

FOR SALE

Office & Retail Pad Sites - Bank Owned

The Walk At Mars Hill
4900 Ivey Road,
Acworth, GA 30101

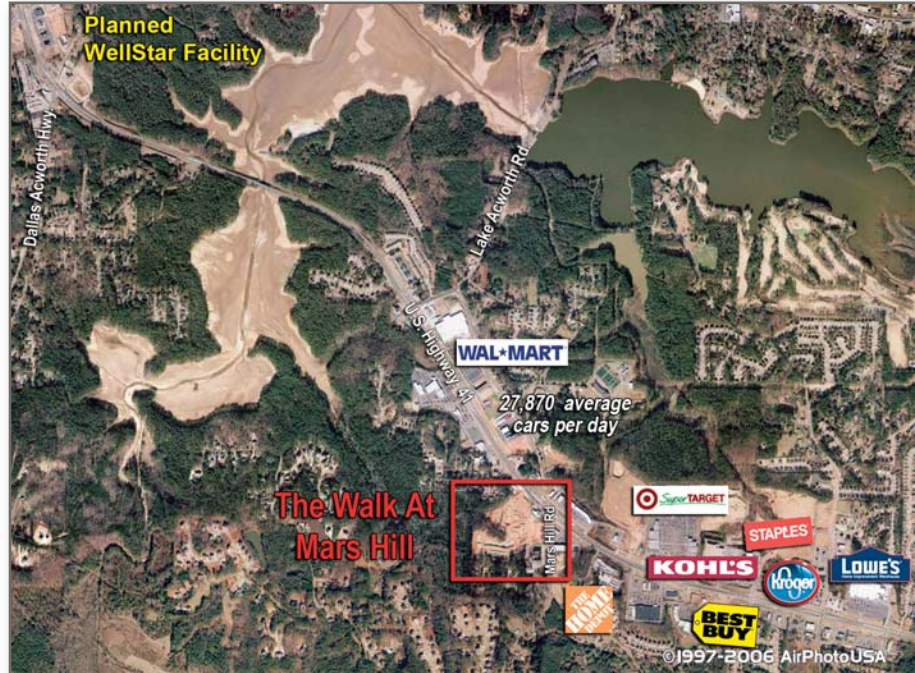
For more information,
please contact:

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**McWhirter Realty
Partners**
4045 Orchard Road
Building 400
Smyrna, GA 30080

www.mcwrealty.com



FEATURES

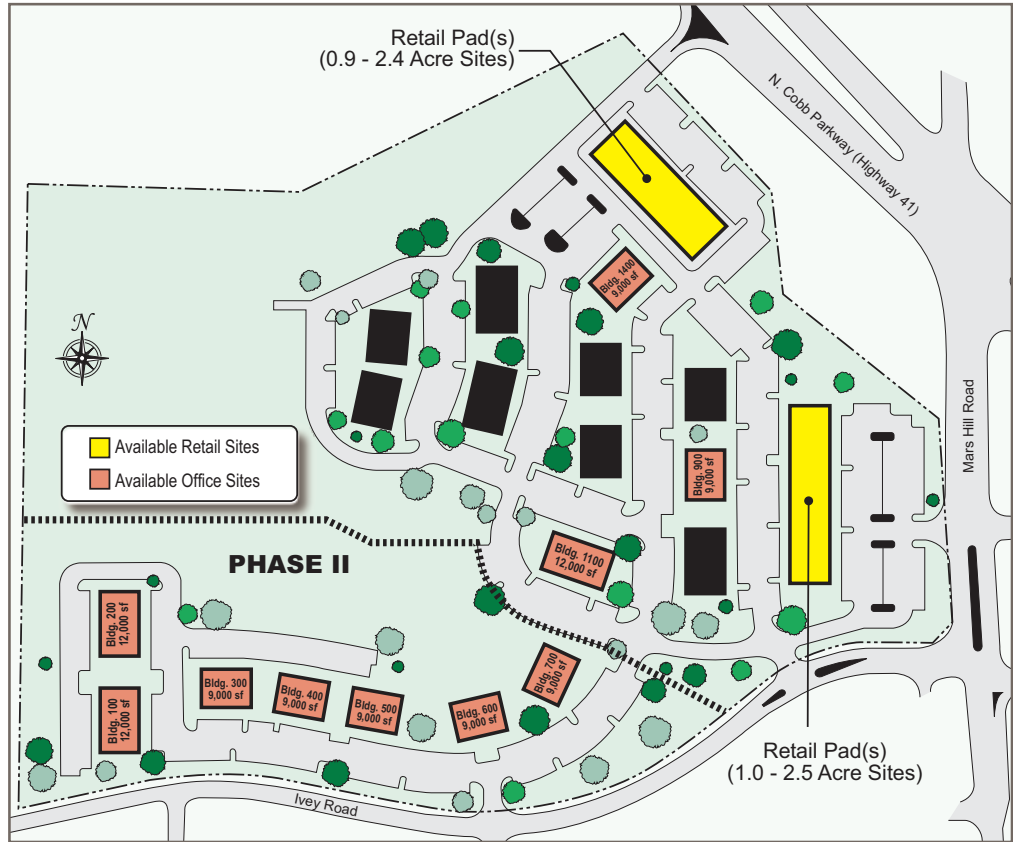
- 26-Acre Master Planned Office Park with Retail
- 3 Developed Office Pad Sites Available (Pads can accommodate 9,000 & 12,000 SF buildings)
- 4 Retail/Office Sites Available (.9 - 1.5 acre graded sites) Zoned C-2
- Phase II - 8.6 Ac. Zoned Office Professional (uses include office, medical church, assisted living, school, etc.)
- Located at Highway 41 & Mars Hill Road, close proximity to I-75, I-575 and the planned Wellstar development



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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1 Story Office Building
 The Walk At Mars Hill



2 Story Office Building
 The Walk At Mars Hill

• Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population (2009 estimate)	2,182	32,590	114,542
Population (2014 projection)	2,531	37,541	133,491
Median Household Income	\$68,544	\$71,590	\$77,559



**McWHIRTER
 REALTY PARTNERS**

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