

FOR SALE

+/- 25.312 Acres



2334 & 2494 Hwy 166 E, Carrollton, GA 30116

- +/- 1,091' of road frontage on Hwy 61 (Carrollton Villa Rica Hwy)
- Average household income in a 3-mile radius is \$57,645
- Daily traffic count approx. 55,000
- Located less than 5 miles from downtown Carrollton
- and +/- 8.5 miles south I-20/ Villa Rica
- Zoned: C4-Commercial
- List Price: \$2,475,000

This information is subject to the Identification of the Parties, Disclaimer, and Confidentiality statements on the second page of this document. If you do not have such a page, call 770-256-8669 and a replacement page will be provided.



Jane H. Sauls, CCIM

Broker

770.328.2379

jane@saulsstoragegroup.com

Luke Sauls

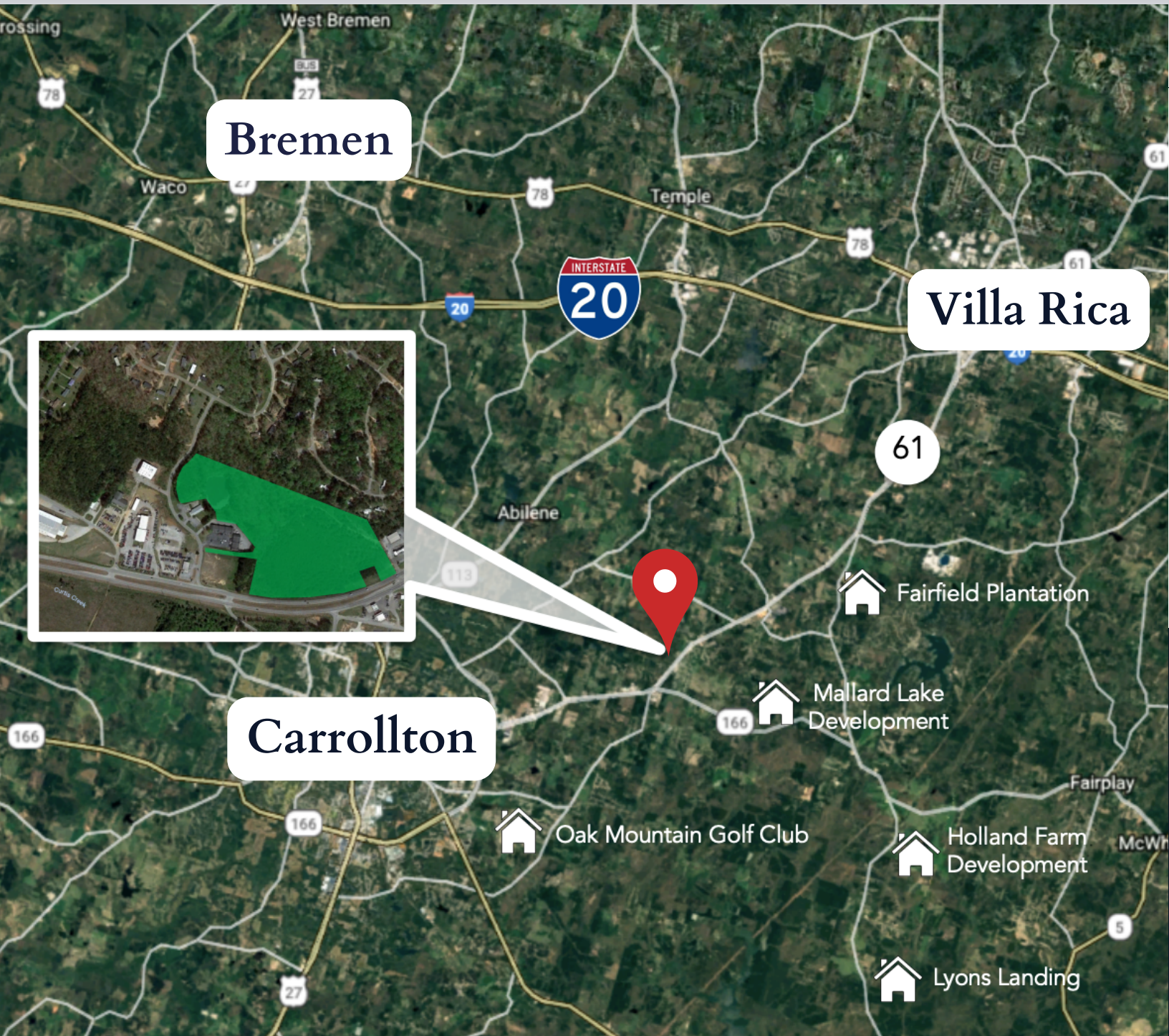
Broker

770.328.4591

luke@saulsstoragegroup.com

Commercial Realty Services of West Georgia | www.westgeorgiacommercial.com

PROPERTY LOCATION



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jane@saulsstoragegroup.com

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CARROLLTON, GA



Located about an hour west of Atlanta, the City of Carrollton, GA is a thriving small town with surprisingly big appeal. From a rich and colorful local arts scene to an uncommon variety of outdoor amenities, the city truly offers something for everyone. Add in two colleges bursting with their own activities and classes, a host of locally-owned restaurants and shops, and a calendar full of lively events, and it's easy to see that the City of Carrollton is Altogether Original.

<https://carrolltonga.com/about/>



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