



DOLLAR GENERAL
UNDER CONSTRUCTION

OFFERING MEMORANDUM

Commercial Land

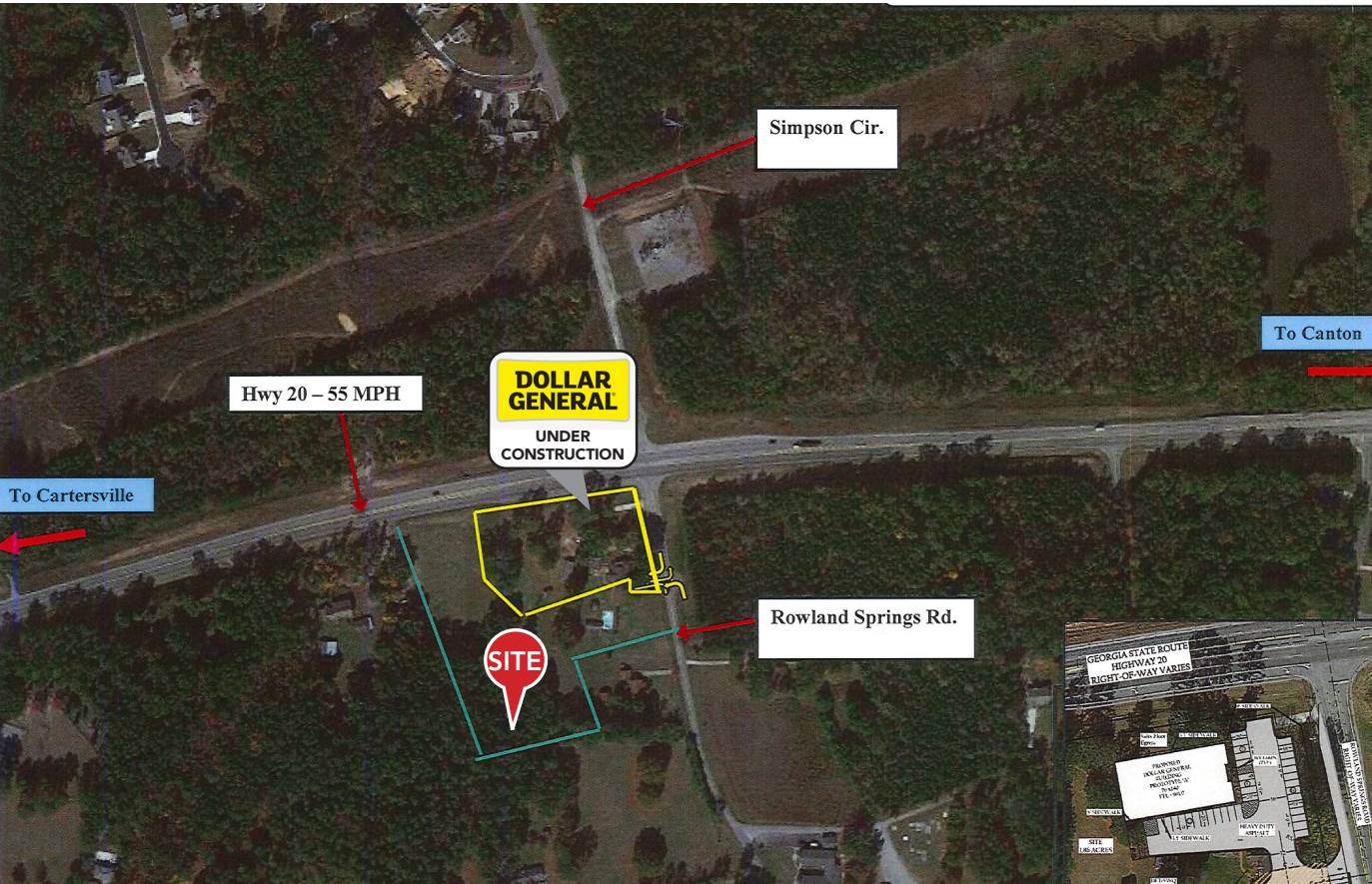
34 Rowland Springs Road | 3.12 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE

EXECUTIVE SUMMARY

34 Rowland Springs Road | 3.12 Acres



PROPERTY DETAILS

- 3.12 acres
- Ideal for Self-Storage Development
- 1.3 miles east of I-75 Exit #290
- 2.3 miles to Lake Allatoona McKaskey Creek Recreation Area
- 3.4 miles to Lake Allatoona Bartow Beach Recreation Area
- Zoned Commercial
- Surrounding New Dollar General site
- Shared driveway with dollar General
- 90 feet of frontage on GA Hwy 20
- 140.97 feet of frontage on Rowland Springs Road
- This is land only. See Plat



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Mark Harris
Broker
770.314.3145

Leah Harper
Associate Broker
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PROPERTY OVERVIEW

