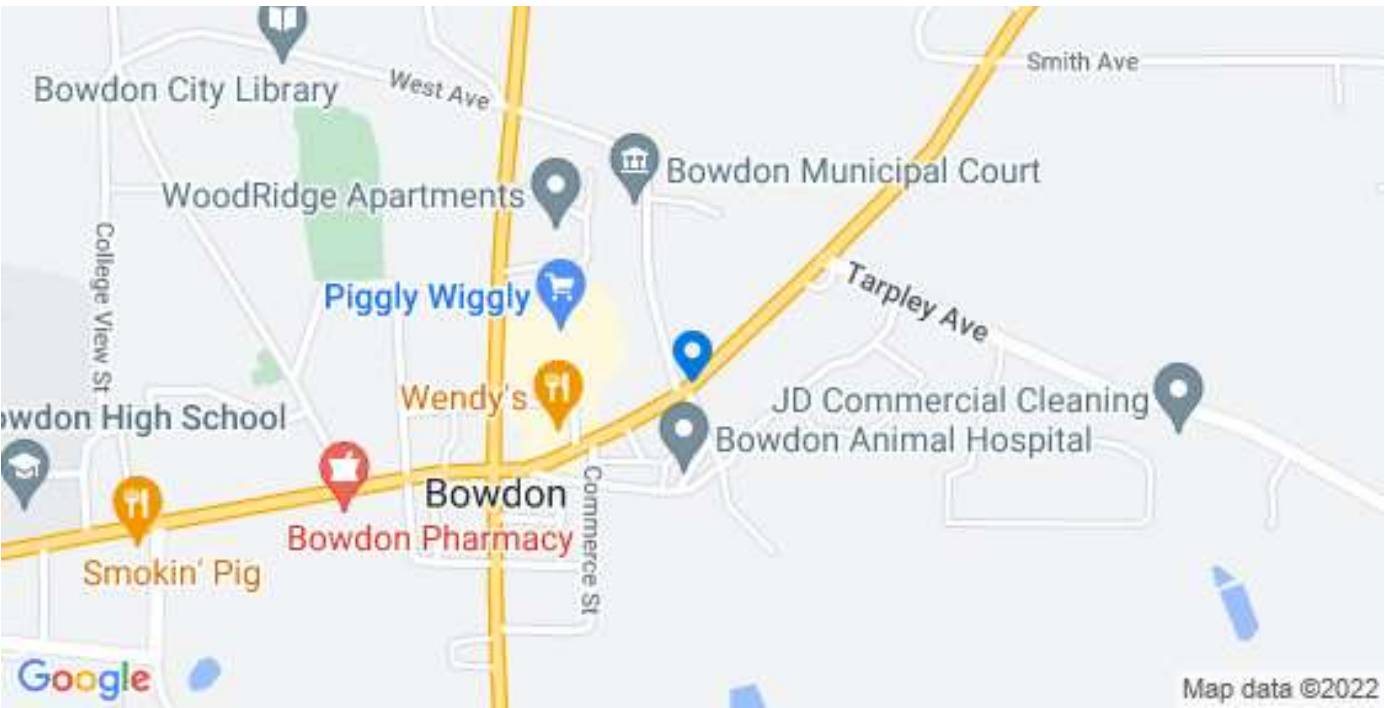
Building Description

A two story building with multiple usages. Great commercial site near downtown Bowdon. Building has large frontage on Highway 166. Perfect for any retail business, shops or community center. First floor is a ten unit storage facility with private and secure entrances that provide additional revenue. A Role-Up door entrance, which provides for easy access and multiple internal room floor-plan.

Building Highlights

- Corner Lot
- City Limits
- High Vehicle Traffic

Building Location (1 Location)



