

CAR WASH & QUICK SERVICE LUBE | 4,500 SF

4775 AUSTELL ROAD

AUSTELL, GA 30106

FOR SALE

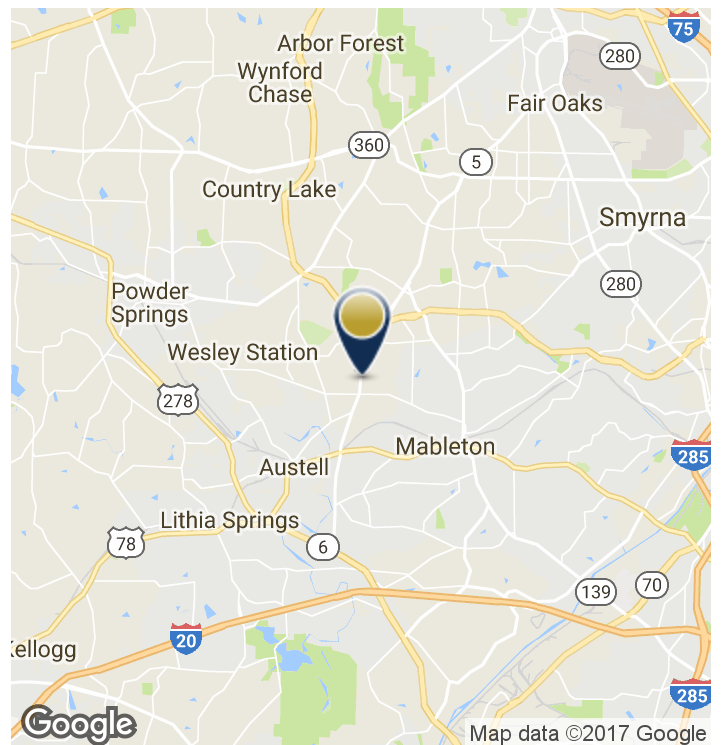


PROPERTY HIGHLIGHTS

- 4,500 SF car wash & quick service lube location
- Offered for sale at \$300,000
- 1.52 acres
- Zoned NRC
- 31,810 vehicles per day on Austell Road
- No equipment included in sale

LOCATION OVERVIEW

Located just 18 miles from Downtown Atlanta, Austell provides a friendly, small town atmosphere with convenient access to major thoroughfares such as Interstate 20 and 285. Residents and visitors will enjoy the numerous recreation facilities maintained by the Parks and Recreation department, as well as the close proximity to numerous restaurants, shopping destinations and city amenities. Austell is also part of the Cobb County School System, one of the highest-ranked school systems in the area.



CAR WASH & QUICK SERVICE LUBE | 4,500 SF | Georgia | 1066



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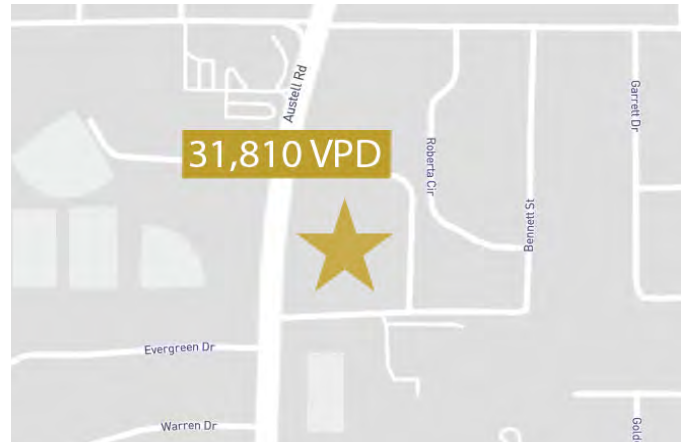
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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	2,094	19,072	58,599
Total Population:	5,705	51,821	162,884
Average HH Income:	\$86,369	\$68,707	\$72,503
Traffic Counts:	31,810 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



