



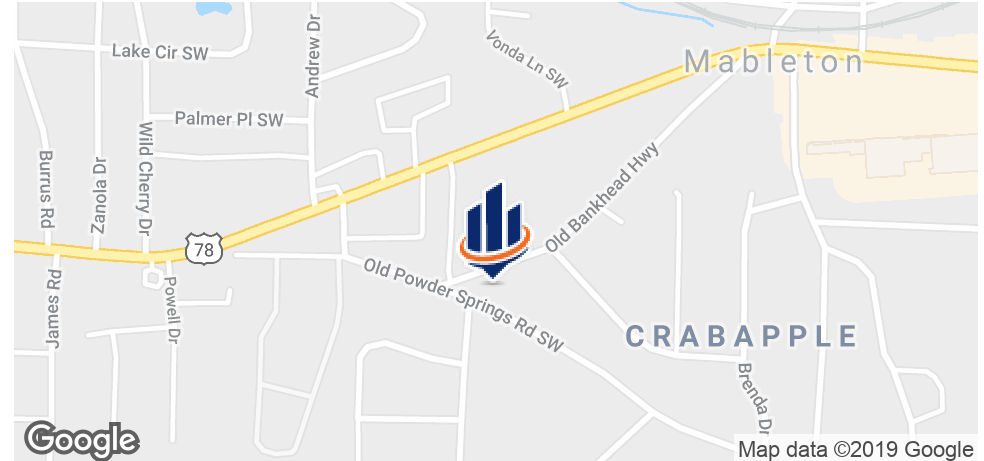
2,460 SF COMMERCIAL PROPERTY

1196 OLD POWDER SPRINGS ROAD
MABLETON, GA 30126

Matthew Levin, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$339,000
Building:	2,460 SF
Lot Size:	0.88 Acres
Year Built:	2004
Zoning:	GC general commercial

PROPERTY OVERVIEW

Owner user opportunity for a commercial property with 2 drive in bays and office space. Partially fenced-in lot plus trailer, container and metal storage shed available. Minutes from Veterans Memorial (Hwy 78) in Mableton.

PROPERTY HIGHLIGHTS

- Owner User Opportunity
- 2,460 SF zoned GC general commercial
- 2 drive in doors/office
- 0.88 acres partially fenced
- Trailer, shed and container available