Details

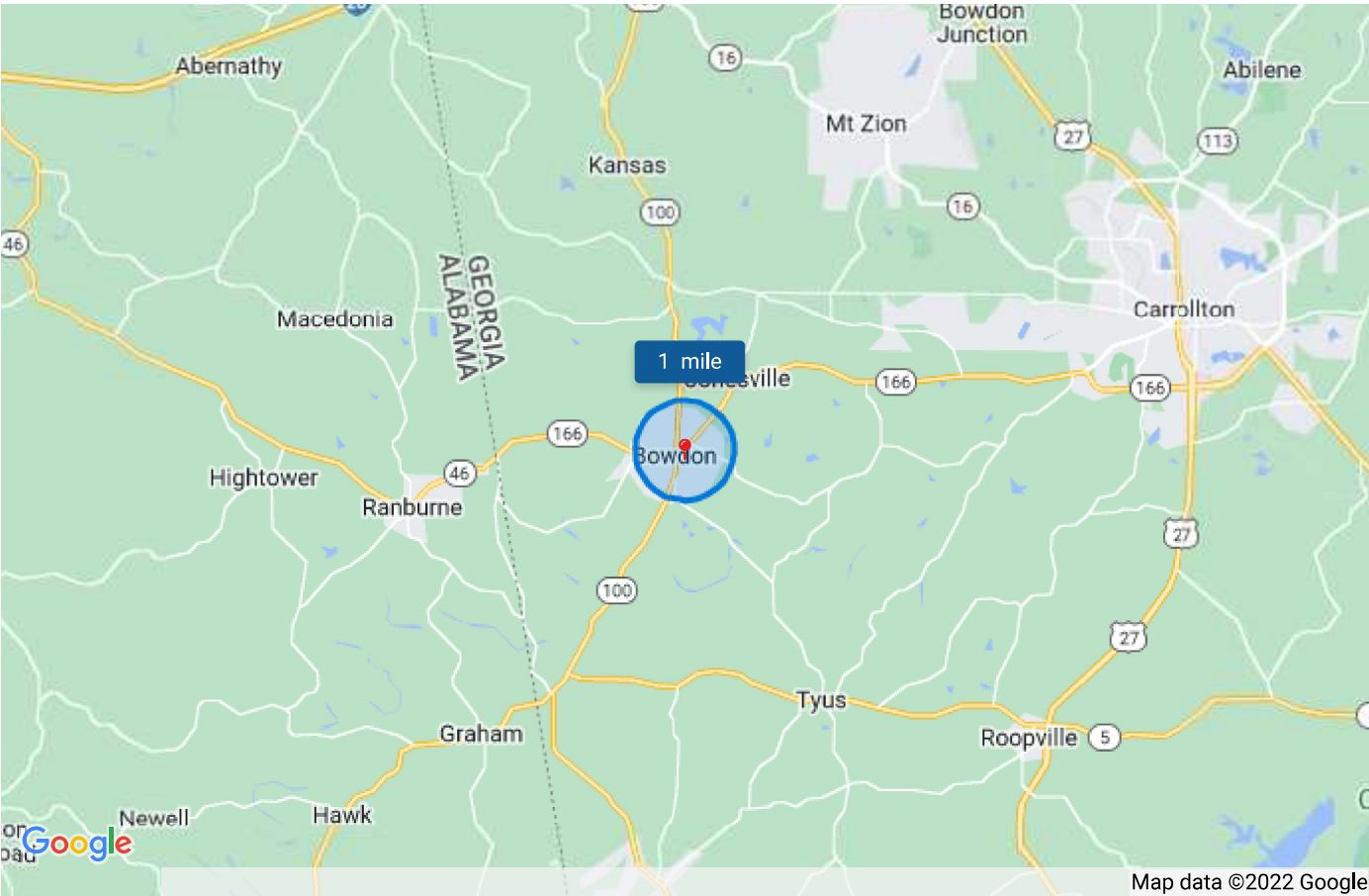
Listing Type	Direct
RSF	1,800 SF

USF	1,800 SF
Parking	10
Rate (Per SF)	\$14 / SF / YR
Lease Type	Modified Gross
Lease term	2-4 years
Total Monthly Rent	\$2,000

Building Photos (5 photos)



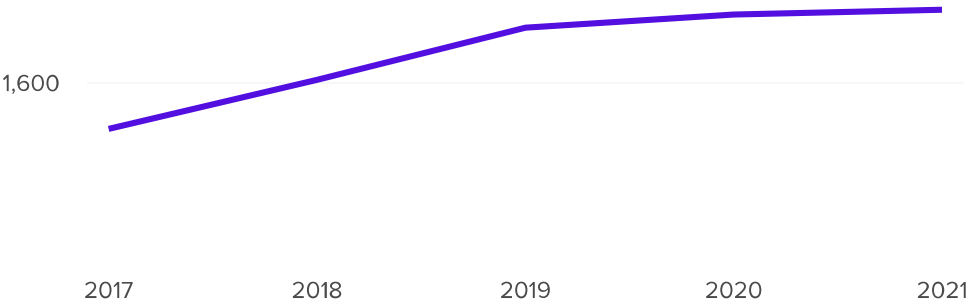
Demographic Insights



Population

1,689

0% Compared to 1,683 in 2020 ↑ 9% Compared to 1,545 in 2017



Household Income

\$51.6k

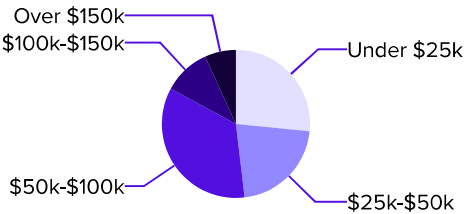
Median Income

\$57.5k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

42

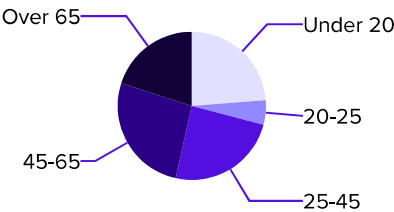
Median Age

43

2026 Estimate

↑ 3%

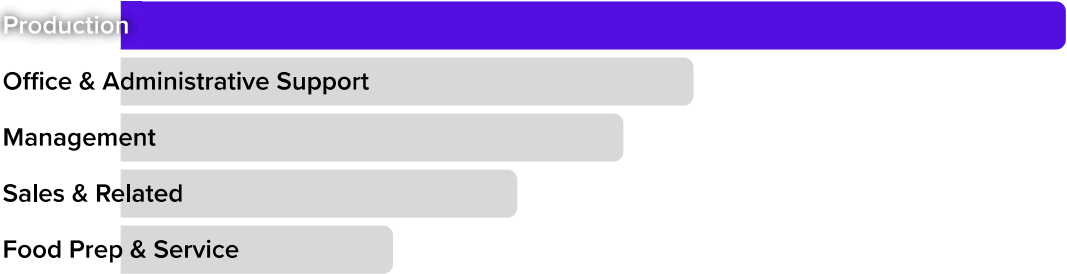
Growth Rate



Number of Employees

1,280

Top 5 Employment Categories



Housing Occupancy Ratio

6:1

6:1 predicted by 2026

Occupied

Renter to Homeowner Ratio

1:2

1:2 predicted by 2026

Renters

Vacant

Homeowner