

FOR SALE

2320 Baker Road NW

Acworth, Georgia 30101



FOR MORE
INFORMATION
PLEASE CONTACT

THOMAS MARTIN
770.729.2814
tmartin@lavista.com

MINDY ELMS
770.729.2813
melms@lavista.com

Lavista Associates, Inc. has been retained as the exclusive representative for the sale of 2320 Baker Road NW in Acworth, GA. The Property features 10,201 square feet of retail space on 1.72 acres, positioned along Baker Road with exposure to over 11,000 vehicles per day.

Located between Jiles Road and Hickory Grove Road, 2320 Baker Road NW serves as a convenient cut-through between two high-traffic corridors and benefits from strong surrounding demand. The area boasts exceptional demographics, with a population of 184,947 and an average household income of \$112K within a 5-mile radius.

Acworth is a fast-growing Atlanta suburb that combines affordable housing with an easy commute to the city, while offering a vibrant and expanding dining and entertainment scene, ample outdoor recreation, and a robust festival calendar that draws visitors from across the region.



Price: **\$2,500,000** \$/SF **\$245.07/SF**

Address	2320 Baker Road NW Acworth, Georgia 30518
GLA	10,201 SF
Land Area	1.72 AC
County	Cobb
Zoning	LRO- Low Rise Office (Cobb County)
Parcel ID	20-0063-0-344-0
Ingress & Egress	One (1) Curb Cut with Direct Access to Baker Road
Year Built	1998
Year Renovated	2008
Current Use	Daycare Center
Frontage	261' on Baker Road
Parking	21 Surface Spaces



1.72 ACRE PARCEL

The Property consists of a 1.72-acre parcel located between Jiles Road and Hickory Grove Road NW, with over 11,000 vehicles per day, offering exceptional exposure and convenient access for both customers and employees.



ACCESS TO MAJOR THOROUGHFARES

Easy access to major traffic arteries such as Jiles Road, Cherokee Street NW, Hickory Grove Road NW, and Interstate 75 ensures seamless connectivity.



STRONG DEMOGRAPHICS

The surrounding trade area boasts a population of 184,947 and an average household income of \$112K within a 5-mile radius.



IDEAL OWNER / USER BUILDING

2320 Baker Road is currently operated as a licensed and certified daycare facility. The Property is well suited for an owner/user, offering flexibility to customize the space for a wide range of commercial uses.



NEARBY RETAIL AND AMENITIES

The property is strategically located near top national retailers including Publix, Kroger, Home Depot, and Walmart, with convenient access to nearby dining, services, and daily-use amenities within a well-established commercial corridor.



