



RETAIL SPACE AVAILABLE

\$25 PSF Plus Pass Thru's

+/- 1,440 SF Suite Available For Lease

4870 Floyd Road
Mableton, GA 30126

CONTACT

Greg Craft

(678) 361-4854 / gcraft@cgpre.com

Palmer Haynes

(478) 319-8267 / phaynes@cgpre.com



43,300 VPD

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PROPERTY OVERVIEW

4870 Floyd Road / Mableton, GA 30126



Site is located on heavily traveled Floyd Road (43,300 VPD) and is within a quarter mile of 4 major grocery tenants. Multiple residential projects are under construction nearby.

LOCATED NEAR

-  **High-Density Residential Developments**
-  **43,300 VPD (Floyd Road)**
-  **954 students (Floyd Middle School)**
-  **4 Different Grocery Tenants**
-  **Multiple Traffic Signals**

MAJOR BRANDS



MAJOR INTERSECTIONS

Floyd Rd & E.W. Connector / 65,950 VPD
Floyd Rd & U.S. 78 / 76,500 VPD

DEMOGRAPHICS

4870 Floyd Road / Mableton, GA 30126

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	6,835	63,425	187,400
2027 Projected Population	7,266	64,267	190,562
Projected Growth Rate (2022-2027)	1.23%	0.26%	0.34%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Estimated Households	2,636	23,722	70,613
2027 Projected Households	2,818	24,085	71,923

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Median Totals	\$95,392	\$80,020	\$74,471

BUSINESS	1 MILE	3 MILES	5 MILES
2022 Estimated Total Businesses	190	1,653	5,522
2022 Estimated Total Employees	1,480	18,161	61,306



