

FOR SALE
\$650,000.00

OUT PARCEL
DEVELOPMENT OPORTUNITY
5035 AUSTELL RD, AUSTELL, GA 30106


PREMIER
PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

5035 Austell Road presents an opportunity to acquire a ± 1.01 -acre commercial outparcel within an established retail corridor in Cobb County.

The property is zoned PSC (Planned Shopping Center), supporting a variety of retail, restaurant, financial, medical, and service-oriented uses. The site benefits from strong frontage and visibility along Austell Road, multiple nearby shared access points, and direct exposure to established commercial activity. Its flat topography and vacant condition provide an efficient development platform for owner-users, investors, and developers.

Conceptual plan available, accommodating two commercial buildings with drive-thru service further highlights the property's development potential and long-term value.

OFFERING SUMMARY

Property type	Out Parcel
Lot size	+/- 1.10 Acres
Lot Size (SF)	$\pm 43,817$ SF
County	Cobb
Parcel Id	19115500430
Zoning	PSC (Planned Shopping Center)
Topography	Flat
Near corridors	SR 5, US- 278, I-20



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LOCATION

Strategically positioned along Austell Road within a well-established commercial corridor, 5035 Austell Road benefits from strong visibility and direct access to a dense consumer base across western Cobb County.

The property is located near major transportation routes including SR-5, US-278, and Interstate 20, providing convenient regional connectivity for customers, employees, and service providers.

The site is surrounded by existing retail, restaurants, service businesses, and residential communities that support consistent daily traffic and sustained commercial demand. Adjacent shopping center improvements and multiple nearby shared access points further enhance accessibility and customer convenience, creating a highly functional environment for future commercial development.

The property's location, coupled with PSC zoning flexibility, positions it well for retail, restaurant, financial, medical, and service-oriented concepts seeking exposure within a proven retail market.



DE LA ROSA
GROUP



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INVESTMENT SUMMARY

This property offers a compelling opportunity to develop a highly functional commercial project within an established retail environment. The ± 1.01 -acre site is zoned PSC (Planned Shopping Center), allowing a wide range of neighborhood-serving commercial uses while supporting coordinated development standards that enhance long-term property value.

The parcel's flat topography, vacant condition, and lack of identified easements or buffers provide flexibility during site planning and development. A conceptual layout demonstrating two commercial buildings, each with drive-thru capability, highlights the site's ability to accommodate modern retail and restaurant users seeking efficient circulation and customer convenience.

With a combination of zoning flexibility, development readiness, and strong commercial fundamentals, the property is well positioned for owner-users, investors, and developers pursuing stable, traffic-oriented commercial opportunities.

SITE CONSIDERATIONS

- Existing use restrictions apply and should be independently verified by prospective buyers during due diligence.
- Existing monument signage must remain in place and cannot be relocated.
- Drive-thru development is considered an acceptable use for the proposed concept plan.
- Gas station use is not permitted.



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CONCEPTUAL DEVELOPMENT

TWO COMMERCIAL UNITS WITH DRIVE-THRU

The conceptual site plan illustrates a commercial development opportunity featuring two restaurant or retail units, each designed at approximately 1,908 SF, for a total building area of approximately 3,816 SF.

The layout includes two proposed drive-thru lanes and 57 parking spaces, supporting a functional circulation pattern for quick-service, coffee, retail, or service-oriented users.

The concept highlights the site’s potential to accommodate modern consumer-driven operations while maintaining frontage exposure along Austell Road and convenient internal access within the existing commercial setting. Final design, parking layout, circulation, tenant mix, and permitting remain subject to buyer due diligence and applicable approvals.

Total Building Area	±3,816 SF
Restaurant / Retail Unit 1	±1,908 SF
Restaurant / Retail Unit 2	±1,908 SF
Drive-Thru Lanes	2
Parking	57 Spaces



*The project renders shown are illustrative and conceptual only. They do not represent final designs and are subject to change based on approvals, regulations, and buyer due diligence.



