



4464 Cherokee Street | Acworth, Georgia 30101

**HISTORIC ACWORTH
BUILDING FOR SALE**

6,250 SF Building

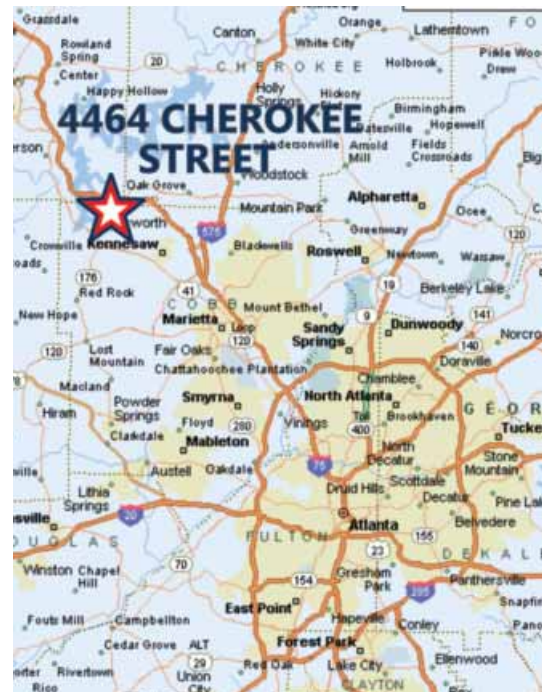
Unique Two-Story Historic Brick
Building in Downtown Acworth

Approved for Large Outdoor Dining
Area on the Side of Property

Directly Next to the
New City Parking Lot

Across from the Main Entrance of
Logan Farm Park - Downtown Acworth's
New 120-Acre Park

Price: \$575,000.00



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population (2019 est.)	11,118	43,380	111,834
Employees (2019 est.)	1,513	14,762	28,802
Average HH Income (2019 est.)	\$78,071	\$81,662	\$89,688
Households (2019 est.)	3,727	15,566	38,693

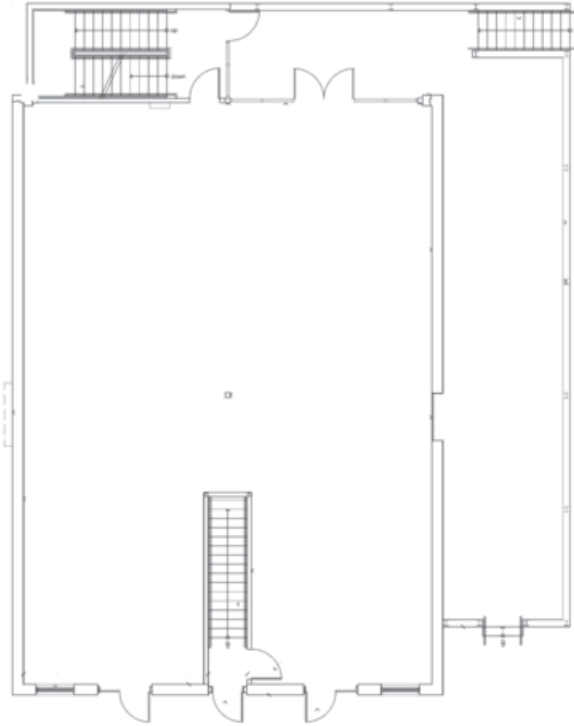
FOR MORE
INFORMATION
PLEASE CONTACT

MINDY ELMS
770.729.2813
MELMS@LAVISTA.COM

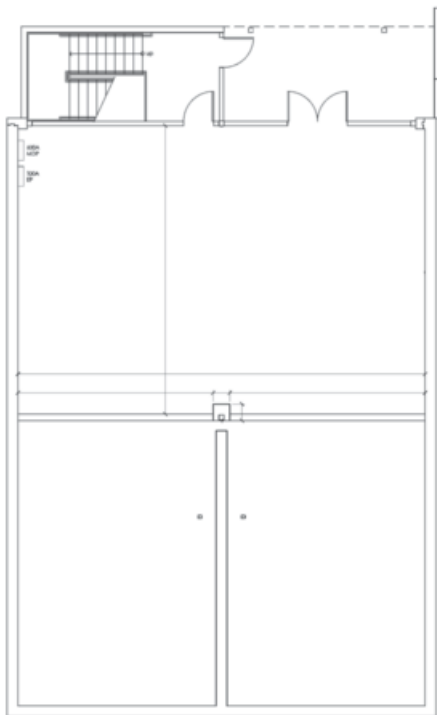
ED O'CONNOR
770.729.2826
EOCONNOR@LAVISTA.COM

