

# FOR SALE

ACWORTH, GA

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## PAD READY HWY 92 OUTPARCEL



Information is deemed from reliable sources. No warranty is made as to its accuracy.

**HEATH MILLIGAN**  
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### PROPERTY FEATURES

- 1.15 +/- acres
- Pad ready site
- Zoned General Commercial
- All drainage, detention, and utilities will be in place
- High traffic counts - 33,000+ VPD on Hwy 92 and 8,000 VPD on Woodstock Rd
- Full access and median cut
- Great demographics
- Full due diligence package available upon request
- For sale or lease, contact Broker for pricing



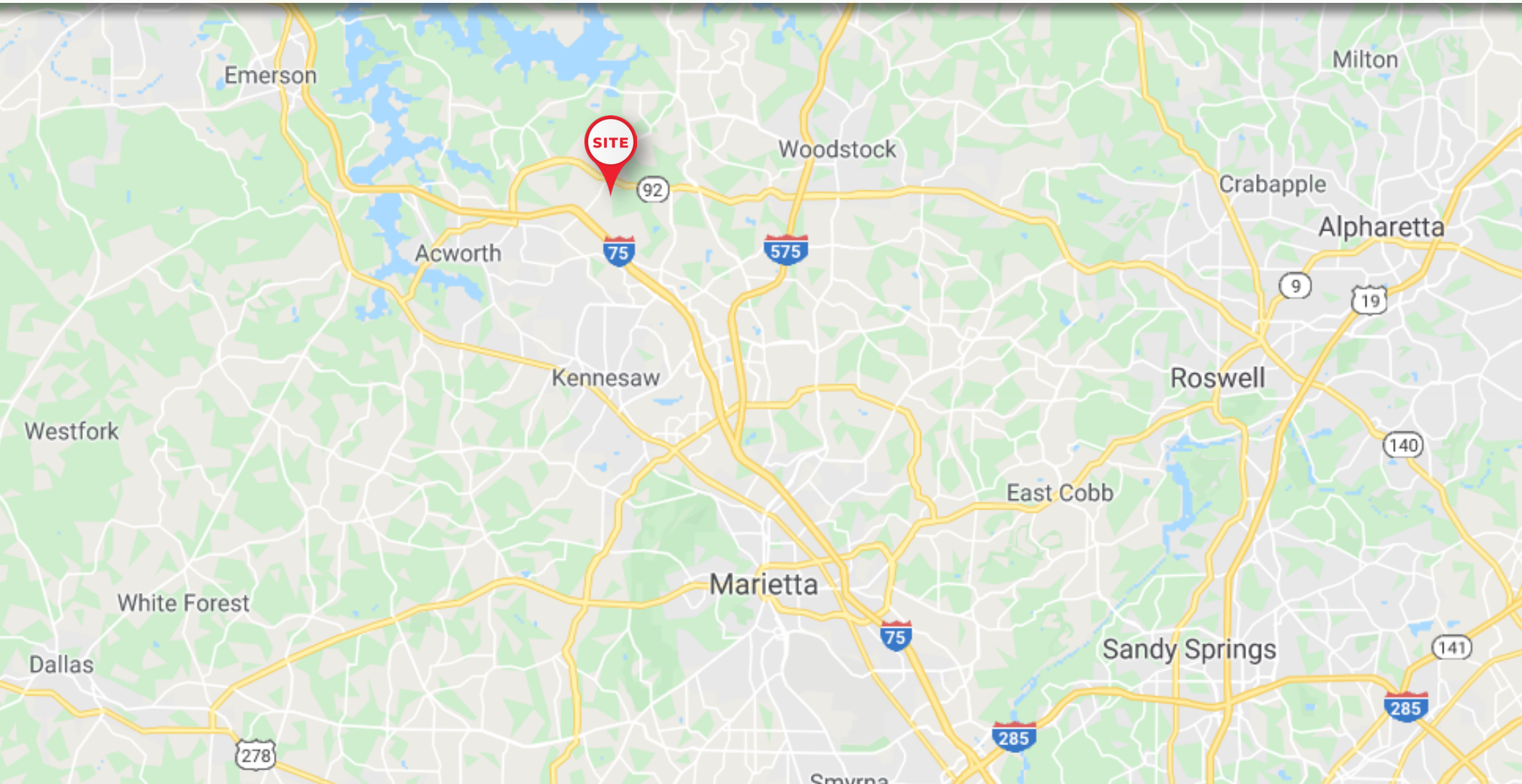
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REAL ESTATE

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**CHEROKEE 75 CORPORATE PARK**

ACCLAIM LIGHTING | OECHSLEr Motion | thyssenkrupp  
 JAIPUR LIVING | YANMAR EVO/CENTER | inalfa roof systems