\$74,471

Median Income



187,400

Population



70,613

Households



4.36%

Unemployment

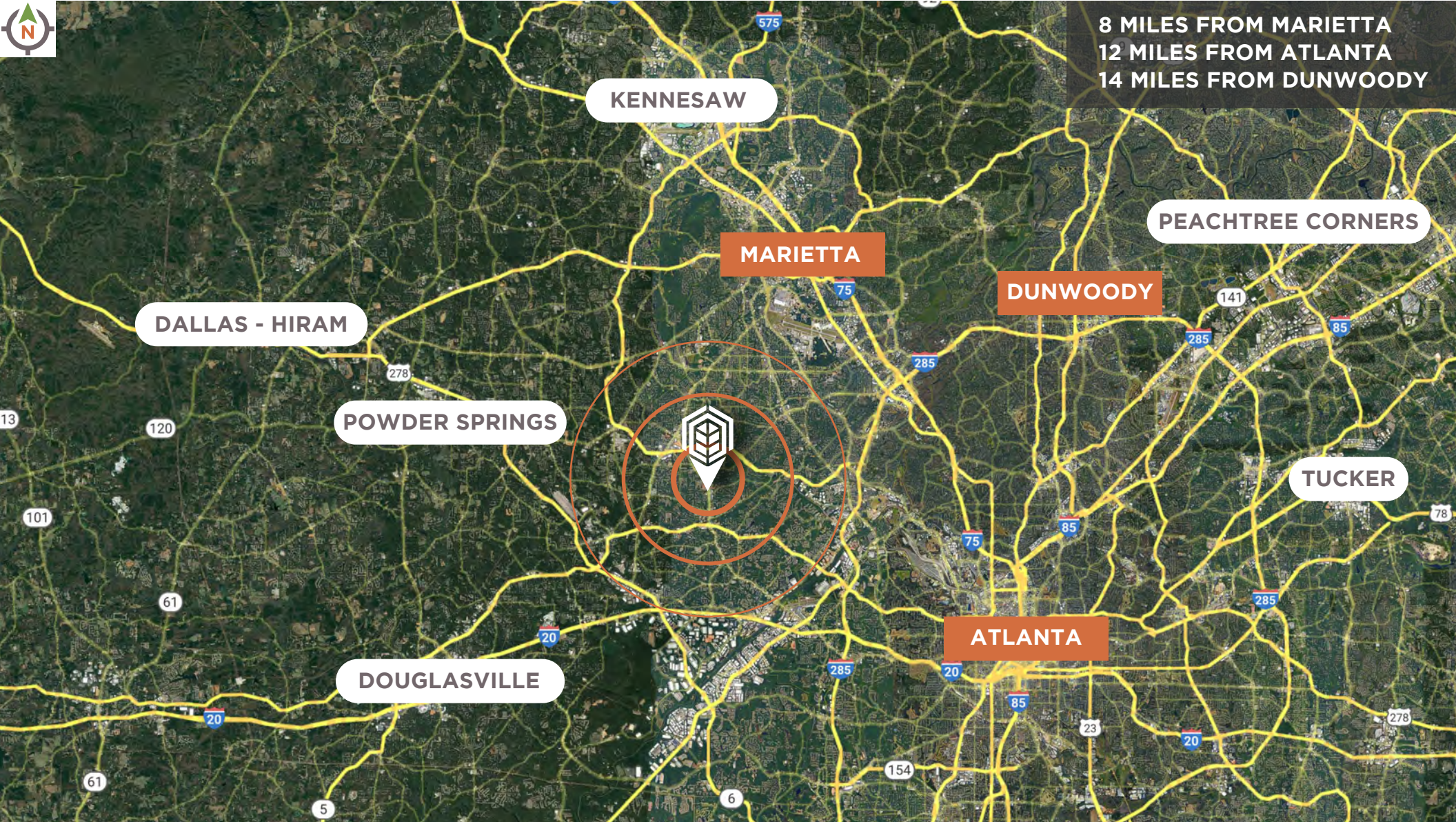


92,915

Labor Force

LOCATION OVERVIEW

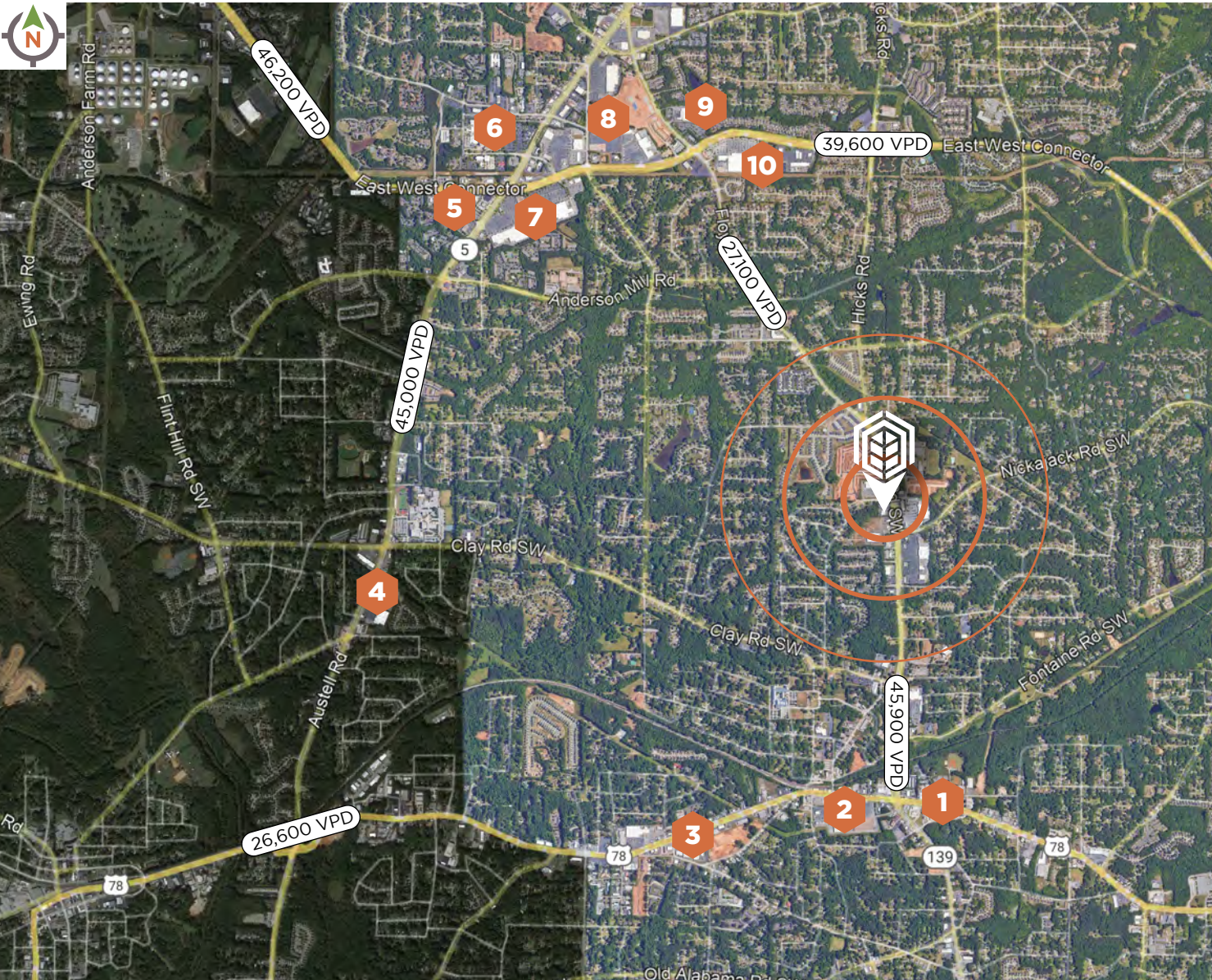
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8 MILES FROM MARIETTA
12 MILES FROM ATLANTA
14 MILES FROM DUNWOODY