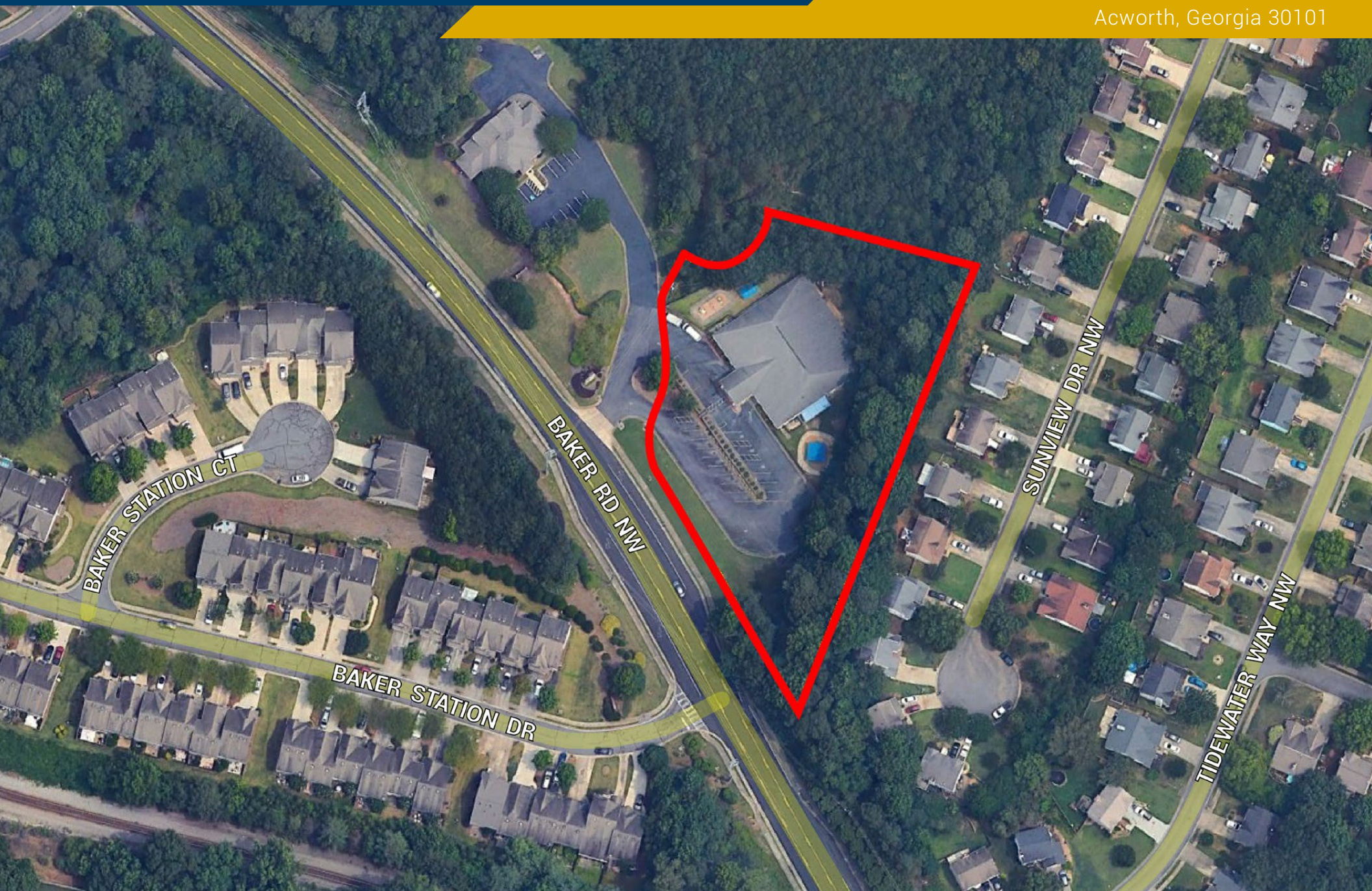
STRONG LOCAL GROWTH TRAJECTORY

Acworth is gaining in popularity as it offers affordable housing, an easy commute to Atlanta, dining and entertainment opportunities, outdoor recreational activities, and a lively festival scene.

