



Resaca

75

41

ette Rd NW



SITE

I-75 Exit #318

41

Damascus

FOR SALE

**High Exposure Interstate 75
corner site with Billboard Lease**

2210 N Hwy 41, Calhoun, GA

Gordon County | +/- 0.53 Acres

SCAN FOR
AERIAL
VIDEO
TOUR



H&H Realty, LLC
GLOBAL REAL ESTATE

Exclusively listed by H&H Realty, Inc.



H&H Realty, LLC
GLOBAL REAL ESTATE

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I-75 Exit #318

Damascus

Paradise

TABLE OF CONTENTS

TRAFFIC COUNTS & SURVEY	3
AERIAL PHOTOGRAPHS	4
PHOTOGRAPHS	5
PROPERTY OVERVIEW	6
DEMOGRAPHICS	7

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Broker
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Parcel #041A 060B | +/- 0.53 Acres



AERIAL PHOTOGRAPHS

Parcel #041A 060B | +/- 0.53 Acres

SCAN FOR
AERIAL VIDEO
TOUR



Billboard ground lease available
separate from the commercial site



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PHOTOGRAPHS

Parcel #041A 060B | +/- 0.53 Acres



Potential for 1,500-2,000 SF free standing building with drive thru and adequate parking. Would be perfect for businesses like small QSRs, lube drops, free standing shops, etc.



PROPERTY OVERVIEW

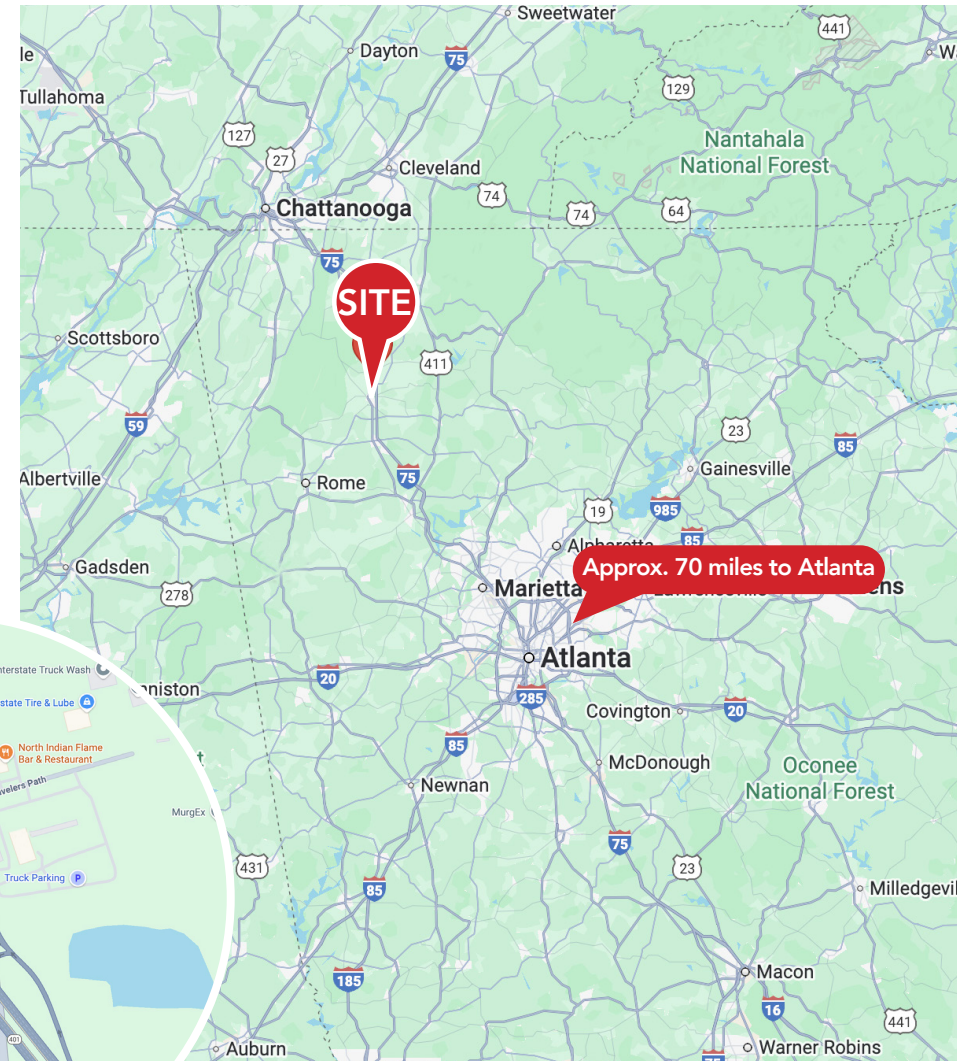
Parcel #041A 060B | +/- 0.53 Acres

County:	Gordon
Site Size:	+/- 0.53 Acres
Parcel ID:	041A060B
Utilities:	All utilities available
Zoning:	C-2 Commercial (Town of Resaca)
Traffic Counts:	78,400 (I-75 north of site), 76,500 (I-75 south of site), 6,550 (41 north of site), and 10,800 (41 south of site) AADT per GA DOT traffic data
Sale Price:	\$449,000

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.



DEMOGRAPHICS

Parcel #041A 060B | +/- 0.53 Acres

POP. TRAVEL TO WORK

	3 miles 2024 Population	3 miles 2029 Population
< 30 Min	3,447	3,741
30 - 60 Min	1,033	1,131
60+ Min	272	296

CONSUMER SPENDING

	3 miles Households
Education & Daycare	\$4,208,417.00
Health Care	\$5,186,511.00
Transportation & Maintenance	\$26,517,093.00
Household	\$14,538,524.00
Food & Alcohol	\$27,737,004.00
Entertainment, Hobbies & Pets	\$15,746,395.00
Apparel	\$5,719,166.00

DAYTIME EMPLOYMENT

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	499	41	12	1,946	157	12	8,387	1,181	7
Trade Transportation & Utilities	256	11	23	503	44	11	1,337	199	7
Information	0	0	-	41	2	21	147	11	13
Financial Activities	12	1	12	54	14	4	646	151	4
Professional & Business Services	17	6	3	192	27	7	666	138	5
Education & Health Services	1	1	1	692	12	58	3,193	357	9
Leisure & Hospitality	73	12	6	210	25	8	657	73	9
Other Services	56	6	9	122	26	5	622	159	4
Public Administration	84	4	21	132	7	19	1,119	93	12
Goods-Producing Industries	204	13	16	1,602	38	42	3,731	115	32
Natural Resources & Mining	0	0	-	7	3	2	28	10	3
Construction	12	4	3	118	15	8	454	69	7
Manufacturing	192	9	21	1,477	20	74	3,249	36	90
Total	703	54	13	3,548	195	18	12,118	1,296	9

POPULATION

