



OFFERING SUMMARY

SALE PRICE:	\$349,000
BUILDING SIZE:	1,300 SF
LOT SIZE:	0.51 Acres
PRICE / SF:	\$268.46
ZONING:	GC/WS
MARKET:	Atlanta MSA
APN:	19-1081-0-010-0

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present to qualified investors the sale of 4788 Austell Road. Said property currently operates as an Emissions Facility. Located in a very busy retail corridor, ideal investment for owner user.

PROPERTY HIGHLIGHTS

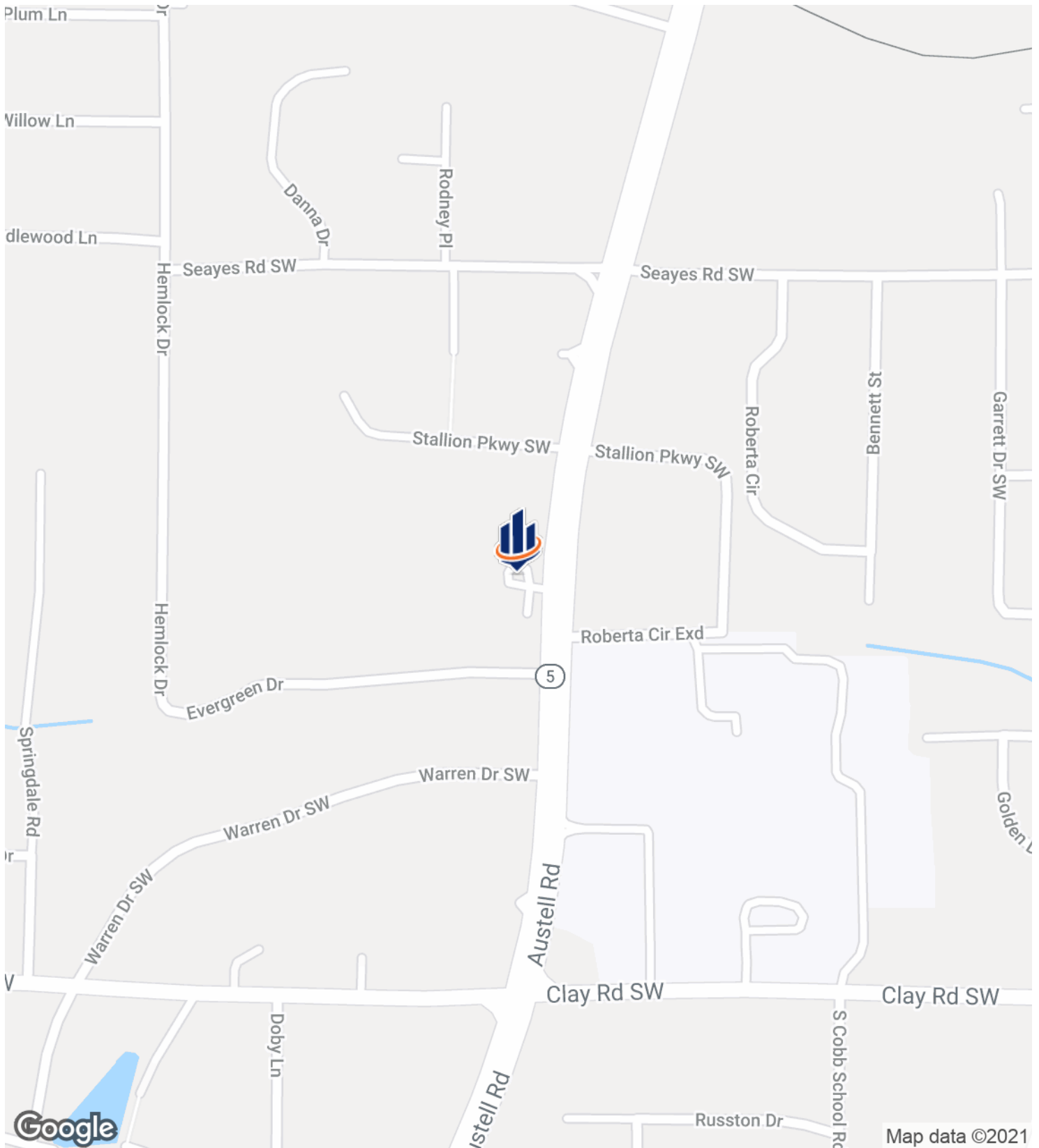
- 0.1 Miles from Cobb County Tag Office
- Near S Cobb High school
- Average Daily Traffic Count 28,400
- Great Visibility
- Prominent Marquee Sign