Waffle House | Hardee's | Dunkin' Donuts  
 Cabela's | Culver's | RaceTrac

Publix | Zaxby's | McDonald's

Publix | Firehouse Subs | Dunkin' Donuts  
 RaceTrac | LA Fitness | Chase  
 Burger King | Big Lots | Dollar Tree | Arby's | Starbucks

TARGET | PETSMART | OfficeMax  
 Lowe's | The Home Depot | Five Below | TACO MAC  
 Bath & Body Works | ULTA BEAUTY | Rack Room Shoes | planet fitness  
 OLD NAVY | KOHL'S

Cherokee County Office of Economic Development is aggressively working to drive business growth within Cherokee County. Cherokee 75 Corporate Park was opened a few years ago to entice businesses in need of large industrial sites. The Corporate Park is well situated 3 miles from Interstate 75, 24 miles from Cherokee Regional Airport, and 41 miles from Hartsfield Jackson International Airport. The Corporate Park has well over 1 million SQ FT of industrial space, with 10 acres still available in the park to develop.



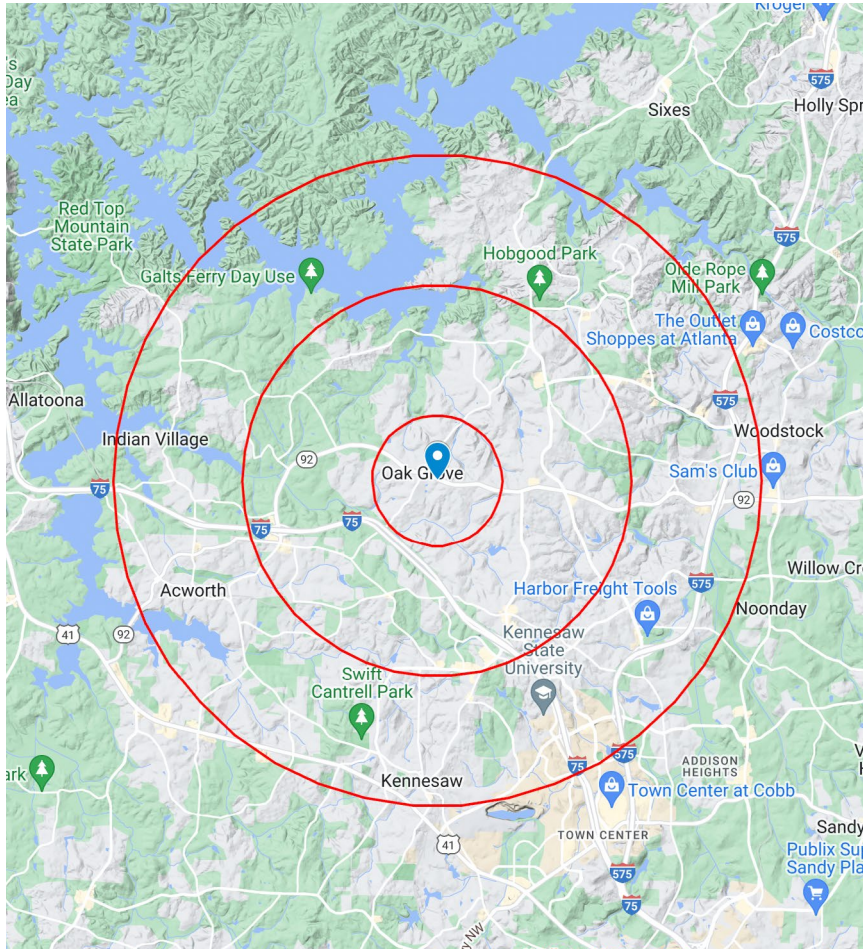
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DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2010 Total Population	7,055	57,440	143,350
2022 Total Population	8,836	65,256	164,55
2022 Households	3,078	22,943	58,295
2010 Households	2,446	20,189	50,447
Average HH Income	\$94,310	\$93,240	\$94,694
Median HH Income	\$80,708	\$78,049	\$77,387



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### MAJOR EMPLOYERS

Northside Hospital Cherokee	2,145 Employees
Inalfa Roof Systems	1,000 Employees
Pilgrim's Pride	760 Employees
Chart Industries	715 Employees
Piolax Corporation	615 Employees
Universal Alloy Corporation	559 Employees
Belnick Inc	490 Employees
Meyn America Inc	267 Employees

*Cherokee County boasts a labor force of 135,058 and an unemployment rate of just 2.9%*



