

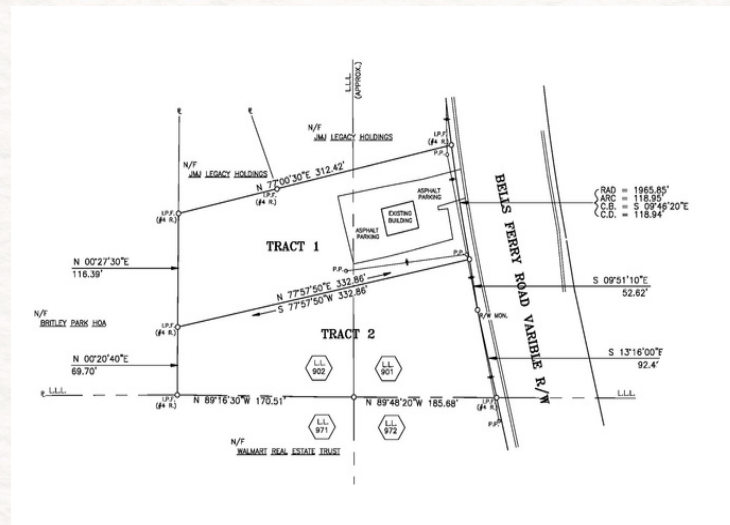
6439 Bells Ferry Rd Woodstock, GA 30189

## Walmart Adjacent Parcel Available: Sale/Ground Lease/Build to Suit



### PROPERTY HIGHLIGHTS

- For Sale
- Ground Lease or Built to Suit
- Zoned GC (General Commercial)
- Ownership has negotiated Inter-Access easement with Walmart grossing over \$100m annually
- Restaurant, QSR, Retail Center, Office, Car Wash
- 0.84ac Total
- Sewer and all utilities on site
- Minimal frontage setback being located within Bells Ferry LCI Overlay District (see pg. 5)
- Bells Ferry Rd set to be expanded to 4 lanes in each direction