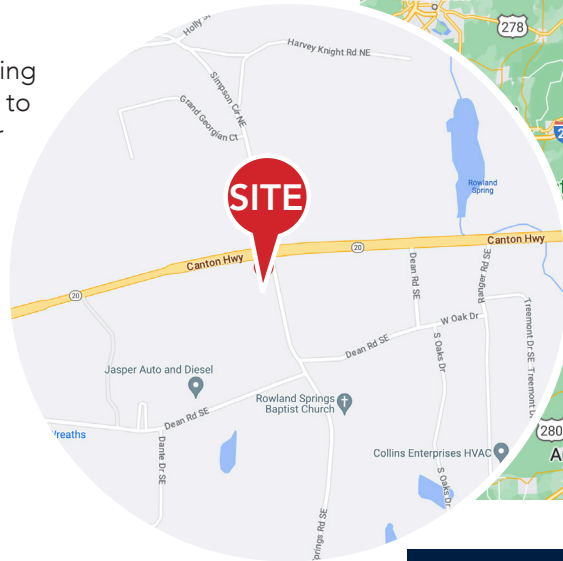
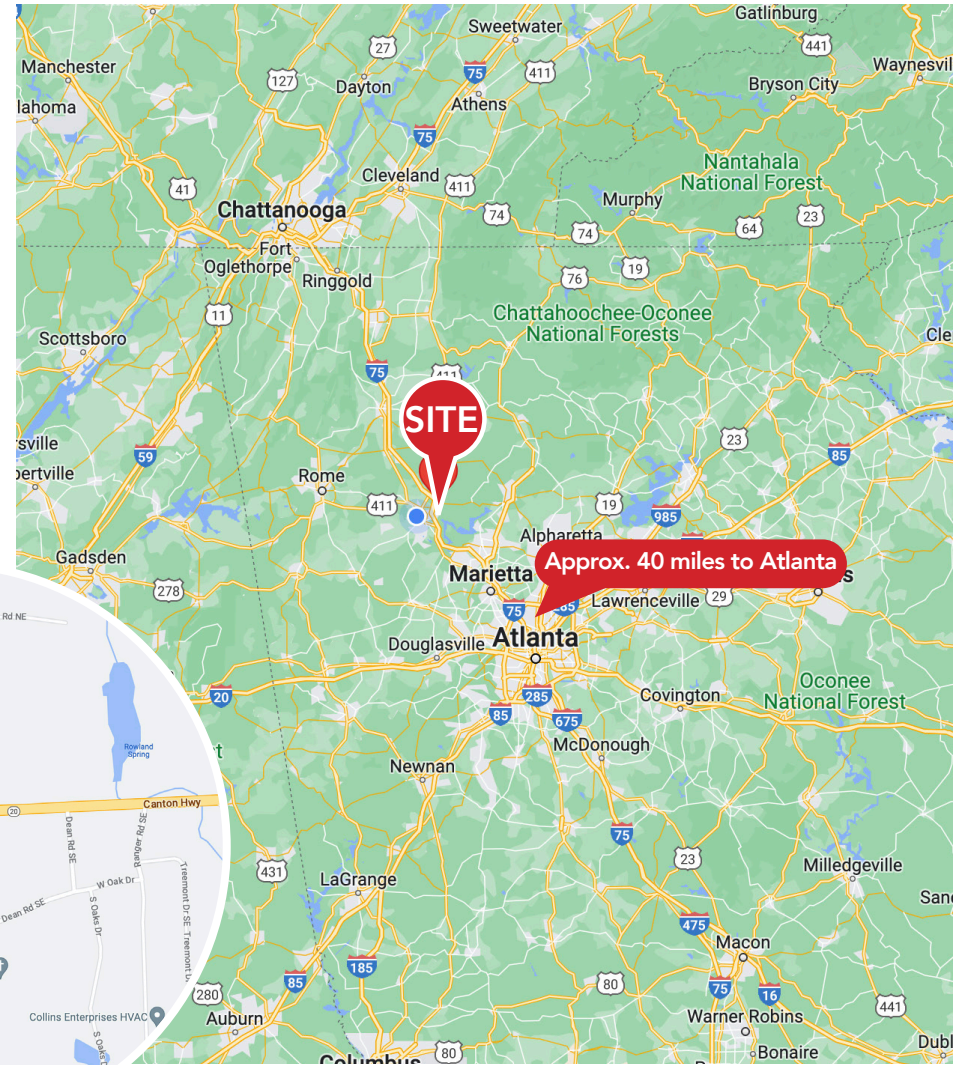
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Address:	34 Rowland Springs Road, Cartersville, GA 30120
County:	Bartow
Site Size:	3.12 acres
Parcel IDs:	0091-0307-014 (in part)
Utilities:	county water, Georgia Power, natural gas, no sewer
Traffic Counts:	16,900 AADT on Hwy 20., I-75 is 80,500
Sale Price:	\$546,000

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



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