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RESIDENTIAL NEW CONSTRUCTION CLOSINGS								
YEAR	ETOWAH HIGH SCHOOL				CHEROKEE COUNTY			
	TOWNHOME		DETACHED		TOWNHOME		DETACHED	
	CLOSINGS	AVERAGE PRICE	CLOSINGS	AVERAGE PRICE	CLOSINGS	AVERAGE PRICE	CLOSINGS	AVERAGE PRICE
2020	65	\$275,640	253	\$328,023	354	\$334,648	1697	\$392,469
2021	3	\$254,060	143	\$373,791	596	\$358,043	1536	\$444,108
2022	101	\$298,037	127	\$468,239	706	\$410,740	1425	\$530,614



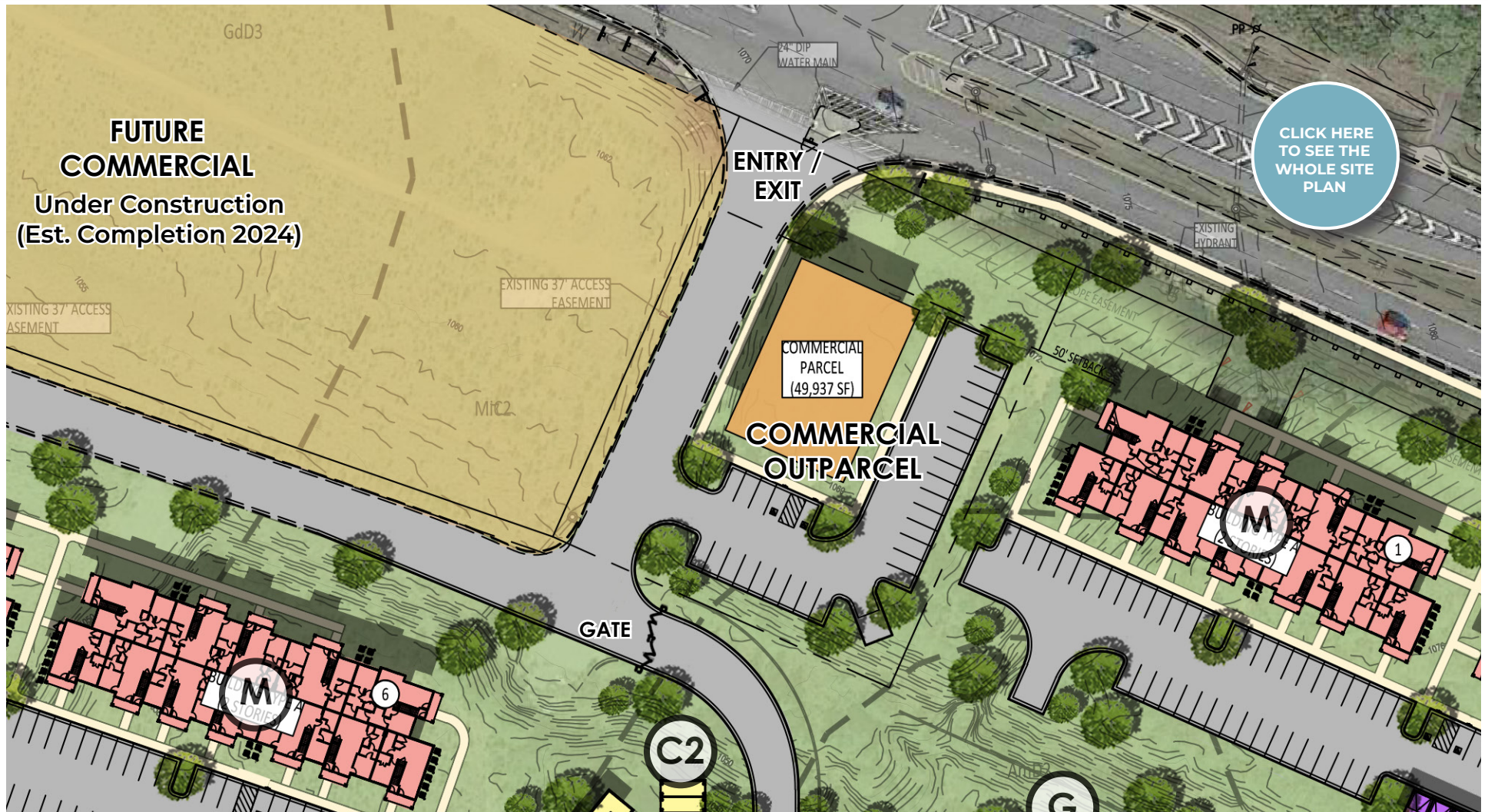
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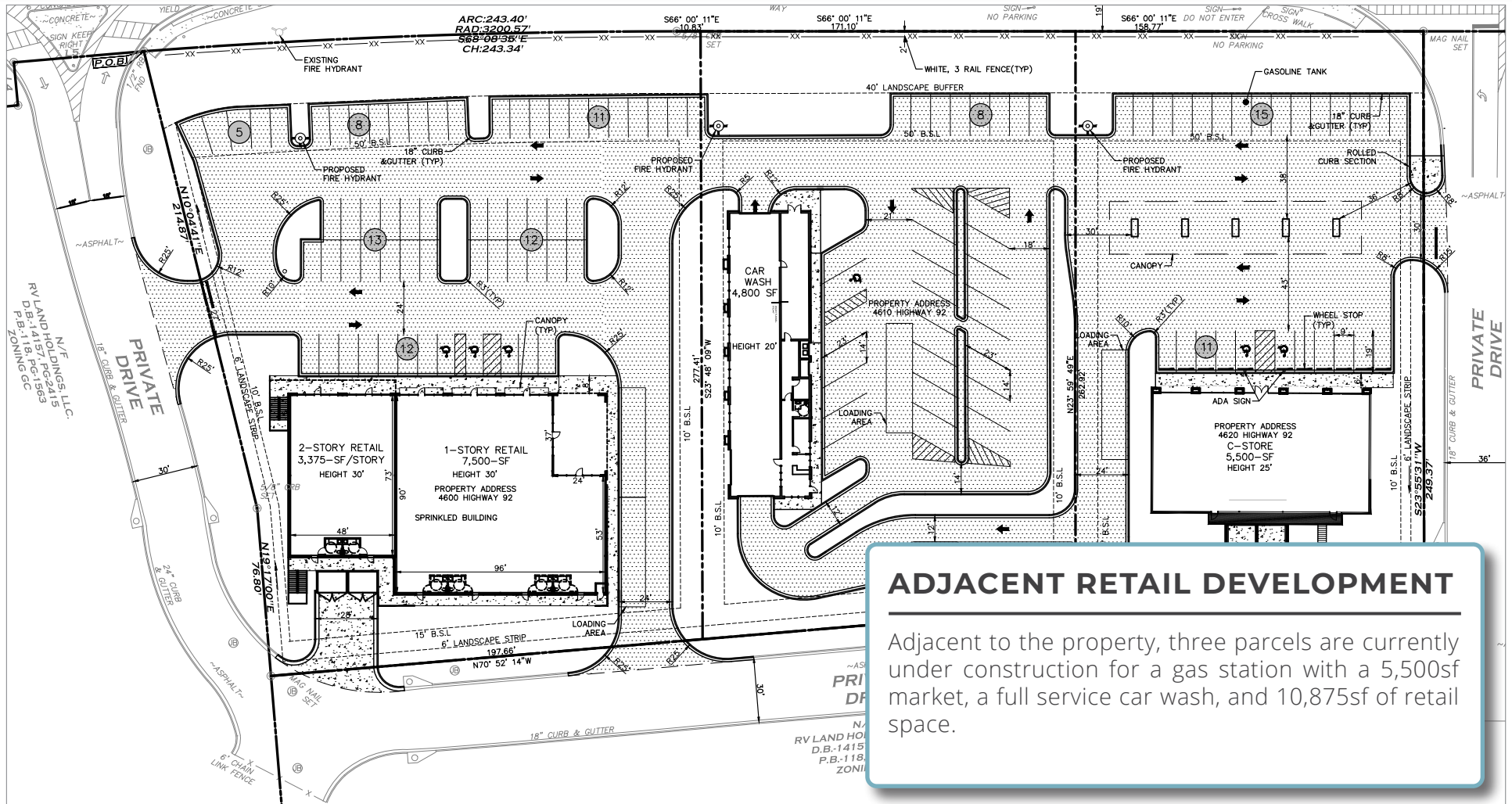
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### ADJACENT RETAIL DEVELOPMENT

Adjacent to the property, three parcels are currently under construction for a gas station with a 5,500sf market, a full service car wash, and 10,875sf of retail space.



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### BRIGHTON TOWNHOMES

At the corner of Woodstock Road and Highway 92 is the new, 100-unit Brighton Townhomes build-for-rent community. This Stonecrest Homes development delivered in 2022 with asking rents ranging from \$2,225 to \$2,500.



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### CAMPER'S INN RV

Opened in 2018, Camper's Inn RV is consistently one of the top performing RV dealerships in the state of Georgia.



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### **PENLER DEVELOPMENT PLAN**

Directly behind the outparcel, Penler recently broke ground on a 2-story, 192 unit multifamily development spread across 17 acres and 8 buildings. The unit mix consists of 1 to 3 bedroom layouts with average rents just shy of \$2,000/unit. The first units of this project are expected to deliver Spring of 2024.



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### ADDITIONAL DUE DILIGENCE INFORMATION UPON REQUEST

- Phase I ESA
- ALTA Survey
- Site Plan
- Traffic Impact Study



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