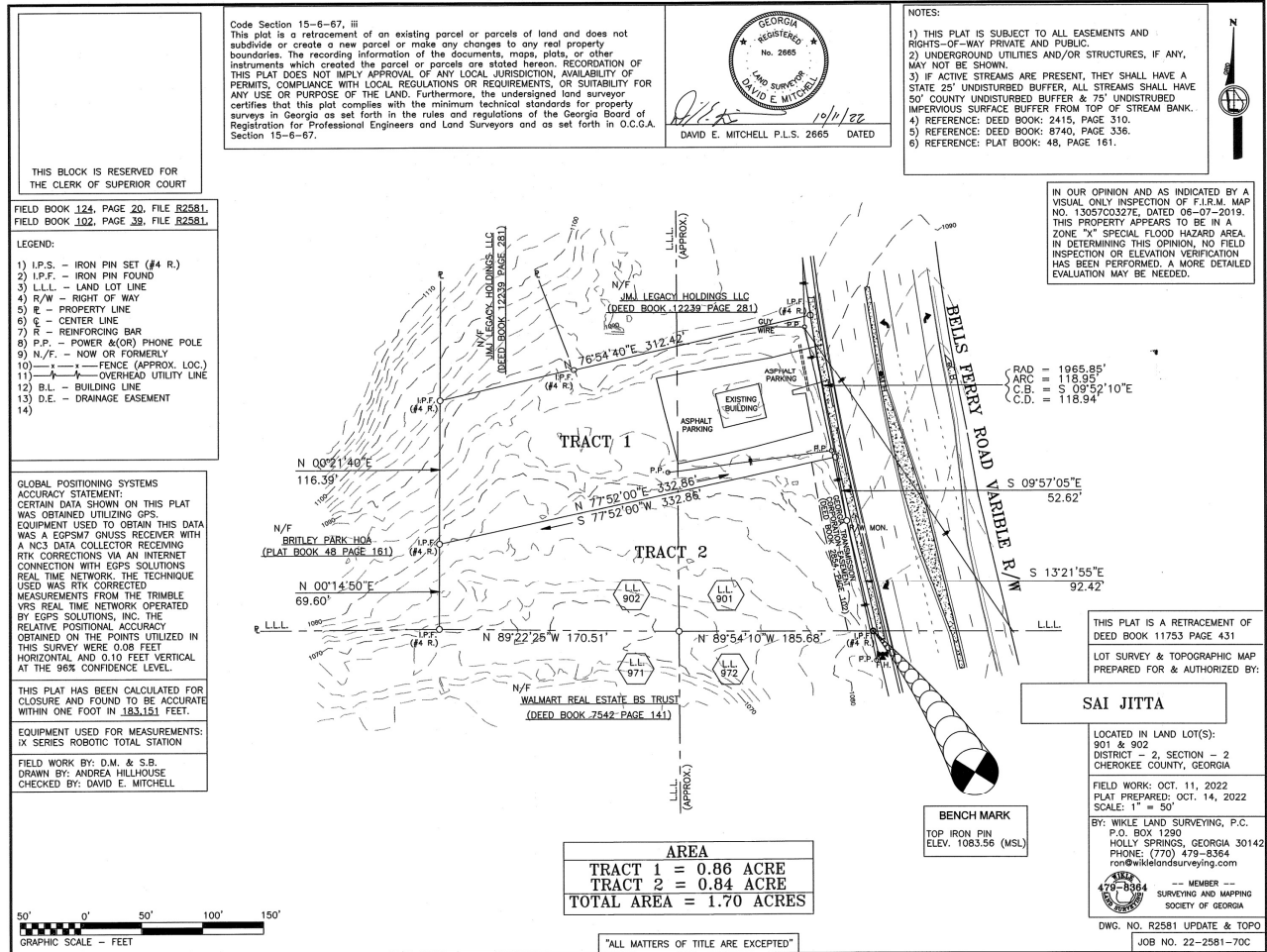


### DEMOS

- Population (2mi=24K, 5mi=125k, 10mi=373k)
- Avg HHI (2mi=\$101k, 5mi=\$100k, 10mi=\$108k)
- Med HHI (2mi=\$81k, 5mi=\$82k, 10=\$88k)