DEREK CREVISTON

O: 770.298.7945

dcreviston@svn.com

GA #378984

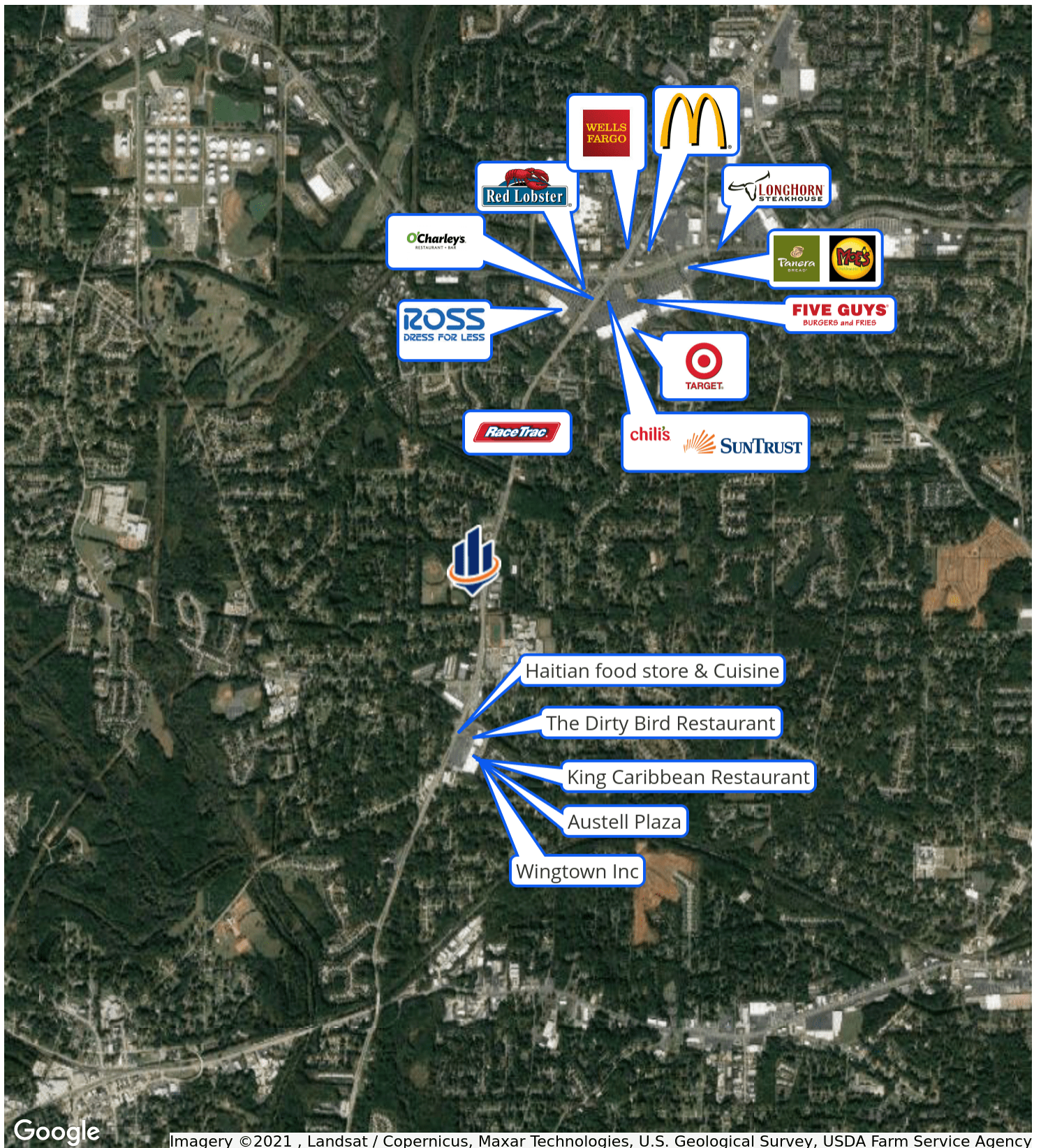


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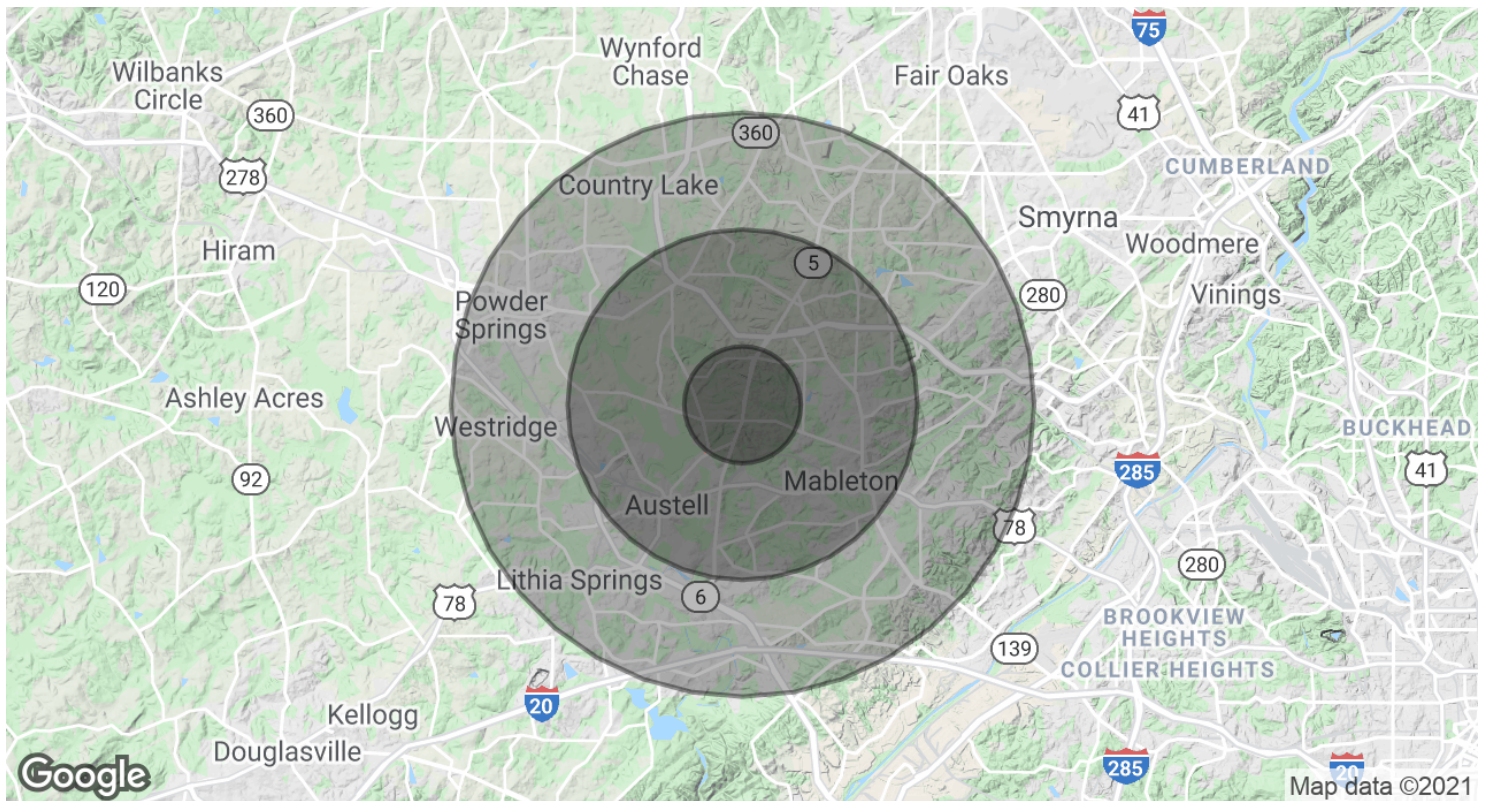
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POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	5,880	51,131	140,896
AVERAGE AGE	38.5	35.9	34.7
AVERAGE AGE (MALE)	37.4	34.3	33.5
AVERAGE AGE (FEMALE)	41.0	37.6	35.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	2,327	19,166	50,834
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$70,290	\$62,696	\$65,781
AVERAGE HOUSE VALUE		\$158,184	\$193,268

* Demographic data derived from 2010 US Census

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DEREK CREVISTON

Advisor

dcreviston@svn.com

Direct: 770.298.7945 | **Cell:** 770.298.7945

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PROFESSIONAL BACKGROUND

Derek Creviston serves as advisor for SVN/Creviston Realty, Inc. specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 5 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, medical retail, and office design. Derek is currently providing brokerage services for several commercial clients.

Derek has an ownership interest in SVN/Creviston Realty and started with the company managing and maintaining all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston worked with a durable medical equipment company managing the sale and distribution of equipment. Creviston also served as a functional trainer for Neurosport Physical Therapy in The City of Marietta, GA. Creviston played division 1 soccer at Indiana University as a two time captain and was part of the 2012 national championship team.

Bachelor's of Exercise Science from Indiana University
Psychology minor from Indiana University

SVN | Creviston Realty, Inc.
10882 Crabapple Rd. Suite 4
Roswell, GA 30075
770.992.5112

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