

# COMMERCIAL DEVELOPMENT SITE | 2.31 ACRES

## 3436 COBB PARKWAY N

### ACWORTH, GA 30101

FOR SALE

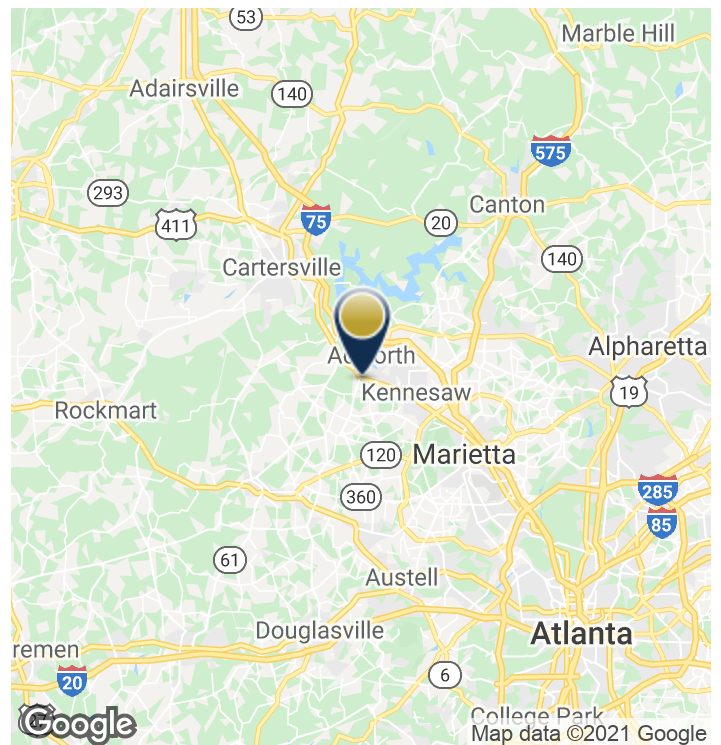


#### PROPERTY HIGHLIGHTS

- 2.31-acre site with tremendous visibility
- Available for sale at \$525,000
- C2 zoning allows for many commercial uses including retail, office, drive-in fast food restaurants, banks, day care or hospital
- 255' of frontage on Cobb Parkway and rear paved access frontage is 300'
- Outstanding demographics with median household income of \$89,511 within 1 mile
- Approximately 6 miles from I-75, 8 miles from Kennesaw State University and 10 miles from Kennestone Hospital
- All utilities available on site
- High traffic counts of 33,720 VPD on Cobb Parkway
- Parcel ID: 20010900010
- For more information on zoning and additional list of uses, [click here](#)

#### LOCATION OVERVIEW

This site is located in Acworth, GA off of Hwy-41/Cobb Parkway in Cobb County. The property sits in front of a popular outdoor soccer facility, Metro Atlanta YMCA Soccer Club: Hubert Park. The site is surrounded by highly-visited retail and restaurants that include Target, The Home Depot, Best Buy, Ross, Discount Tire and Longhorn Steakhouse.



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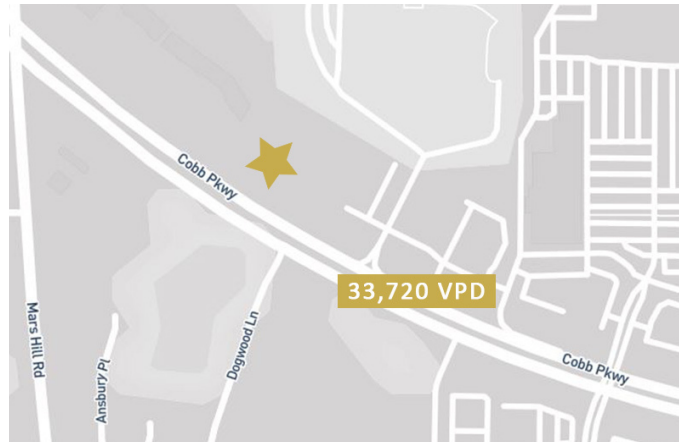
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### DEMOGRAPHICS & TRAFFIC COUNTS

