

VERSATILE PROPERTY DEVELOPMENT OPPORTUNITY

148 Cason Road, Cedartown, Polk County, GA 30125



SALE PRICE: \$1,200,000
ACREAGE: 1.47 ACRES
ZONING: C-3
MARKET: CEDARTOWN, GA
SUB MARKET: POLK COUNTY
SCHOOLS: YOUNGS GROVE
ELEMENTARY
CEDARTOWN MIDDLE
CEDARTOWN HIGH
UTILITIES: GA POWER
CITY OF CEDARTOWN
WATER
SPECTRUM INTERNET
AND CABLE

Property Overview

Discover a unique opportunity with this spacious former health and rehabilitation center, ideally suited for a variety of uses, possibly a multi-family conversion property. The center boasts 45+- individual rooms that can be adapted for various purposes. The facility also includes several offices, a commercial cafeteria and onsite separate laundry facility. The building is designed for accessibility, with wide hallways and doors and one level living. It is enclosed by a sturdy brick wall fence with gates ensuring privacy and security for the residents and visitors. Set on a generous lot with ample parking, makes it convenient for staff, visitors and residents. the property offers flexibility for redevelopment or continued use in the healthcare sector. Given its comprehensive infrastructure, the former nursing and rehabilitation center can be repurposed for various new uses, including a Senior Living Community, a Community Center, Business Venture or Education Institution to name a few. This property offers an opportunity to transform an existing space into an establishment tailored to meet the needs of it's new purpose.

Property Features

- Former Nursing & Rehabilitation Center
- 45+- Rooms, Fully Functional Cafeteria, Separate Laundry Facility
- Potential Uses Include Assisted Living, Senior Housing, Offices, Educational Facilities
- Courtyard Area for Outside Activities
- Brick Walled, Gated Fencing
- Surface Parking
- Opportunity To Transform Space Into A Thriving & Functional Establishment

Mike Garrett, ALC

770-846-7702

mike@garrettlandco.com

www.GarrettLandCompany.com

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Aerial Map



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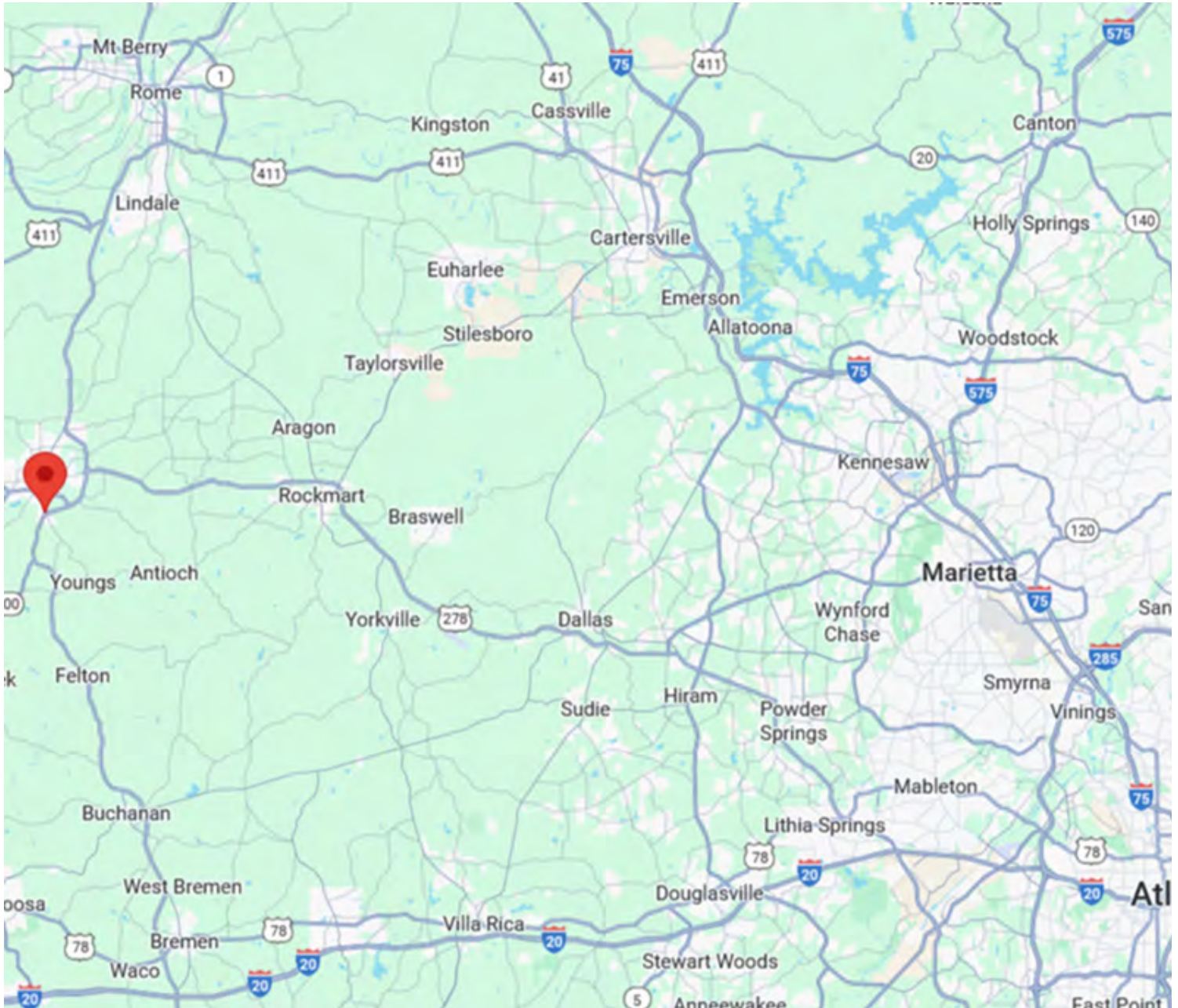
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Location Map