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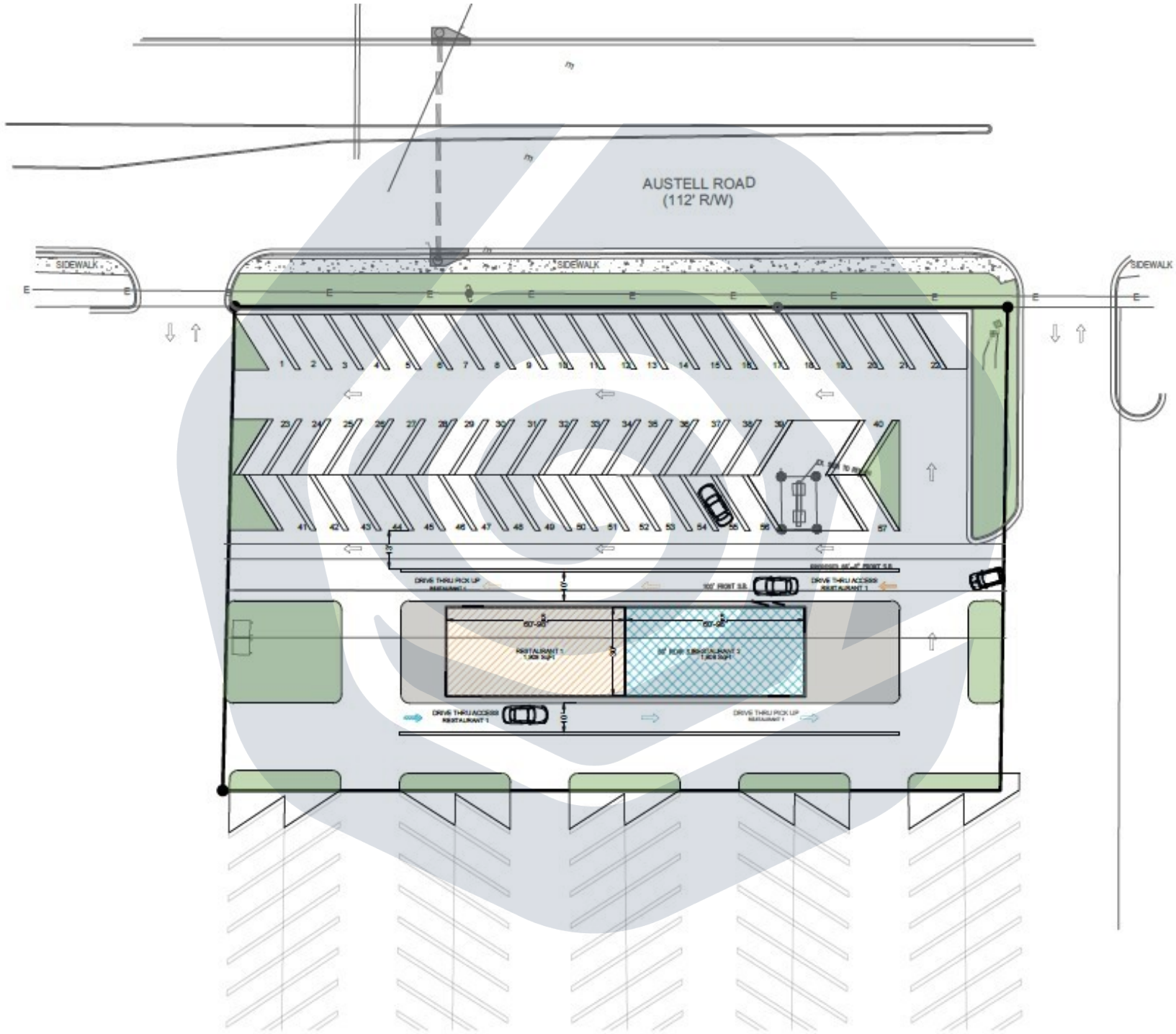
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CONCEPTUAL SITEPLAN



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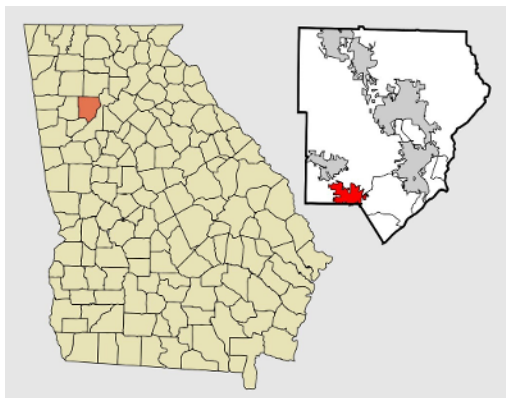
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ABOUT AUSTELL, GA

Austell is an established community in western Cobb County that benefits from its strategic position within the Atlanta metropolitan area. The city offers convenient access to major transportation corridors, employment centers, retail destinations, and surrounding residential neighborhoods, making it an attractive location for both businesses and consumers. Over the years, Austell has experienced continued commercial investment supported by regional population growth and strong connectivity to the broader Metro Atlanta market.