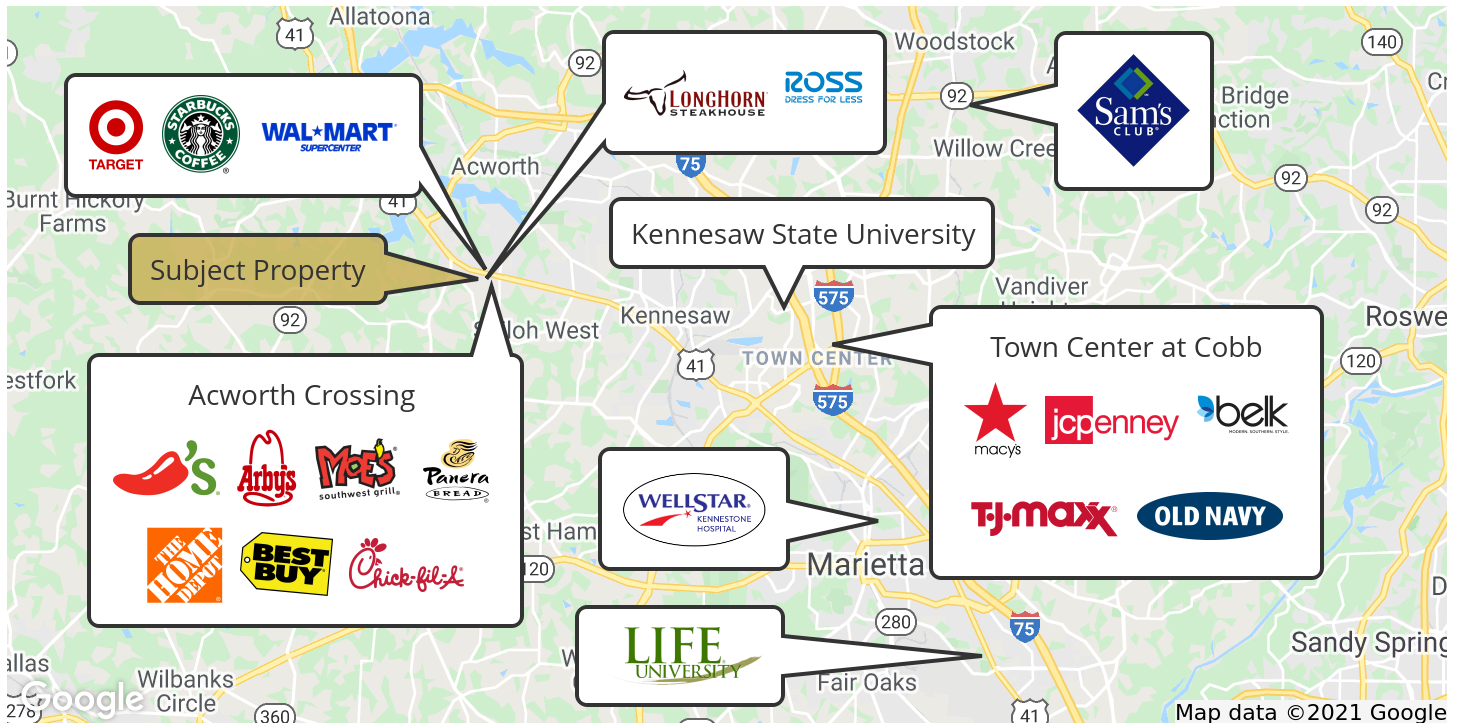
	1 Mile	5 Miles	10 Miles
Total Households:	977	34,750	117,198
Total Population:	2,797	102,065	329,393
Average HH Income:	\$89,511	\$94,807	\$87,135
Traffic Counts:	33,720 - vehicles per day		

\*Data derived from ESRI

### TRAFFIC COUNT MAP



### NEARBY RETAILERS



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