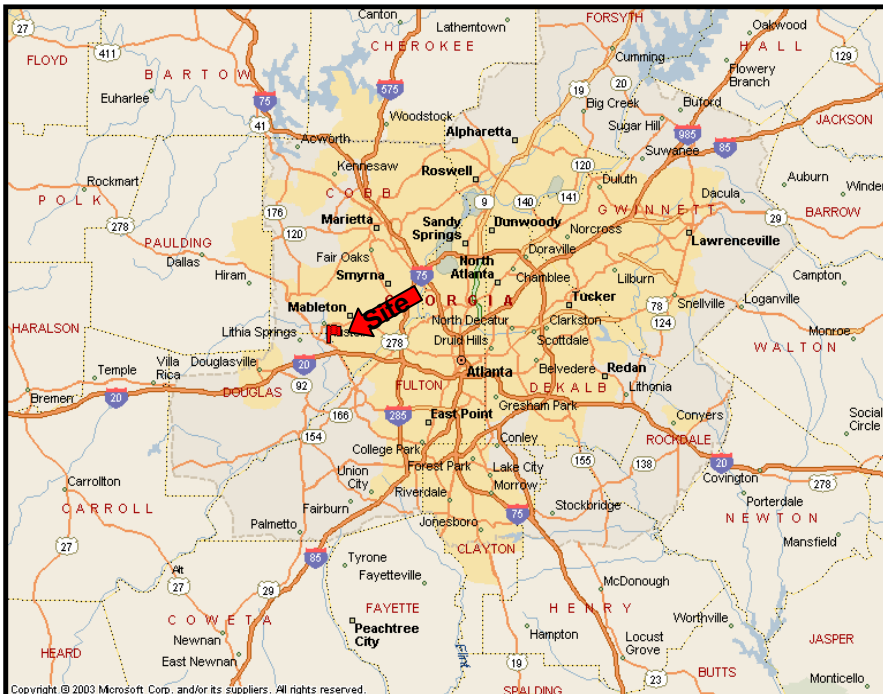


# FOR SALE

A 6500 Square Foot on .91 Acres  
Auto Service and Car Wash Center



Marketed by:

**WILLIAM R. JOHNSON, CCIM**  
Senior Vice President  
Associate Broker  
[bjohnson@richardbowers.com](mailto:bjohnson@richardbowers.com)

**ANTHONY LOIS**  
Land and Investment Specialist  
[alois@richardbowers.com](mailto:alois@richardbowers.com)

**Richard Bowers & Co.**  
260 Peachtree Street  
Suite 2400  
Atlanta, Georgia 30303  
(404) 816-1600



Richard Bowers & Co.  
Real Estate



**A 6,500 Square Foot Building on .91 Acres  
Douglas County, Georgia  
PROPERTY HIGHLIGHTS**

**Asking Price:** \$990,000

**Asking Price Per Square  
Foot (Land):** \$24.98

**Location:** This site is located inside the Thornton at Maxham Business Park one quarter mile North of the intersection of Thornton Road and Maxham Road. It has frontage on Misty Lane, the bypass road for those wanting to avoid the intersection of Thornton Road and Maxham Road as well as Westfork Boulevard.

**Zoning:** The property is currently zoned CG-Commercial allowing for community retail, and a wide array of potential uses. CG zoning is a result of a new zoning ordinance in Douglas County. The original zoning for the property was C-2.

**Size:** +/- .91 acres (can be expanded to 3.702 acres)

**Improvements:** An approximate 6,500 square foot one story concrete block and steel frame building built in 2003 is on the property. It was formerly a full service car wash and lube shop.