The area is home to a diverse mix of retail, service, healthcare, and industrial employers that contribute to a stable local economy and a consistent customer base for neighborhood-serving businesses. Its proximity to major commercial corridors and surrounding communities enhances daily consumer activity while providing businesses with access to a broad labor pool and regional customer network.

As part of Cobb County, one of the most economically active counties in Georgia, Austell continues to benefit from ongoing infrastructure investment, commercial development, and long-term economic expansion. These characteristics have positioned the city as a desirable location for new businesses, commercial redevelopment projects, and investment opportunities throughout the western Atlanta submarket.



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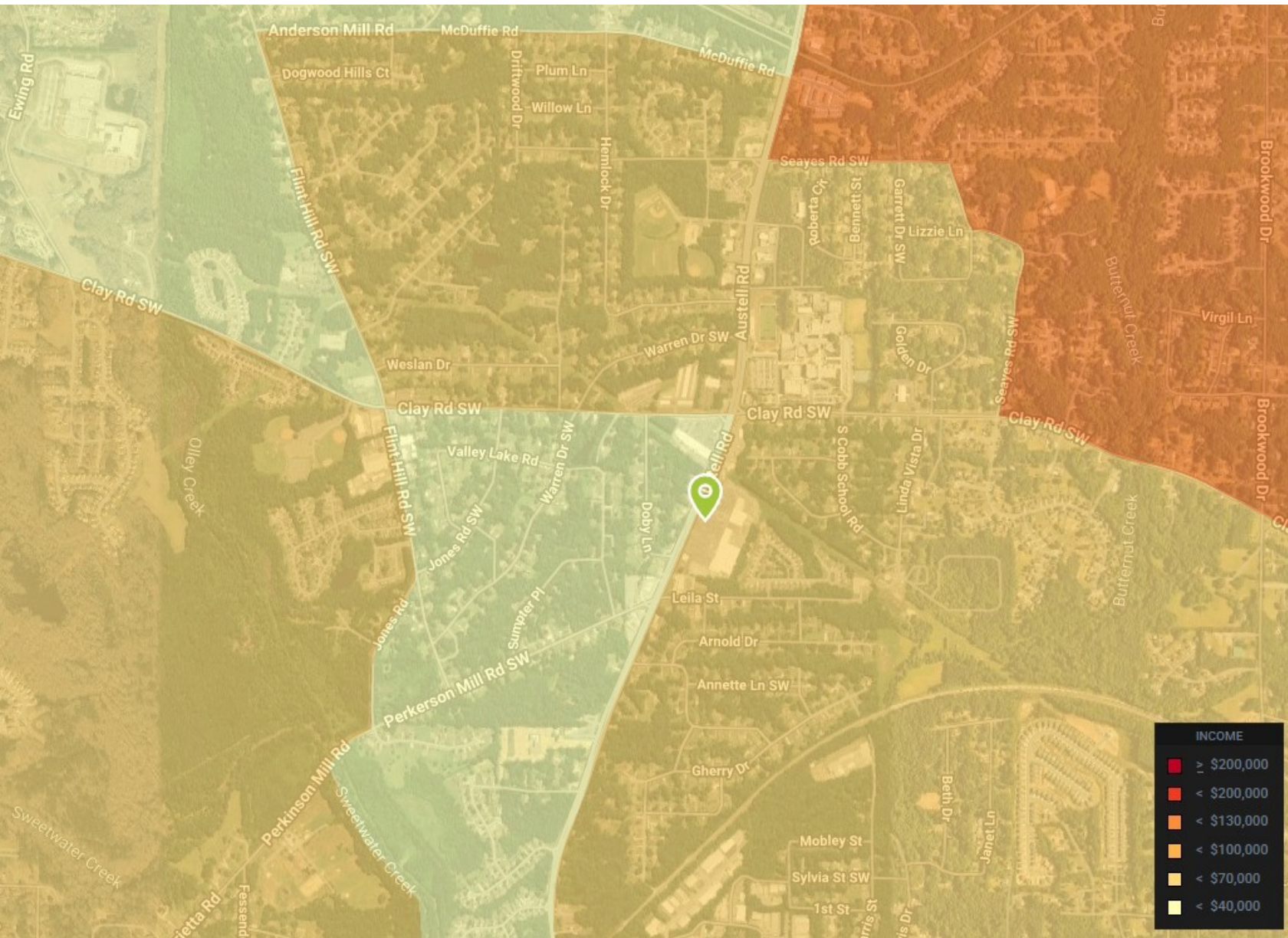
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DEMOGRAPHICS

