

17 AC – Paulding County Development Site

NWC of Hwy-92 and Sweetwater Church Rd



17 AC Development Site For Sale

PROPERTY HIGHLIGHTS

- 17 AC Development Site located at the north-west corner of Dallas Hwy / Hwy-92 and Sweetwater Church Road
- Signalized Intersection
- 8th best performing Food Depot in Georgia (83rd percentile based on sales and visits out of 42 stores in Georgia)
- 650' frontage to Hwy-92
- Proposed access – right-in/right-out on Hwy-92 and full access on Sweetwater Church Road
- Zoning – B-1 (General Business – Paulding County)
- Traffic Counts – 10,300 VPD (Hwy-92)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	3,057	29,764	79,004
Average HH Income	\$96,945	\$93,373	\$89,106

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