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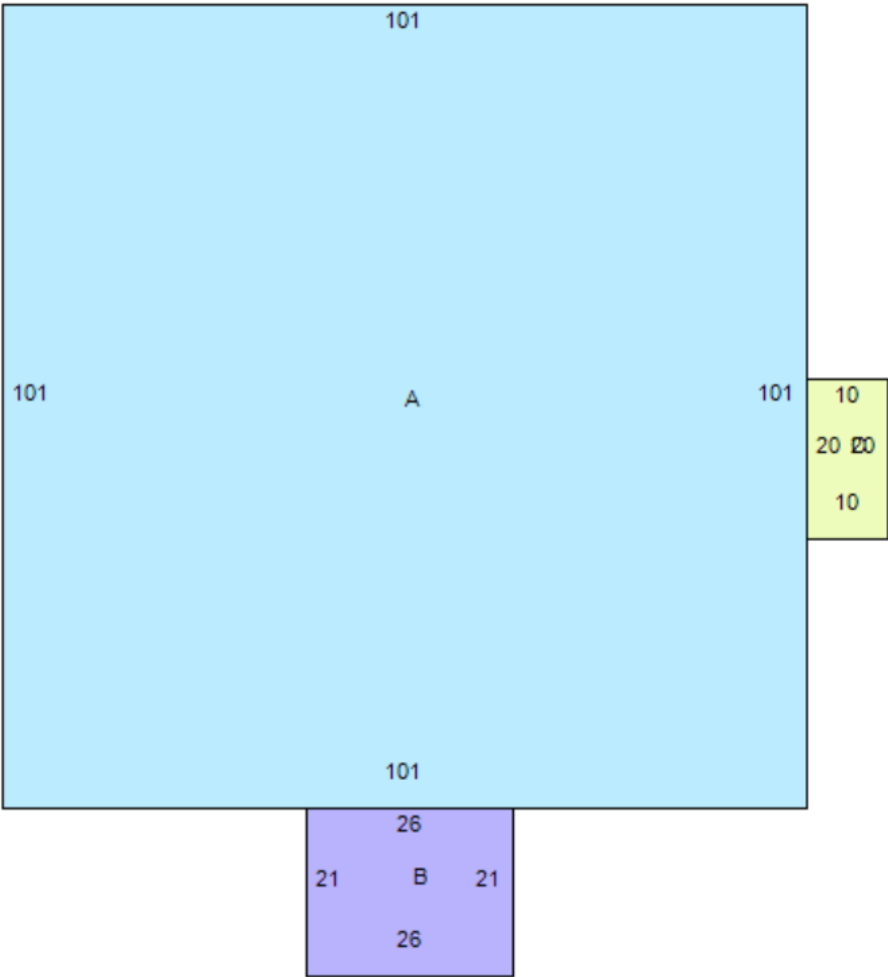
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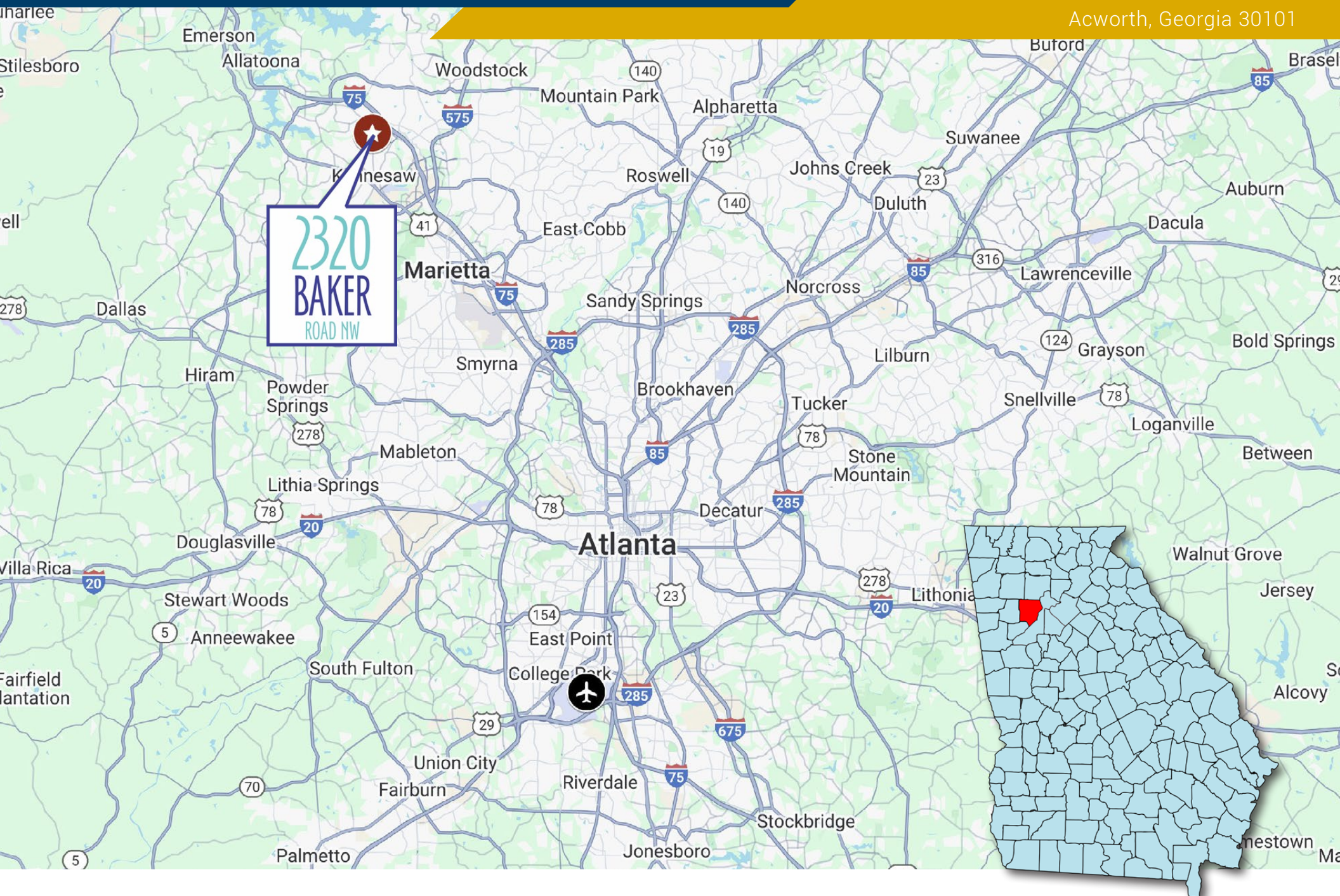
Room Type	Area
A MULTI OFFICE	10201
B CANOPY ROOF/SLAB	546
C CANOPY ROOF/SLAB	200