WWW.LAVISTA.COM

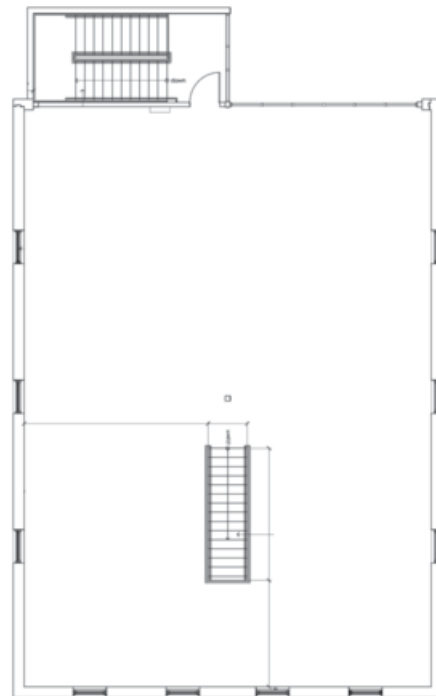
FLOORPLAN - STREET LEVEL



FLOORPLAN - BASEMENT LEVEL



FLOORPLAN - UPPER LEVEL



FOR MORE
INFORMATION
PLEASE CONTACT

MINDY ELMS
770.729.2813
MELMS@LAVISTA.COM

ED O'CONNOR
770.729.2826
EOCONNOR@LAVISTA.COM

WWW.LAVISTA.COM

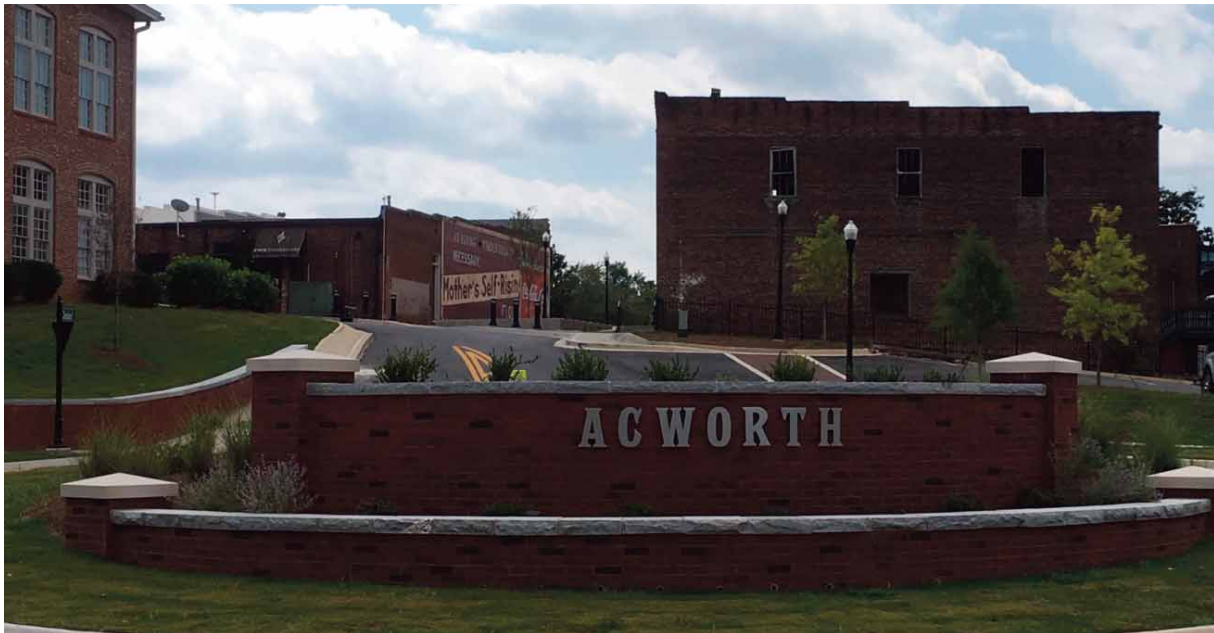
**LAVISTA
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

49
YEARS
1972 - 2021

FOR SALE

4464 CHEROKEE STREET



FOR MORE
INFORMATION
PLEASE CONTACT

MINDY ELMS
770.729.2813
MELMS@LAVISTA.COM

ED O'CONNOR
770.729.2826
EOCONNOR@LAVISTA.COM

WWW.LAVISTA.COM

DISCLOSURE AND DISCLAIMER: Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)