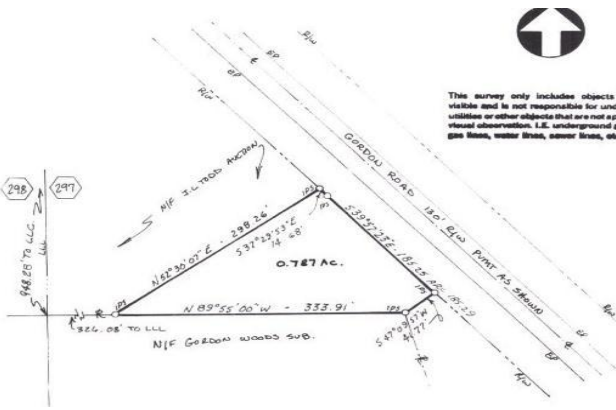
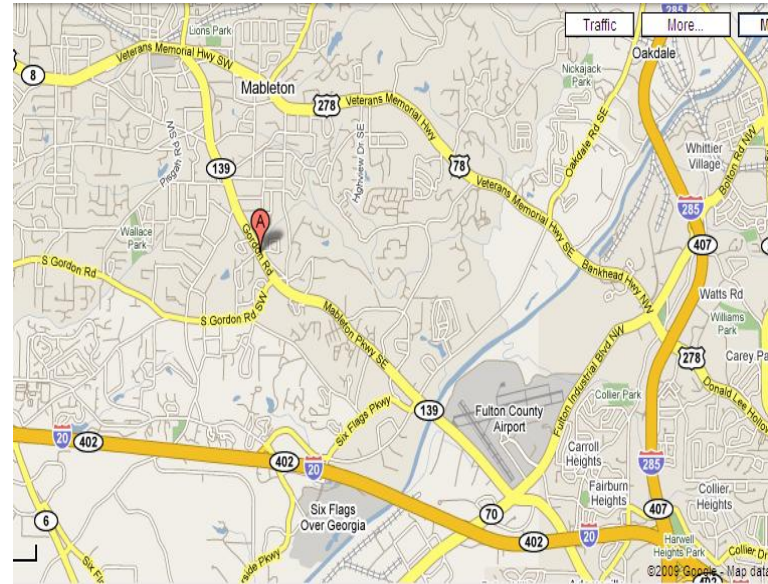
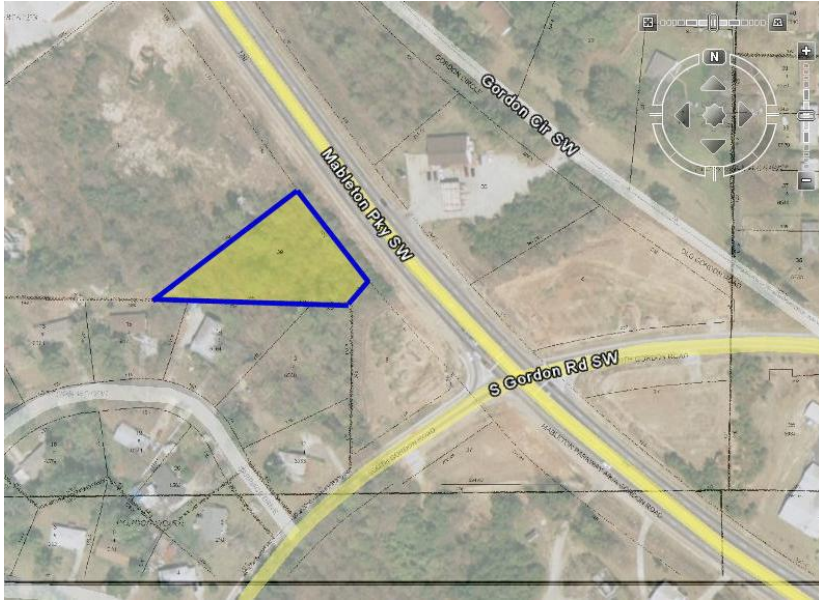


FOR SALE

.79 +/-Acres
in Mableton Zoned Commercial
with 200 +/-Feet of Road Frontage.

Download Full Information at: <http://fitzgeraldland.com/detail.php?fatherID=44&TypeID=50&ListingID=13>



GREAT VISIBILITY JUST 200 FEET NORTHWEST OF SOUTH GORDON RD AND MABLETON PARKWAY NEAR SIX FLAGS AND CHARLIE BROWN AIRPORT. ZONED COBB GC AND READY FOR DEVELOPMENT. GREAT FOR ANY FREE STANDING BUSINESS. EXCELLENT SMALL TRACT OPPORTUNITY. 200' ON MABLETON PKWY. TRAFFIC COUNT OF 26,000 CARS / DAY

LOCATION

6500 Mableton Pkwy.
Mableton, GA 30126

For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 560

From I285 & I20 on west side of Atlanta, go west on I20 to Six Flags Dr. Exit west on 6 Flags Dr. Turn right on Factory Shoals Rd. Right on S. Gordon Rd. Property located on NW corner of Mableton Pkwy & S. Gordon Road.