SURROUNDING MARKET

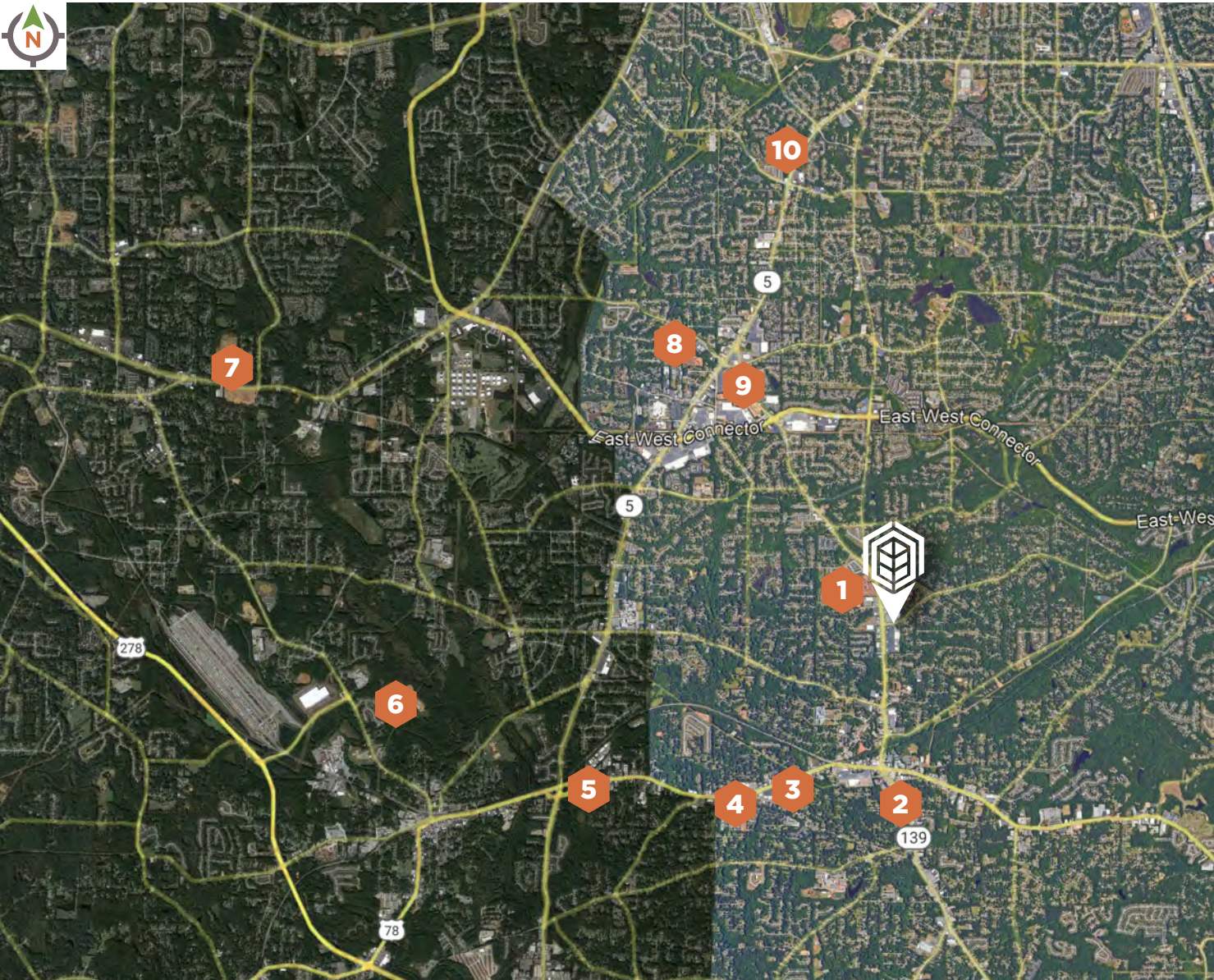
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CONTACT

