

# FOR SALE



## Rare Large-Format Industrial/Commercial Site



160 Maxham Rd, Austell, GA

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# PROPERTY OVERVIEW

160 Maxham Rd, Austell, GA 30168

- **Lot size:** 11.77-acre lot, including 8.4-acres fully graveled and secured with fencing
- **Zoning:** CG
- Rare large-format industrial/commercial site in Cobb County, ideally positioned for
- Excellent access to Thorton Rd (US-278), I-20, and I-285, with Maxham Rd serving as a primary connector through Austell's commercial corridor
  - 1 minute to US 278
  - 6 minutes to I-20
  - 10 minutes to I-285
- The graveled and fenced yard is ready for immediate use, ideally for truck parking, equipment storage, contractor yard, or material laydown
- High visibility site with +25,000 VPD and multiple access points
- Located near Amazon, FedEx, Home Depot distribution, and numerous regional service operators
- Less than 20 minutes to Downtown Atlanta and Hartsfield-Jackson International Airport
- Strong long-term value in a submarket with tightening supply of large industrial outdoors storage (IOS) parcels



# DEMOGRAPHICS

160 Maxham Rd, Austell, GA 30168

## 5 MILE

### KEY FACTS

 **7,209**  
Population

**\$94,549**  
Average HH Income

 **2.59**  
Average HH Size

**35.5**  
Median Age

### BUSINESS

 **422**  
Total Businesses

 **4,805**  
Total Employees

### INCOME

 **\$68,630**  
Median HH Income

 **\$37,442**  
Per Capita Income

 **\$94,216**  
Median Net Worth

## 10 MILES

### KEY FACTS

 **64,725**  
Population

**95,144**  
Average HH Income

 **2.65**  
Average HH Size

**36.3**  
Median Age

### BUSINESS

 **2,426**  
Total Businesses

 **29,077**  
Total Employees

### INCOME

 **\$69,840**  
Median HH Income

 **\$36,045**  
Per Capita Income

 **\$131,950**  
Median Net Worth

## 15 MILES

### KEY FACTS

 **167,008**  
Population


**\$107,404**  
Average HH Income

 **4.66**  
Average HH Size

**37.3**  
Median Age

### BUSINESS

 **5,546**  
Total Businesses

 **65,879**  
Total Employees

### INCOME

 **\$19,257**  
Median HH Income

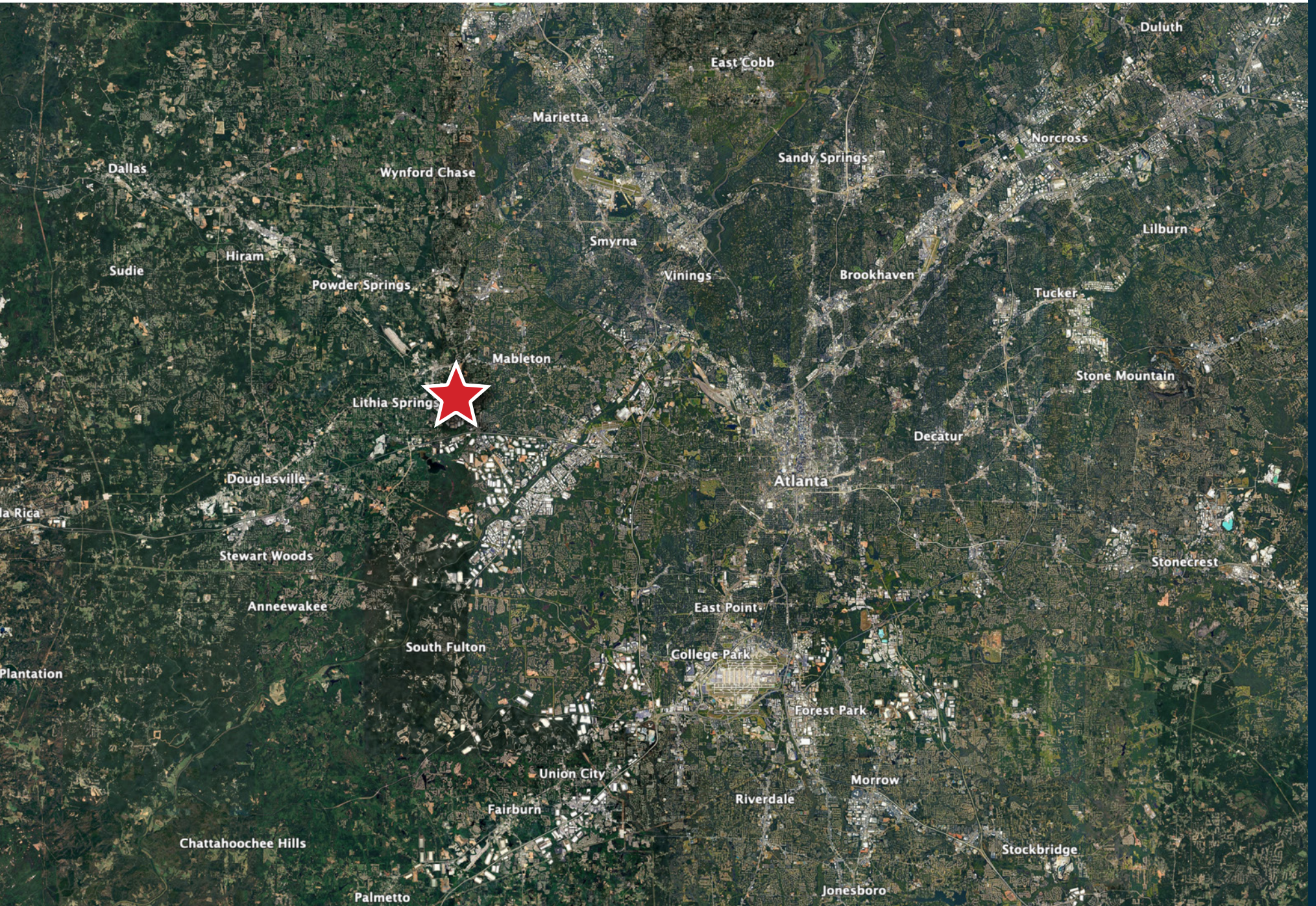
 **\$40,217**  
Per Capita Income

 **\$197,115**  
Median Net Worth



# AERIAL MAP

160 Maxham Rd, Austell, GA 30168









# LOT LINE

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# PHOTOS

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