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148 Cason Road Report

Cedartown, GA 30125

August 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

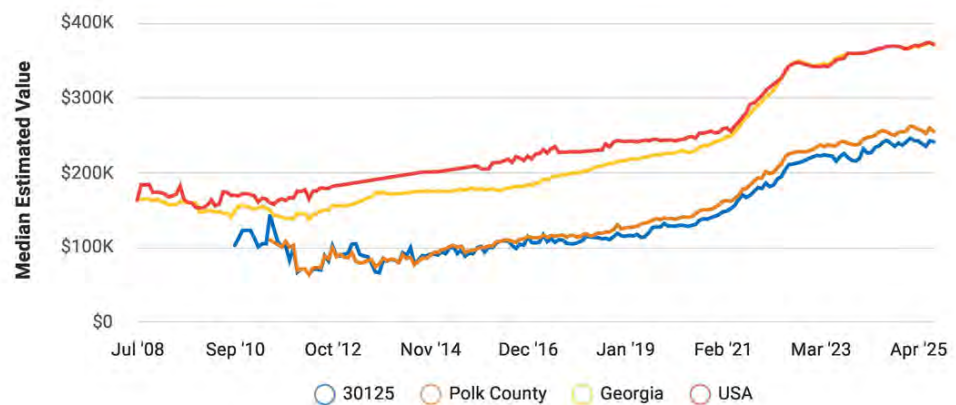
\$241,550

Last Month Change

-0.5%

12 Month Change

-0.8%



People

People Facts & Stats

	30125	Polk County	Georgia	USA
Population	26K	43K	10.82M	332.39M
Population Density per Sq Mi	139	140	188	94
Pop Change since 2020	+0%	+0%	+3.9%	+0%
Median Age	36	39	37	39
Male / Female Ratio	50%	49%	49%	50%

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Demographics

148 Cason Road Report

Cedartown, GA 30125



Housing

Housing Facts & Stats

	30125	Polk County	Georgia	USA
Median Estimated Home Value	\$242K	\$260K	\$374K	\$375K
Est. Home Value 12-Mo. Change	-0.8%	+1.3%	+1.8%	+2.1%
Median List Price	\$270K	\$280K	\$395K	—
List Price 1-Month Change	-5.9%	-1.3%	-0.5%	—
List Price 12-Month Change	+4.2%	+4.1%	+5.3%	—
Median Home Age	60	59	37	44
Own	65%	64%	65%	65%
Rent	35%	36%	35%	35%
\$ Total Value (of all buildings for which permits were issued)	—	\$38.66M	\$16.2B	\$384.62B
% Change in permits (for all buildings)	—	+71%	+10%	+6%
% Change in \$ value (for all buildings)	—	+30%	+10%	+5%

