

Main Street Commons



Presented By:
R.H. Ledbetter Properties, LLC

600 E Main St, Cartersville, GA 30121



Anchor Tenant - Exterior Building Photo

Main Street Commons

600 E Main St, Cartersville, GA 30121



Year Built:	2007
Property Type:	Shopping Center
Center Type:	Neighborhood
Stores:	Center 14
Center Properties:	5

Gross Leasable Area: 105,117 SF

Walk Score ®: 37 (Car-Dependent)

Taxes: \$0.13 USD/SF/MO

Operating Expenses: \$0.34 USD/SF/MO

Average Rental Rate \$18.86/sq.ft.

Main Street Commons

600 E Main St, Cartersville, GA 30121 - Demographics



// United States / Georgia / Bartow County, Georgia

Populations and People
Total Population
108,901
P1 | 2020 Decennial Census

Employment
Employment Rate
57.0%
DP03 | 2021 American Community Survey 1-Year Estimates

Business and Economy
Total Employer Establishments
2,181
CB2000CBP | 2020 Economic Surveys Business Patterns

Income and Poverty
Median Household Income
\$71,523
S1901 | 2021 American Community Survey 1-Year Estimates

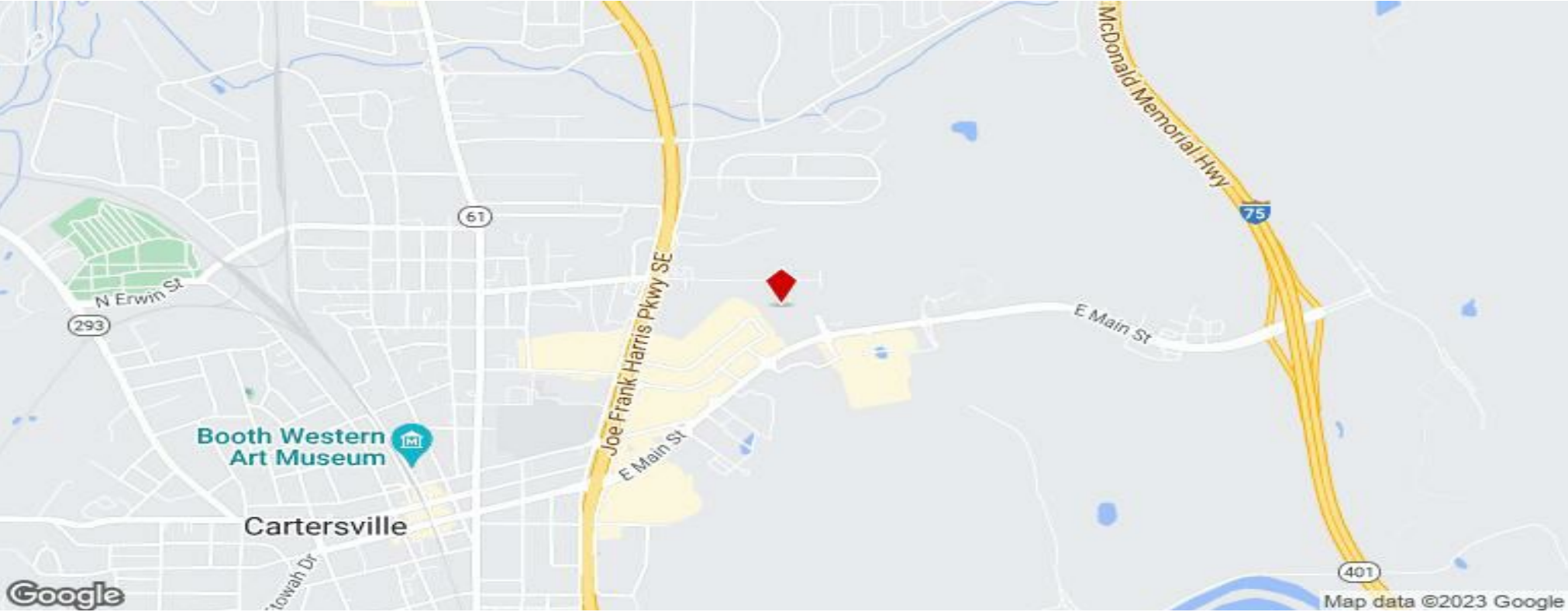
Housing
Total Housing Units
42,435
H1 | 2020 Decennial Census

Families and Living Arrangements
Total Households
38,903
DP02 | 2021 American Community Survey 1-Year Estimates

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Location



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Regional Map



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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Aerial

Main Street Commons

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Property Photos



R.H. LEDBETTER PROPERTIES, LLC
SINCE 1927

Main Street Commons

SITE PLAN | March 23, 2023

Cartersville, GA

Main Street Commons		
100	Kohl's	68,640 SF
101	Great American Cookie & Marble Co.	1,500 SF
102	Cartersville Nails	1,500 SF
201	Machado Jiu-Jitsu	4,800 SF
205	Your CBD Store	1,200 SF
206	Supercuts	1,200 SF
207	Benchmark Rehabilitation	1,200 SF
208	Benchmark Rehabilitation	1,200 SF
209	Contract Pending	1,200 SF
210	Contract Pending	1,200 SF
301	North Georgia Vein Clinic	3,600 SF
304	Shane's BBQ	3,500 SF
401	Steak 'n Shake	3,523 SF
501	Region's Bank	8,763 SF
601	Chili's	5,447 SF
701	IHOP	5,000 SF



0 75 150 300 Feet

D:\Ledbetter Properties\Phase 1\Site Plan\MOJED-003 - Main Street Commons Site Plan.mxd

Site Plan

Main Street Commons

600 E Main St, Cartersville, GA 30121

Site Name 015-0201 Site ID 0000015_0201 Description SRX 000300

All Lanes Time Period: 1 hour Class: Any Exclude data: None

Average Daily Flow

12:00 am	126
01:00 am	96
02:00 am	51
03:00 am	62
04:00 am	143
05:00 am	398
06:00 am	813
07:00 am	1250
08:00 am	1154
09:00 am	1008
10:00 am	1080
11:00 am	1177
12:00 pm	1367
01:00 pm	1333
02:00 pm	1299
03:00 pm	1392
04:00 pm	1600
05:00 pm	1758
06:00 pm	1377
07:00 pm	1092
08:00 pm	800
09:00 pm	485
10:00 pm	348
11:00 pm	199
7am-7pm	15795
6am-10pm	18985
6am-12am	19532
12am-12am	20408
am Peak	07:00 am
Peak Volume	1250
Peak Factor	0.842
pm Peak	05:00 pm
Peak Volume	1758
Peak Factor	0.941

Event key: QC Failure QC Outlier QC Atypical Events Special Holiday Offline
Weekends and defined holidays

Notes on data:
Averages are calculated as the simple average of values across the period.

Holidays & Events:
None

Data prepared by Drakewell US 01N - Nevada March 23, 2023 3:18:15 PM.

C2-Cloud Traffic Data ©2003-2023 Drakewell Ltd.

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Daily Volume Report 015-0201 Tuesday, September 27, 2022

Daily Volume Report 015-0201 Tuesday, September 27, 2022