Mike Fitzgerald, Broker
404-603-5460 Ext 1
Mike@MikeFitzgeraldRealty.com

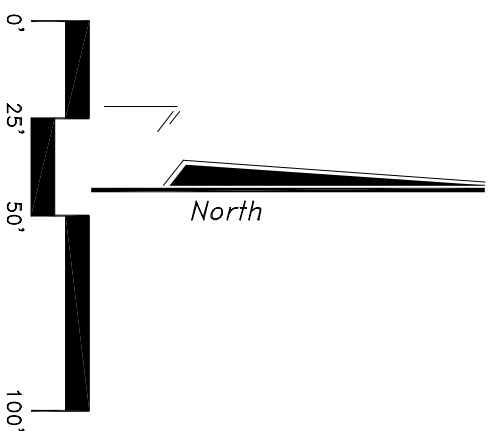
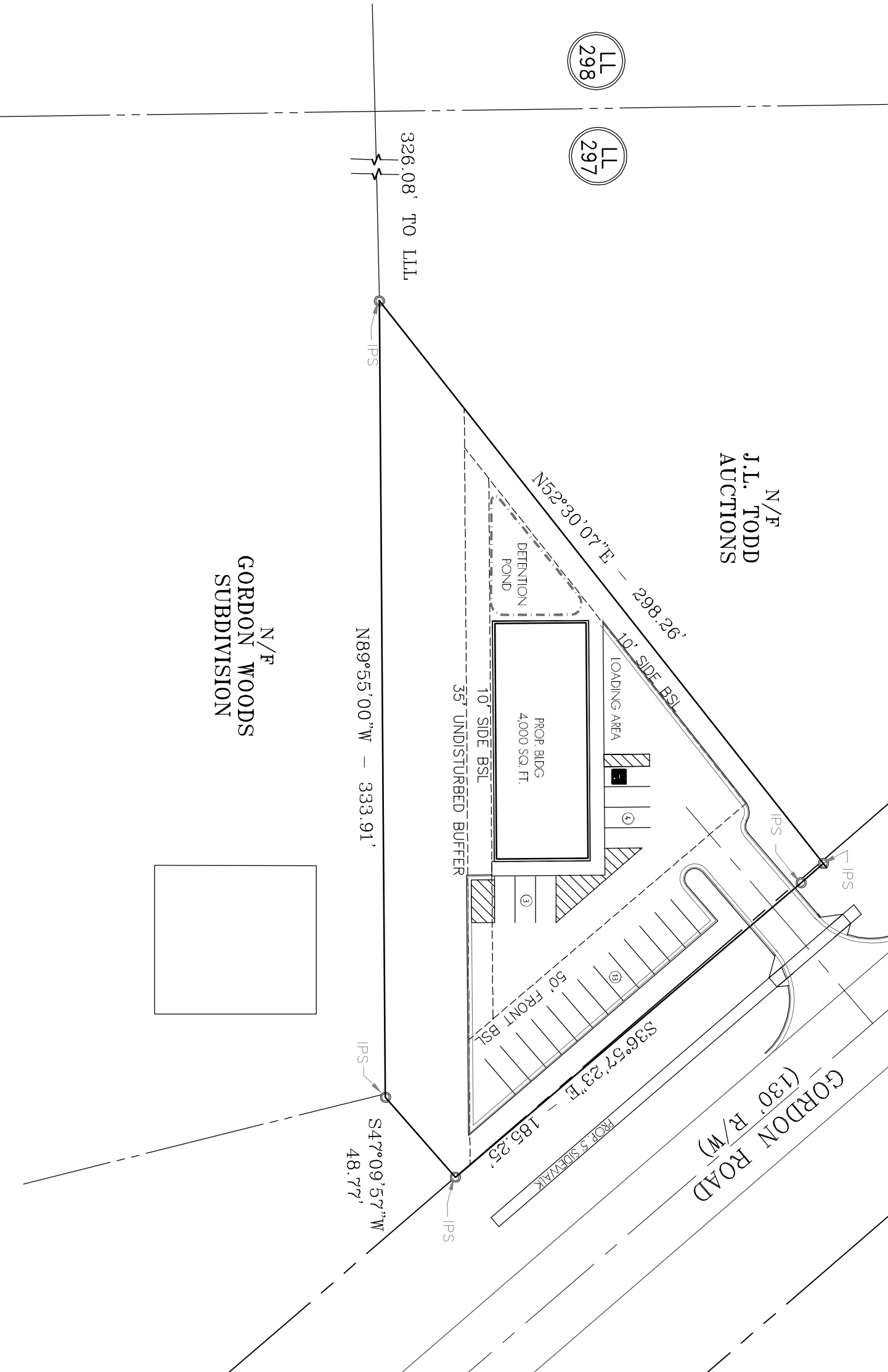


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

REVISIONS		
No.	Date	Description
1		County Comments
2		County Comments
3		County Comments
4		County Comments

ZONING/SITE INFORMATION

EXISTING ZONING: GC
 PROPOSED ZONING: ORC
 SITE AREA: 0.78 AC. / 33,976 SQ.FT.
BUILDINGS:
 MAX. HEIGHT - 50 FT.
 MIN. FLOOR AREA - N/A
 MAX. COVERAGE - N/A
 FLOOR AREA RATIO FOR RETAIL 0.25
 FOR OFFICE 0.50
SETBACKS:
 MINIMUM FRONT YARD - 50 FT.
 MINIMUM SIDE YARD - 10 FT.
 MINIMUM REAR YARD - 30 FT.
PARKING REQUIREMENTS:
 1 SPACE PER 200 SQ. FT.



STRUCTURAL • CIVIL • GEOTECHNICAL • ENVIRONMENTAL



30 HUNTER PLAZA • SUITE 1100
 ATLANTA • GEORGIA 30303
 P 404 524 1800
 F 404 524 1801
 EMAIL: info@ese.com
 www.ese.com

PROJECT
 GORDON ROAD
 LAND LOT 297, 18th DISTRICT
 COBB COUNTY, GEORGIA

TITLE	PRELIMINARY SITE PLAN
DATE	01-17-08
PROJECT	E080004
FILE	E080004
DRAWN	MTC
CHKD	DE
SCALE	1" = 50'
SHEET	C1