



PROPERTY CONCEPTS
Development Management Leasing Brokerage

Property Information

1.93 Acres

City of Acworth

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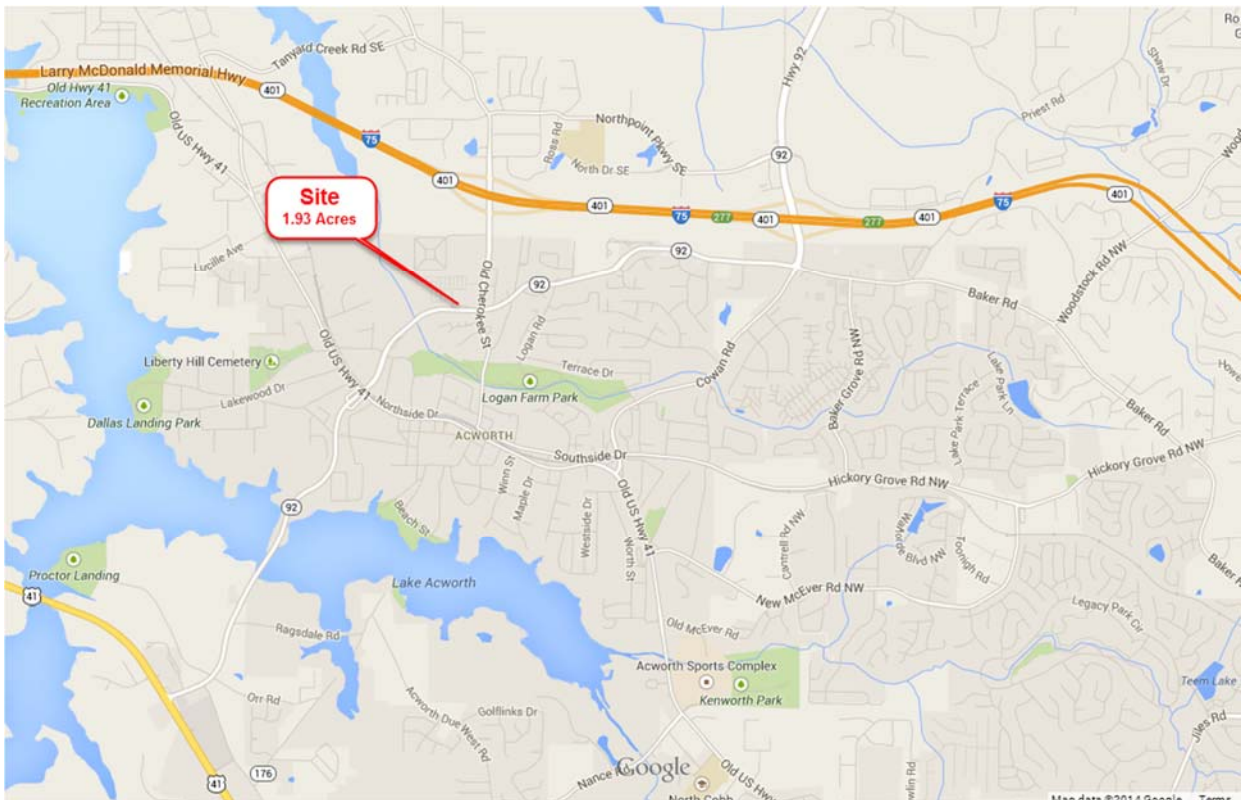
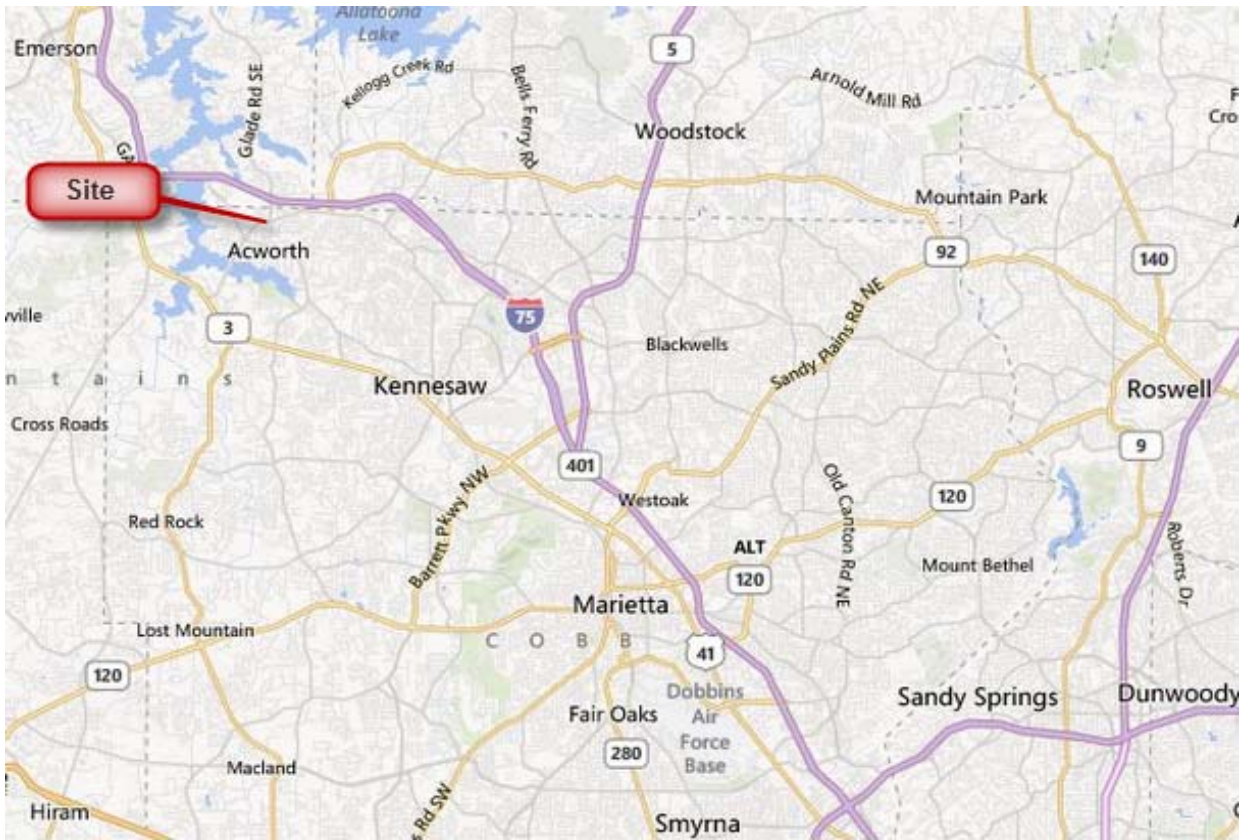
1.93 Acres

City of Acworth

Location	4384 Lake Acworth Dr (Hwy 92) at Cherokee St (Glade Rd), GA 30014 The parcel is located 1/4 mile south of I-75 in the City of Acworth. The property has excellent visibility and accessibility from Lake Acworth Dr. and Cherokee St.
Land Area	1.93 Acres
Zoning	GC (City of Acworth)
Access	1 Curb Cut on access drive from Lake Acworth Dr. to Lake Acworth Village Cross access via Racetrac's Cherokee St curb cut. Inter-parcel access from both access drives into Lake Acworth Village through the Racetrac parcel
Frontage:	340 feet on Hwy 92
Detention	Offsite –
Utilities	All utilities are available at the site
Traffic Count	17,870 cars per day on Cherokee St. (Glade Rd) 22,820 cars per day on Lake Acworth Dr. (Hwy 92)
Land Improvements	The property is graded with utilities accessible at the property ready for development. Detention system offsite
Asking Price:	\$450,000 per acre

Location Maps

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Aerial Map

1.93 Acres

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