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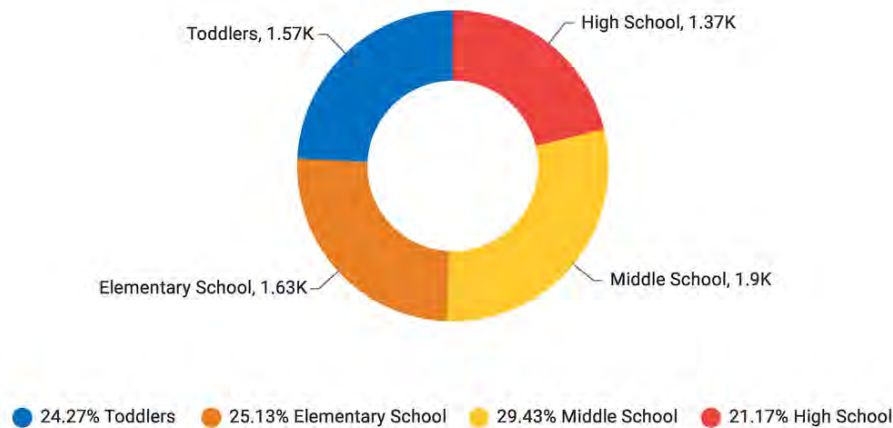
Cedartown, GA 30125

Population of Children by Age Group in 30125

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

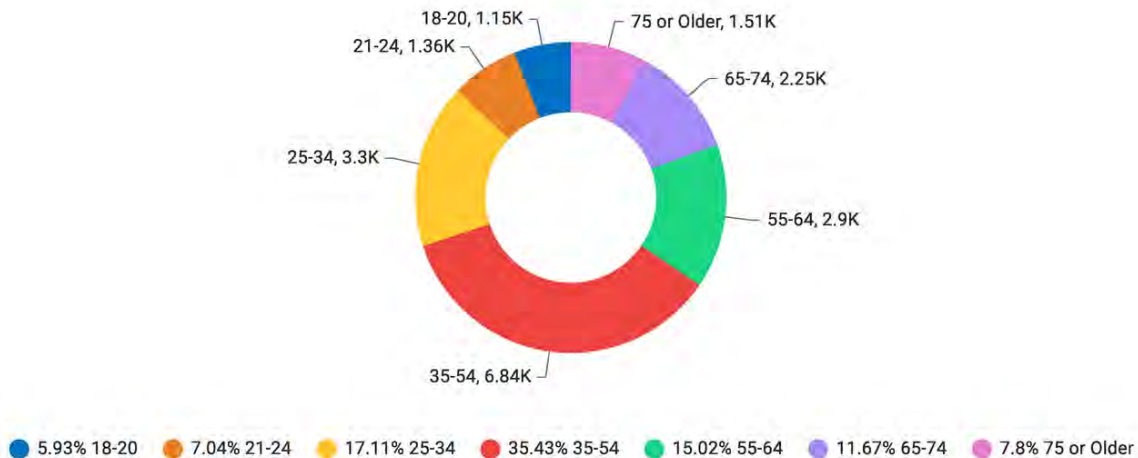


Population of Adults by Age Group in 30125

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



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Economy

Economic Facts & Stats

	30125	Polk County	Georgia	USA
Income Per Capita	\$28,701	\$27,807	\$39,525	\$43,289
Median Household Income	\$57,921	\$55,308	\$74,664	\$78,538
Unemployment Rate	–	3.7%	3.7%	4.1%
Number Unemployed	–	729	198K	7.02M
Number Employed	–	19K	5.19M	163.37M
Number in Labor Force	–	20K	5.39M	170.38M

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OFFERING MEMORANDUM

Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. Lender's pre-approval letter or Proof of Funds is required before showing the property. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs and/or survey if required. Please deliver offers to the attention of Mike Garrett at the email address listed below.

Questions or Comments Should be Addressed to:

Mike Garrett, ALC
Garrett Land Company
119 Felton Drive
Rockmart, GA 30153
Direct: 678-540-4300
Email: info@garrettlandco.com
www.GarrettLandCompany.com



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