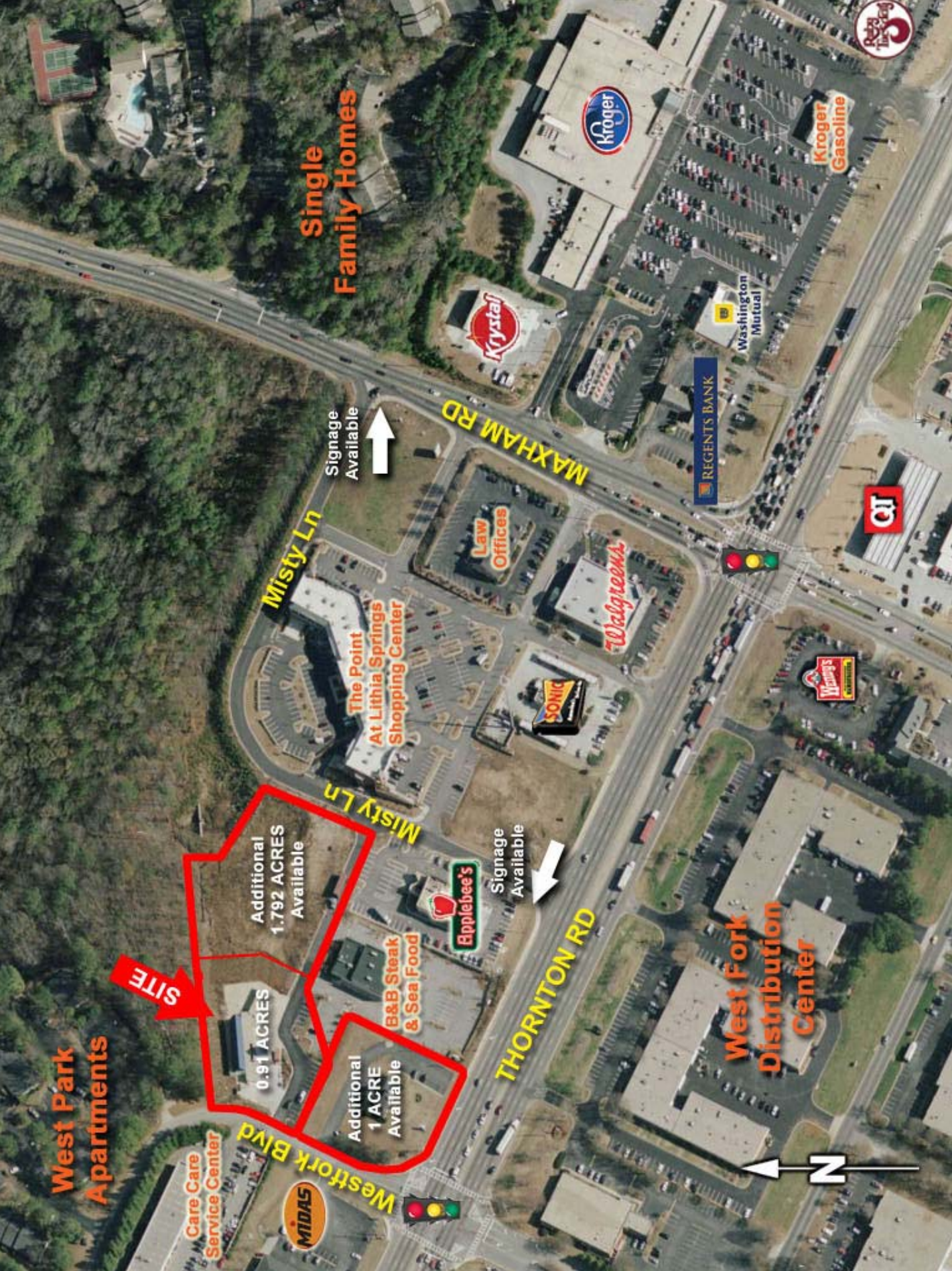
**Topography:** The property on which the building is located is level at grade to the roadway. The remainder of the site gently slopes eastward towards the retention area.

**Traffic Counts:** Approximately 45,470 cars per day at the corner of Thornton Road and Maxham Road.

**Frontage:** The site has approximately 235 feet of direct frontage on the Eastern side of Misty Lane, as well as 160 Feet on Westfork Boulevard.

**Utilities:** All utilities are available.

**Signage:** Signage is available at the intersection of Thornton Road and Misty Lane and at the intersection of Maxham Road and Misty Lane.



Single Family Homes

West Park Apartments

West Fork Distribution Center

SITE

Additional 1.792 ACRES Available

0.91 ACRES

Additional 1 ACRE Available

B&B Steak & Sea Food

Applebee's

The Point At Lithia Springs Shopping Center

Law Offices

THORNTON RD

MISTY LN

MAXHAM RD

Signage Available

Signage Available

Kroger

Kroger Gasoline

Washington Mutual

REGENTS BANK

QT

Walgreens

SONIC

Wendy's

Care Care Service Center

MIDAS

Weststork Blvd

N