RESIDENTIAL PROJECTS

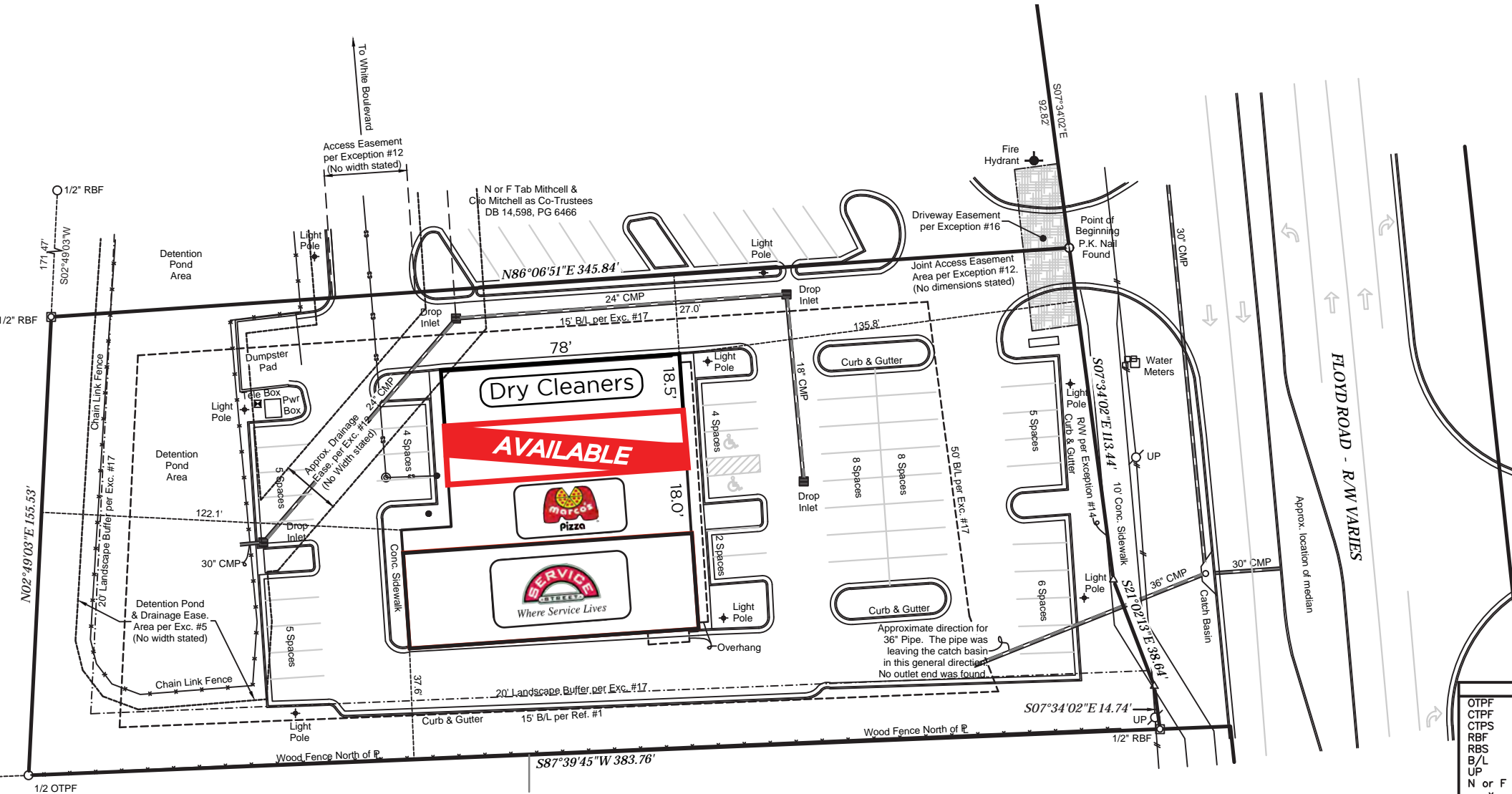
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- 1 Willowcrest**
334 Townhomes
(under construction)
- 2 Mablestone**
20 luxury homes
(under construction)
- 3 Old Bankhead Highway**
96 Townhomes
(under construction)
- 4 Old Powder Springs**
74 townhomes
(under construction)
- 5 Ridgecrest**
44 townhomes
(under construction)
- 6 Autumn Brook**
90 single family homes
(under construction)
- 7 Hopkins & Tapp Farm**
210 homesites combined
(under construction)
- 8 Hurt Road Townhomes**
total homesites undisclosed
(under construction)
- 9 Village at Brookwood**
338 apartment units
(under construction)
- 10 Edgemoore at Millford**
20 townhomes
(under construction)

PROPERTY SITE PLAN

4870 Floyd Road / Mableton, GA 30126



N or F Floyd Prestwick, LLC
DB 16.074 PG 4365
PB 279 PG 875

12-06-2022. Revised to update survey.



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OTPF	○
CTPF	○
CTPS	○
RBF	○
RBS	○
B/L	○
UP	○
N or F	○
	○
	○
	○



Retail Space Available

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TO INQUIRE ABOUT THIS PROPERTY

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