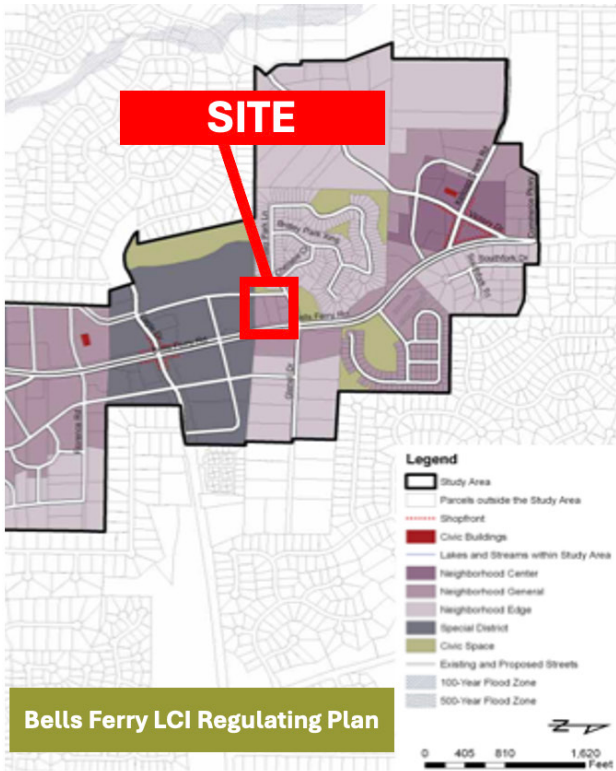
# SURVEY



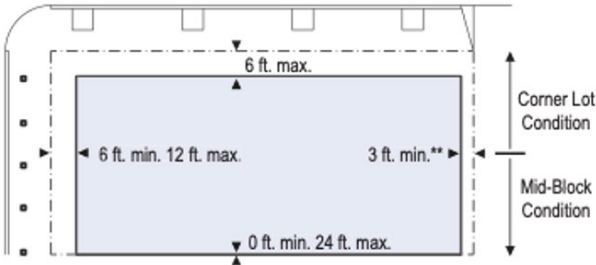
EASEMENT SITE PLAN



# SETBACK INFORMATION

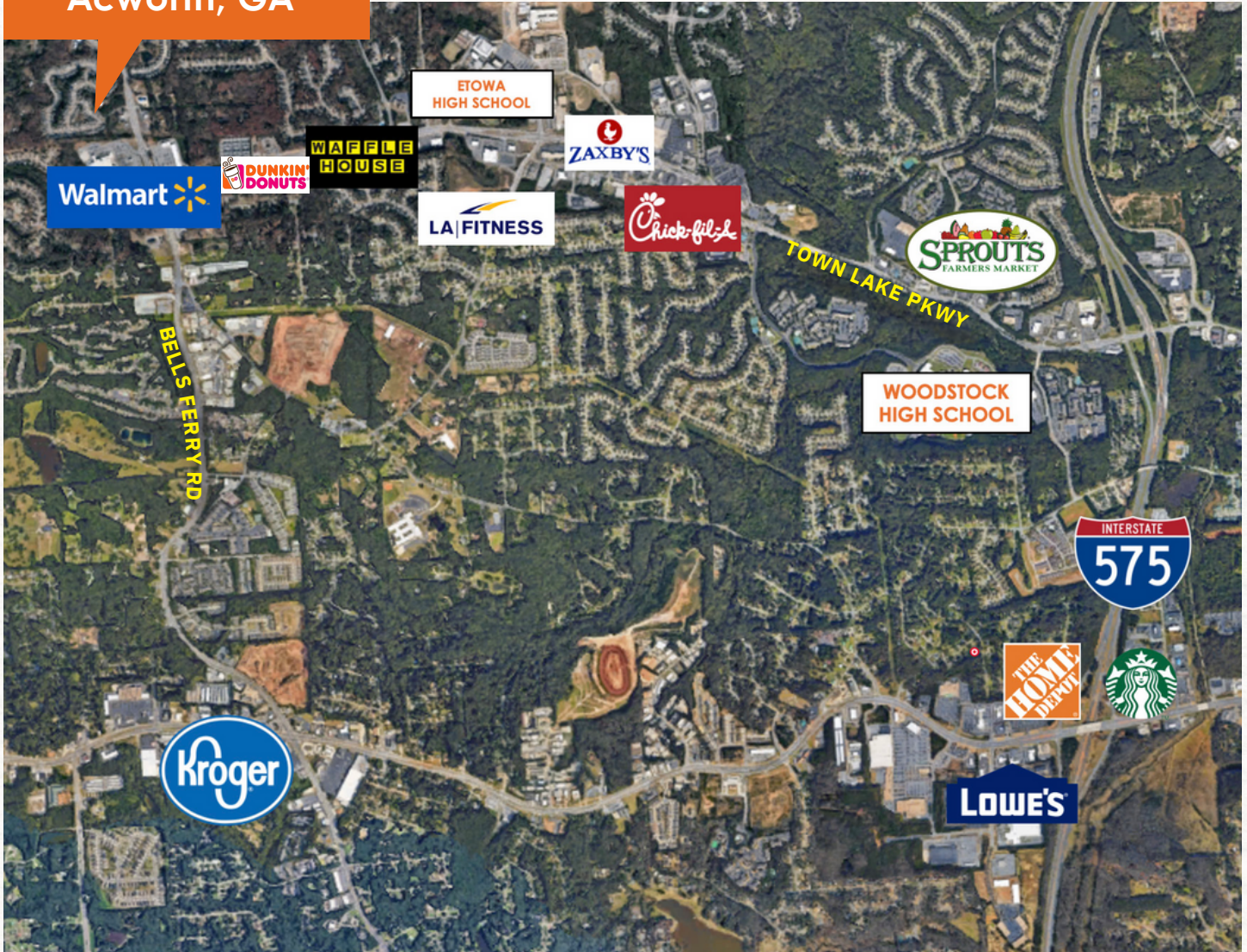


## Setback Requirements



## AREA AMENITIES

6443 Bells Ferry Rd  
Acworth, GA



(Multi-Family is Permitted Use Under Bells Ferry LCI Overlay District)

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