Additional Photos



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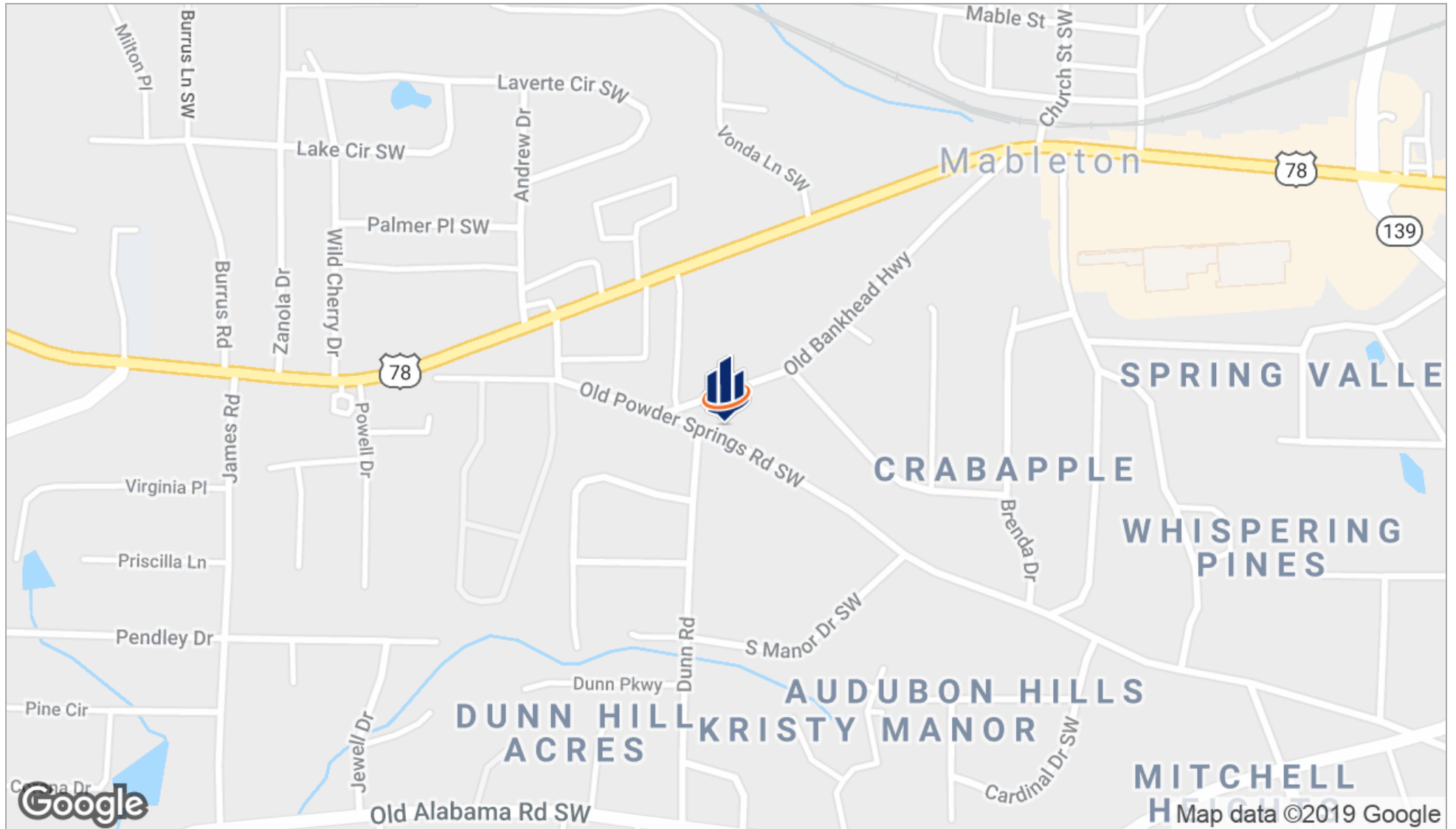
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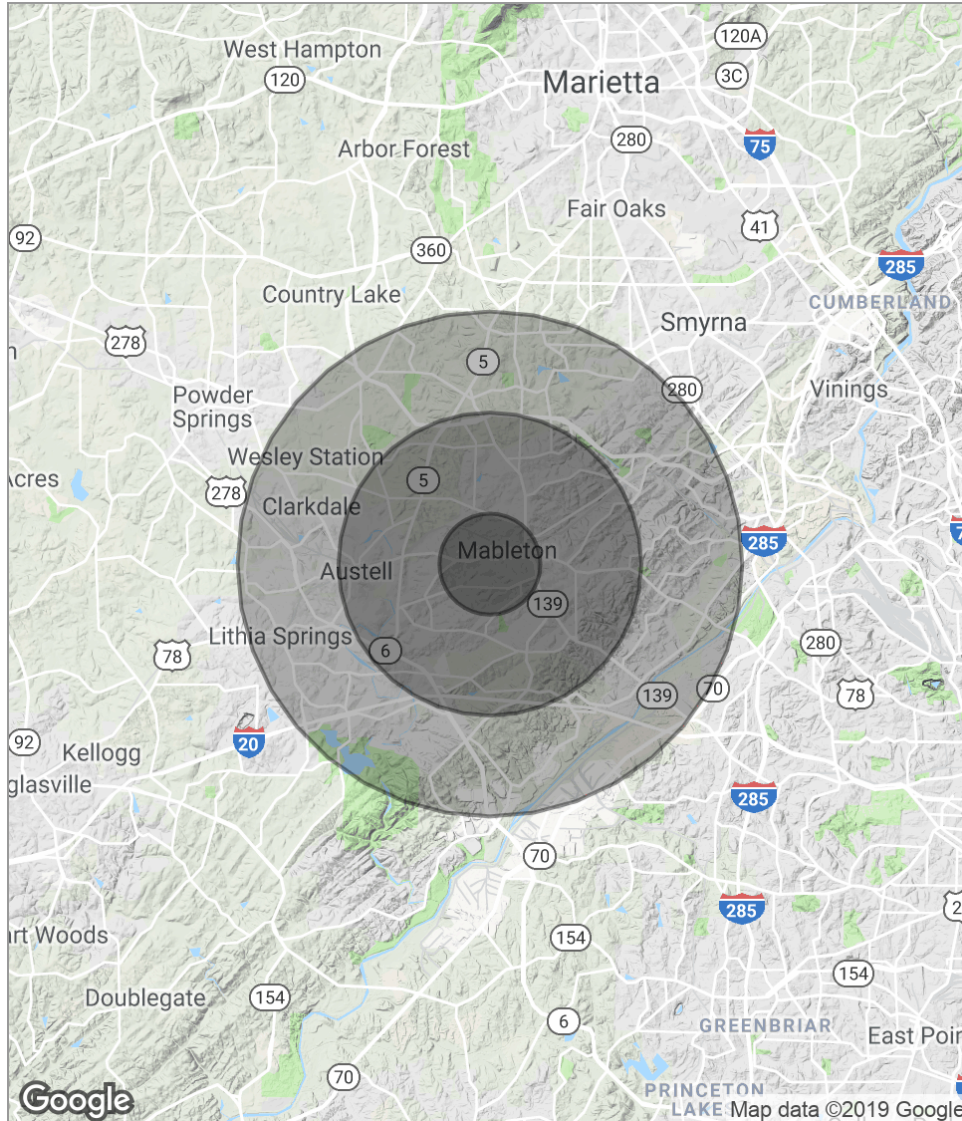
Additional Photos



Location Maps



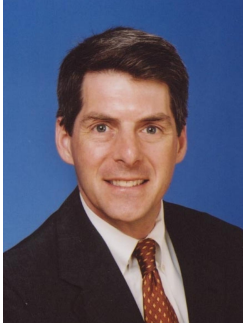
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,942	53,068	131,260
Median age	36.6	35.0	34.0
Median age [Male]	35.3	33.9	33.2
Median age [Female]	38.8	36.3	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,212	19,973	49,715
# of persons per HH	2.7	2.7	2.6
Average HH income	\$50,748	\$63,942	\$67,085
Average house value	\$145,145	\$178,592	\$212,028

* Demographic data derived from 2010 US Census

Advisor Bio



MATTHEW LEVIN, CCIM

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 20 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Levin is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top ten percent of advisors nationally.

Prior to joining SVN, Levin served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Levin is a life million dollar club member of the Atlanta Commercial Board of Realtors. He is past chairman of the Scholarship Committee of the Georgia Chapter of CCIM and past president of the Georgia State University, Real Estate Alumni Group.

He received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

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