AERIAL



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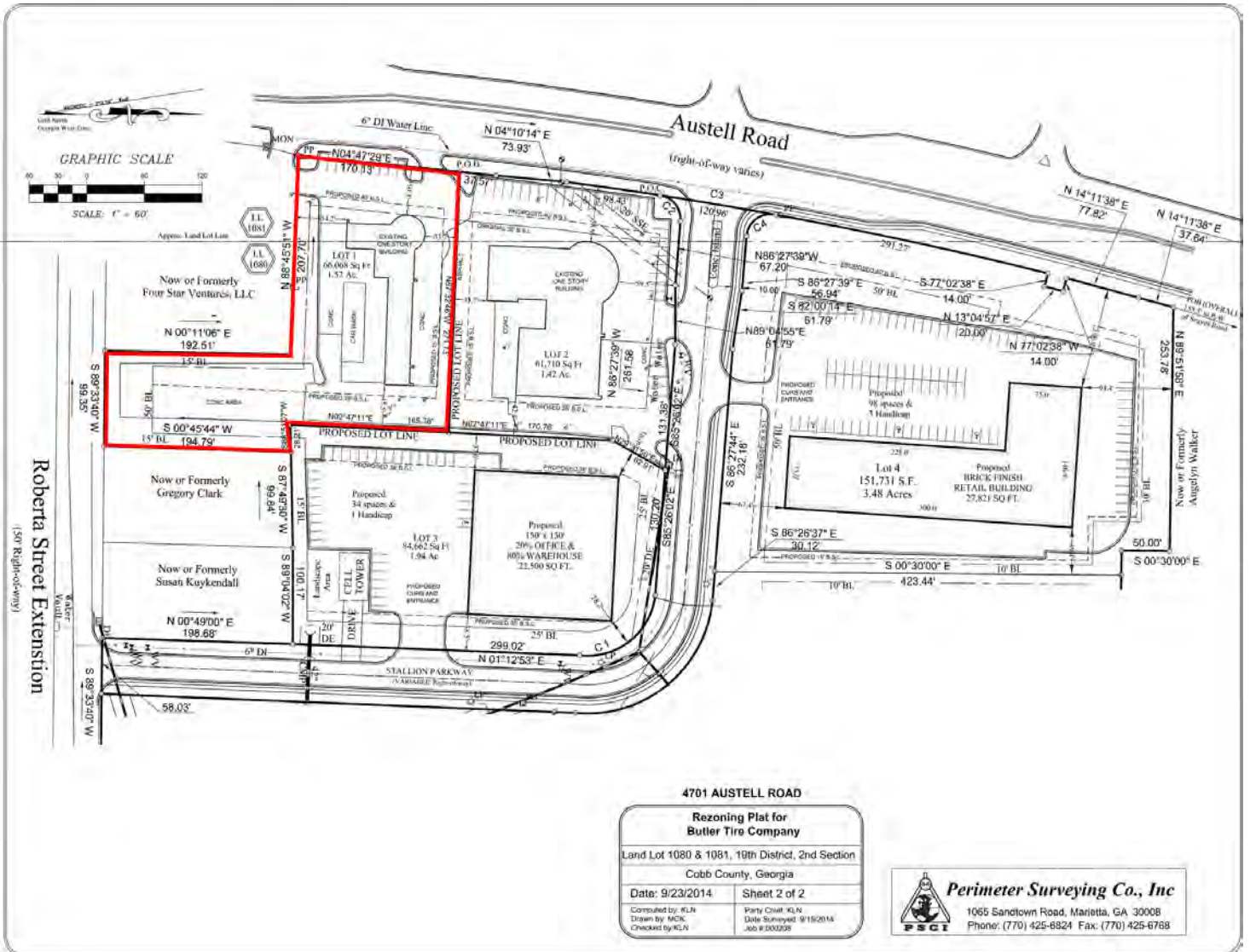
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SURVEY



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NRC ZONING

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan.

COBB COUNTY MUNICODE - PERMITTED USES

- Banks and financial institutions with drive-in establishment or automated transfer machines.
- Billiards and pool halls, subject to chapter 78, article III, division 6, pertaining to pool rooms.
- Carwashes.
- Churches, chapels, temples, synagogues, and other such places of worship.
- Commercial produce and agricultural product stands.
- Community fairs.
- Convenience food stores with self-service fuel sales.
- Cultural facilities.
- Designated recycling collection locations.
- Eating and drinking establishments, including drive-in fast food restaurants.
- Emissions or inspection stations. (No temporary buildings/tents to be utilized after June 30, 1998.)
- Executive golf courses (see section 134-270).
- Film developing and printing facilities.

Freestanding climate controlled self-service storage facilities. The following minimum standards shall apply to freestanding climate controlled self-service storage facilities:

1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.
2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.
3. All units shall be accessed through a main or central entrance.
4. All windows or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment or parking of construction or related equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily main

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PERMITTED USES (CONTINUED)

8. tained by private individuals for their personal use.
 9. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
 10. There shall be no resident manager or any type of overnight accommodations for such.
 11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
 12. One parking space shall be provided per every 80 individual storage units/areas.
 13. Loading area, including adequate turnaround space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
 14. Lighting plan to be approved by the board of commissioners.
 15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to an apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.
 16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
 17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
 18. Special land use permit as provided in section 134-37.
- Freestanding ice vending machines. The following minimum standards shall apply to freestanding ice vending machines:
1. Architectural style must be similar to or complimentary to the architectural styles of contiguous properties and consistent with the county's architectural guidelines.
 2. Any roof-mounted utility, conditioned air unit or other mechanical device associated with the operation of the machine must be screened from the view of public right-of-way with an architectural feature similar to or complimentary to the architectural styles of contiguous properties. Further, these utilities, units or mechanical devices must include a noise abatement feature or device that abates noises or sounds from adjacent residential property.
 3. Special land use permit as required in section 134-37.
 - Full service gasoline stations.
 - Funeral homes.
 - Golf courses, 18-hole regulation, public and private (see section 134-270).
 - Golf courses, par 3 (see section 134-270).
 - Group homes.
 - In-home day care.

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PERMITTED USES (CONTINUED)

- Laundry and dry cleaning pickup establishments.
- Light automotive repair establishments, provided the building shall not exceed 8,000 square feet in floor area.
- Neighborhood retail uses.
- Nonautomotive repair service establishments.
- Nonprofit (seasonal use) fishing lakes.
- Nursery schools and child day care centers.
- Office service and supply establishments.
- Parking for vehicles.
- Private parks.
- Professional offices.
- Radio, television and other communication towers and antennas subject to section 134-273.
- Rest homes, personal care homes or convalescent homes.
- Self-service fuel sales.
- Self-service laundry facilities.
- Temporary uses.

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