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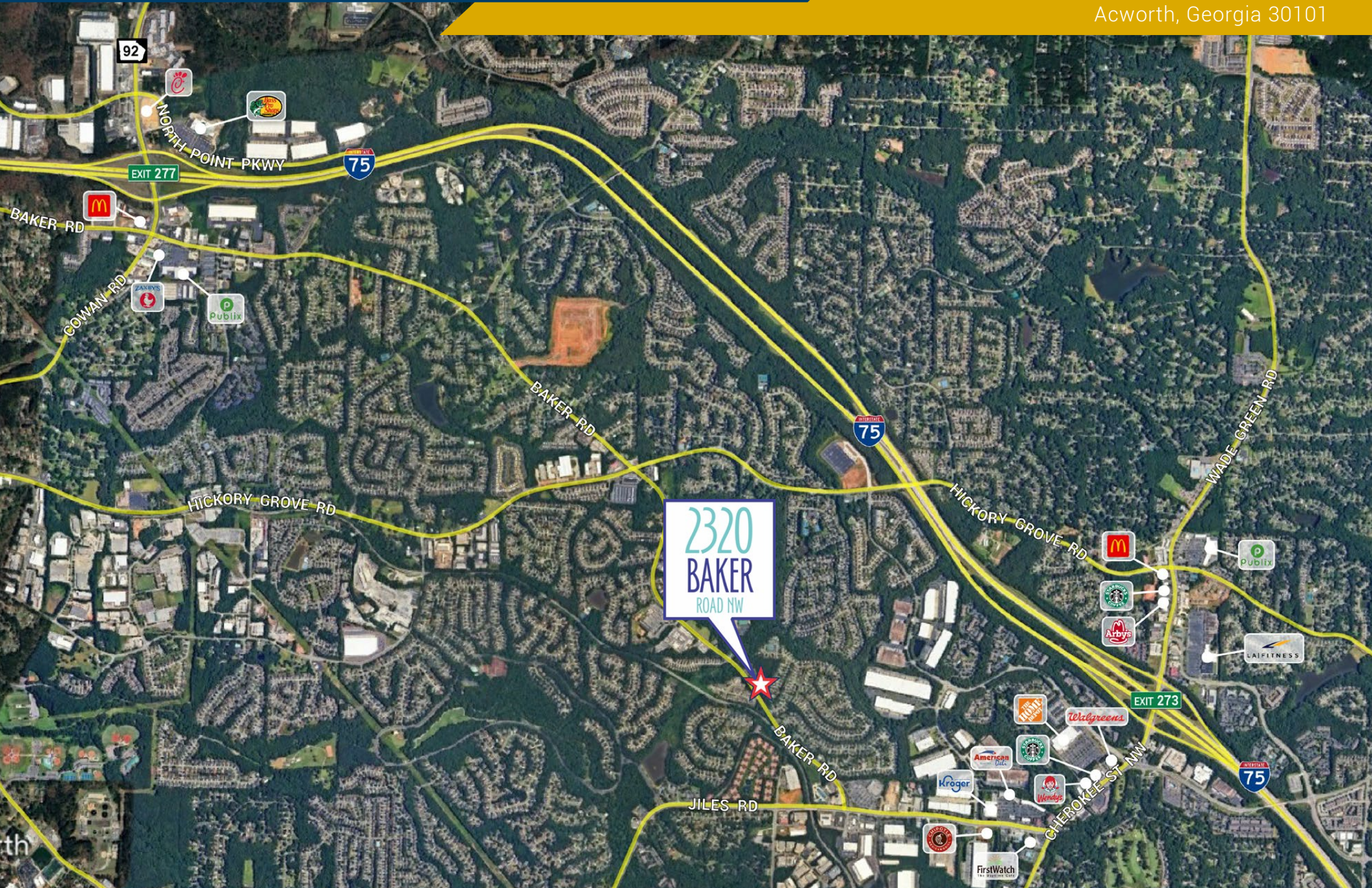
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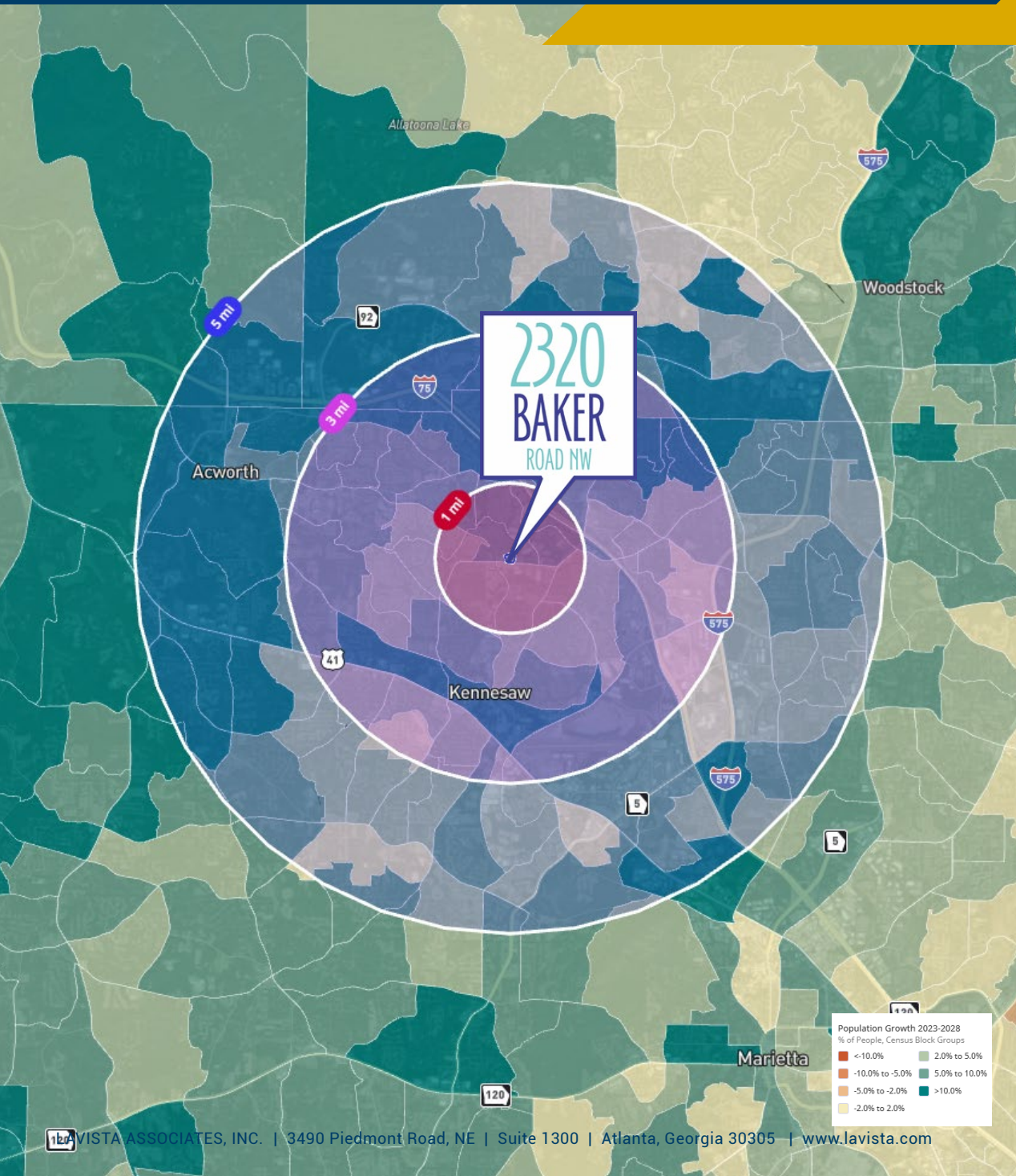


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TRAFFIC VOLUME

Baker Rd	11,121 VPD
Jiles Rd	20,351 VPD
Hickory Grove Rd	14,879 VPD



POPULATION

1-mile	9,546
3-mile	89,335
5-mile	184,947



HOUSEHOLDS

1-mile	3,604
3-mile	31,780
5-mile	68,460



AVERAGE HOUSEHOLD INCOME

1-mile	\$98,209
3-mile	\$107,090
5-mile	\$112,006



MEDIAN HOME VALUE

1-mile	\$350,922
3-mile	\$428,685
5-mile	\$454,997



EMPLOYEES

1-mile	5,540
3-mile	50,457
5-mile	103,573

Source: Placer.ai



FOR SALE

Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

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LAVISTA ASSOCIATES, INC.

3490 Piedmont Road NE, Suite 1300
Atlanta, Georgia 30305
770.448.6400

lavista.com

THOMAS MARTIN

Senior Director

770.729.2814 (o)
404.218.5722 (c)

tmartin@lavista.com

MINDY ELMS

Senior Director

770.729.2813 (o)
404.291.1649 (c)

melms@lavista.com

CONNECT WITH US