Austell provides a solid local consumer base supported by steady population growth, household stability, and access to the broader Cobb County market. According to the U.S. Census Bureau, Austell had an estimated population of 8,339 as of July 1, 2025, with 3,033 households reported for the 2020 to 2024 period. T

he city's median household income was \$72,938, while the owner occupied housing rate reached 64.6%, reflecting a stable residential base that supports neighborhood serving commercial uses. The local workforce profile also strengthens the site's retail potential, with 70.0% of residents age 16 and over participating in the civilian labor force and an average commute time of 30.5 minutes.

As part of Cobb County, which had an estimated population of 793,345 and a median household income of \$102,738, the property benefits from a larger regional market with strong purchasing power and long term commercial demand



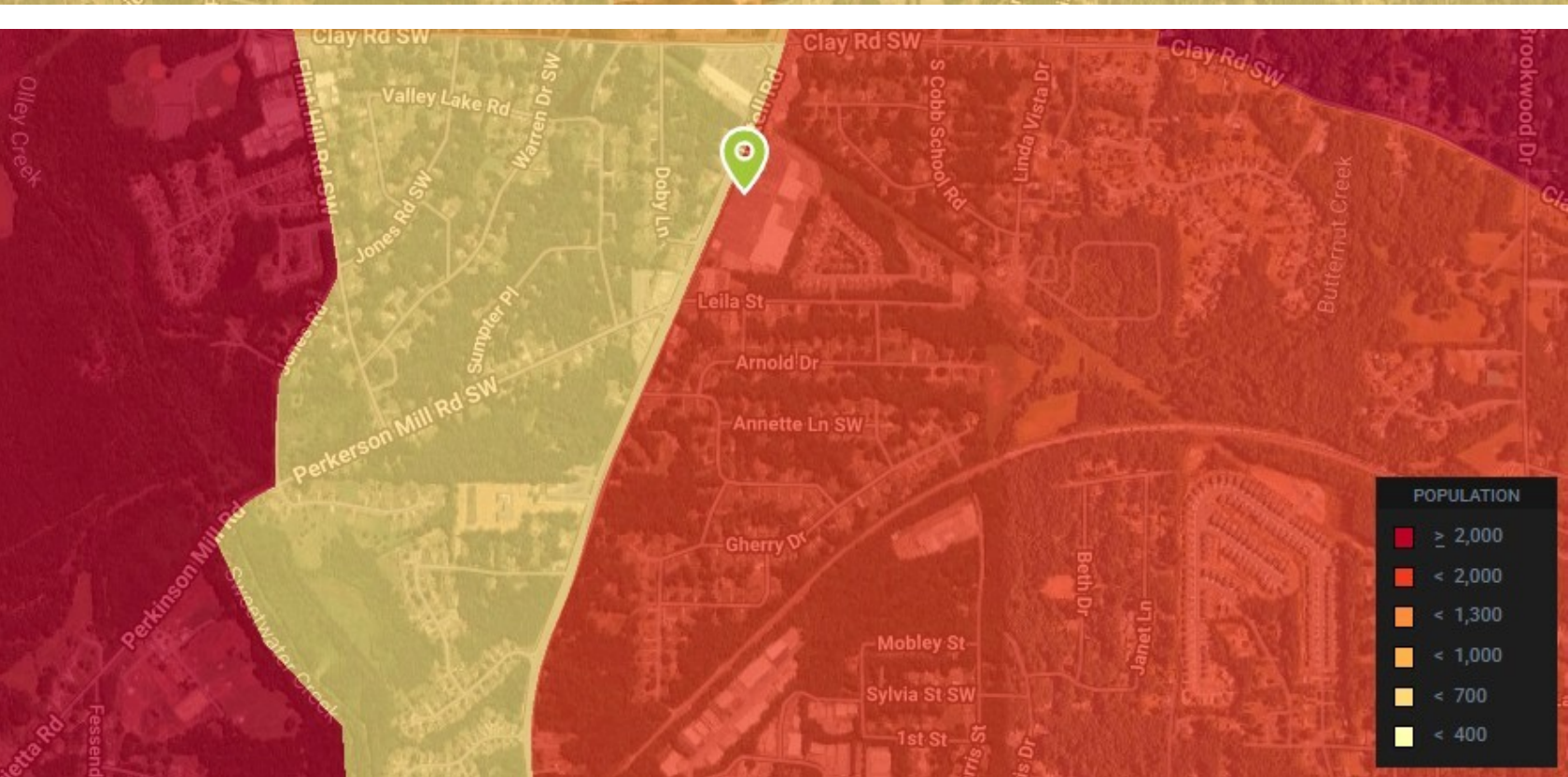
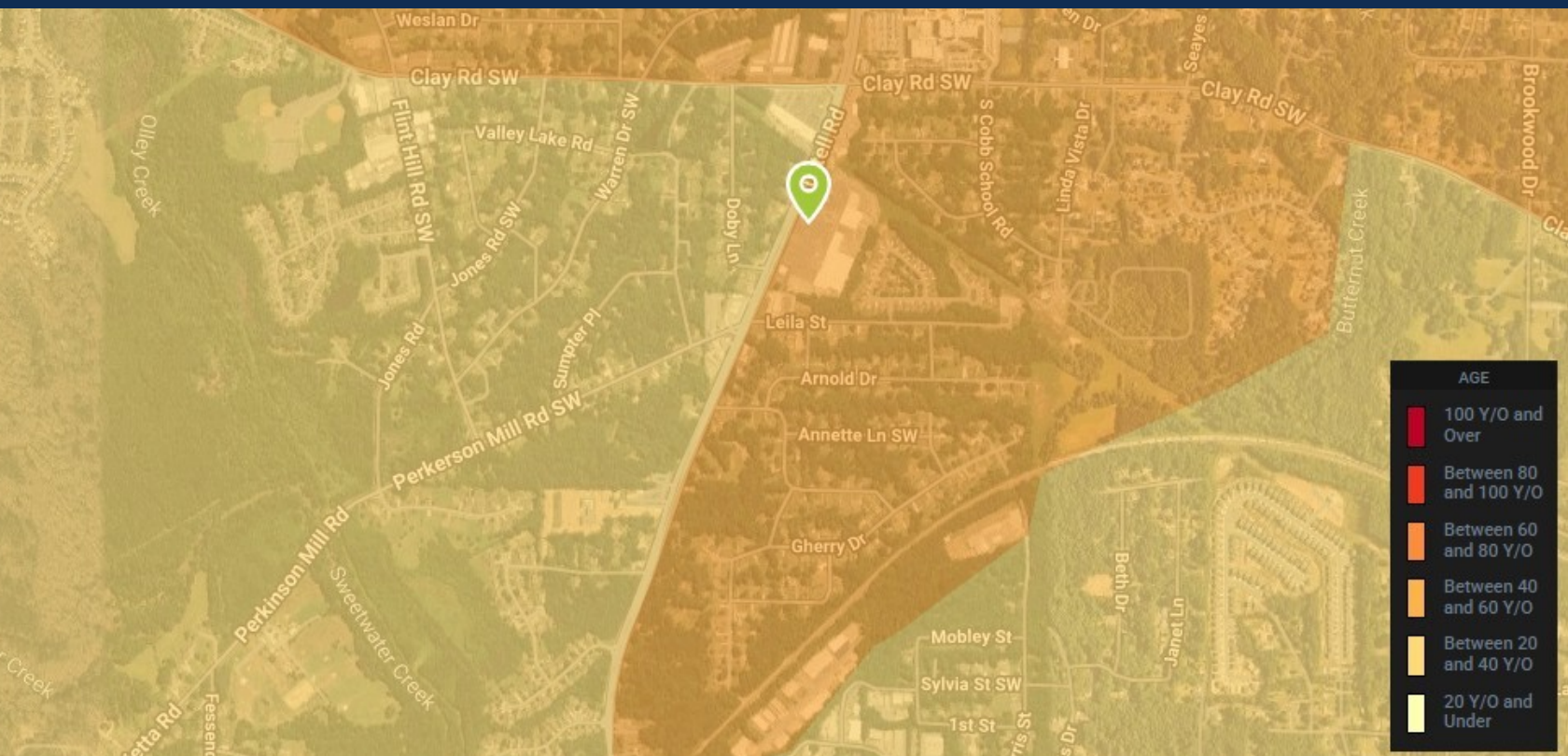
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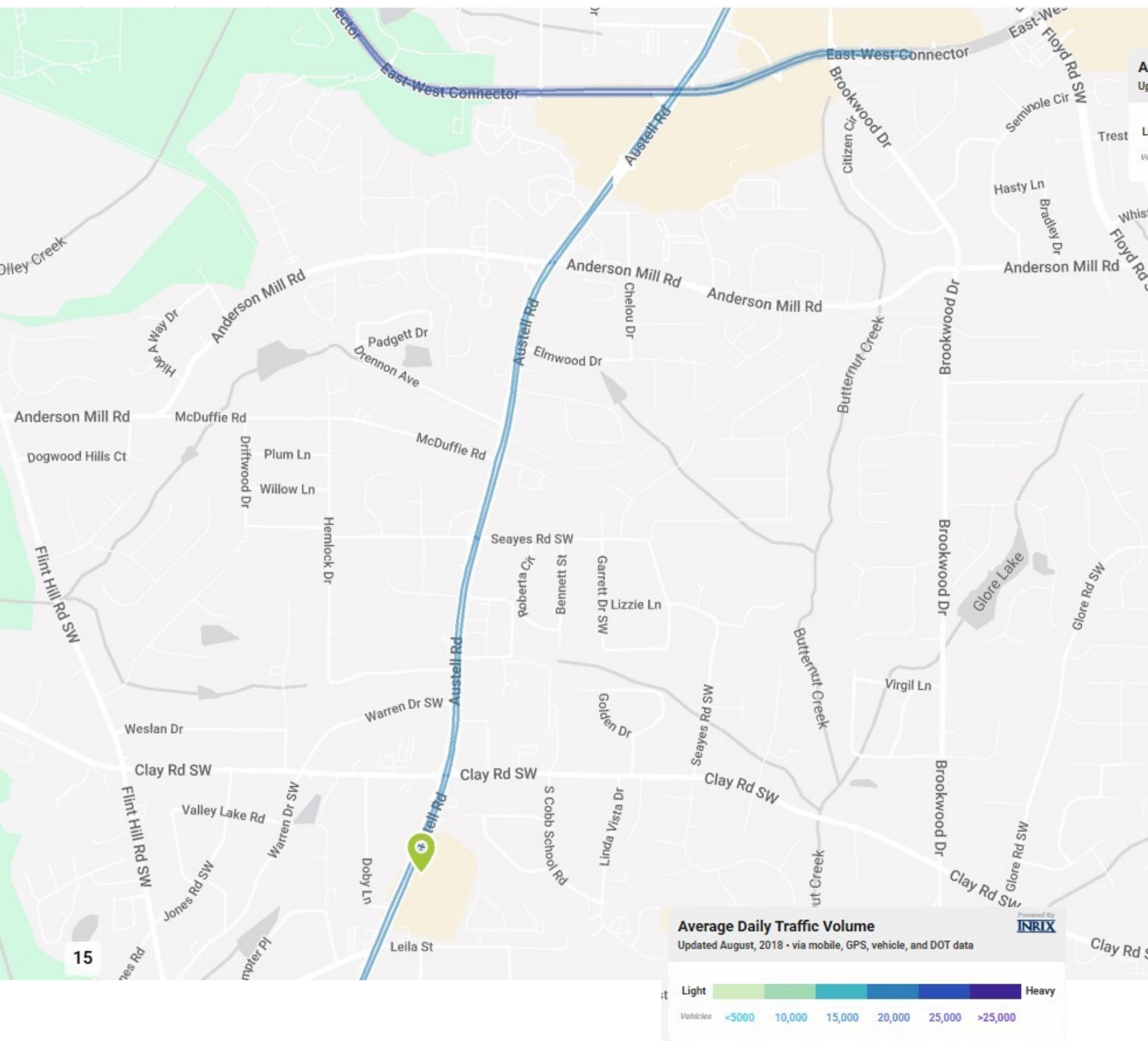
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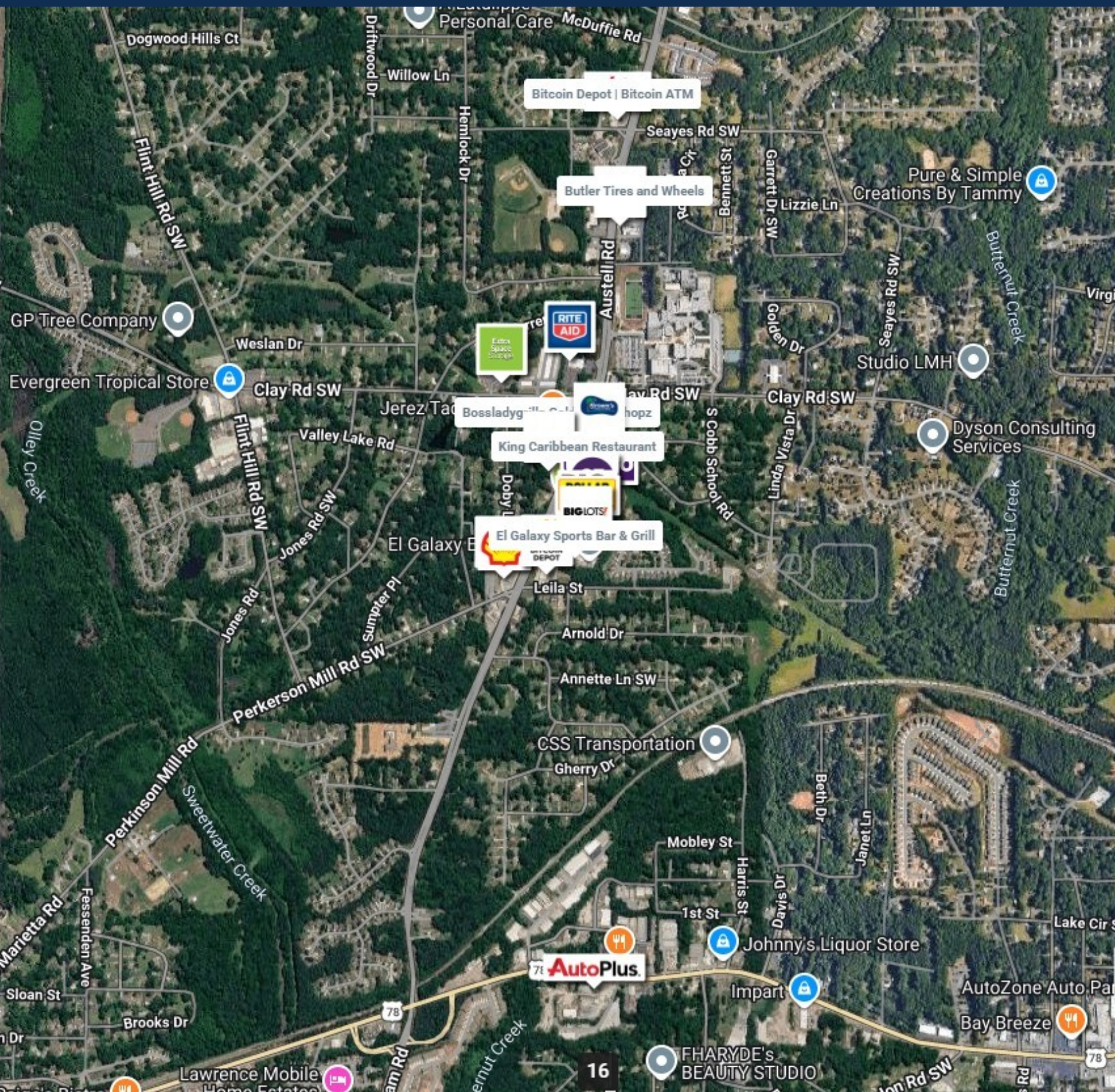


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