



FOR SALE

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

2210 N Hwy 41, Calhoun, GA
Gordon County | +/- 0.53 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE



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H&H Realty, LLC
700 Douthit Ferry Road, Suite 770
Cartersville, GA 30120
770.386.1400
handhrealty.net

SITE

I-75 Exit #318

Damasc

Paradise

TABLE OF CONTENTS

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

Mark Harris
Broker
770.314.3145

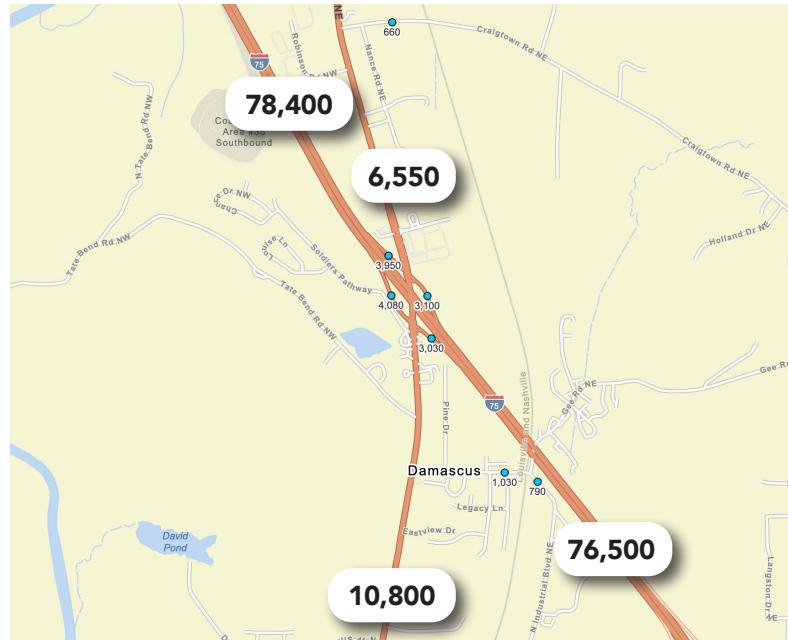
Sam Tate
Sales Associate
770.851.8870

TRAFFIC COUNTS & SURVEY

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

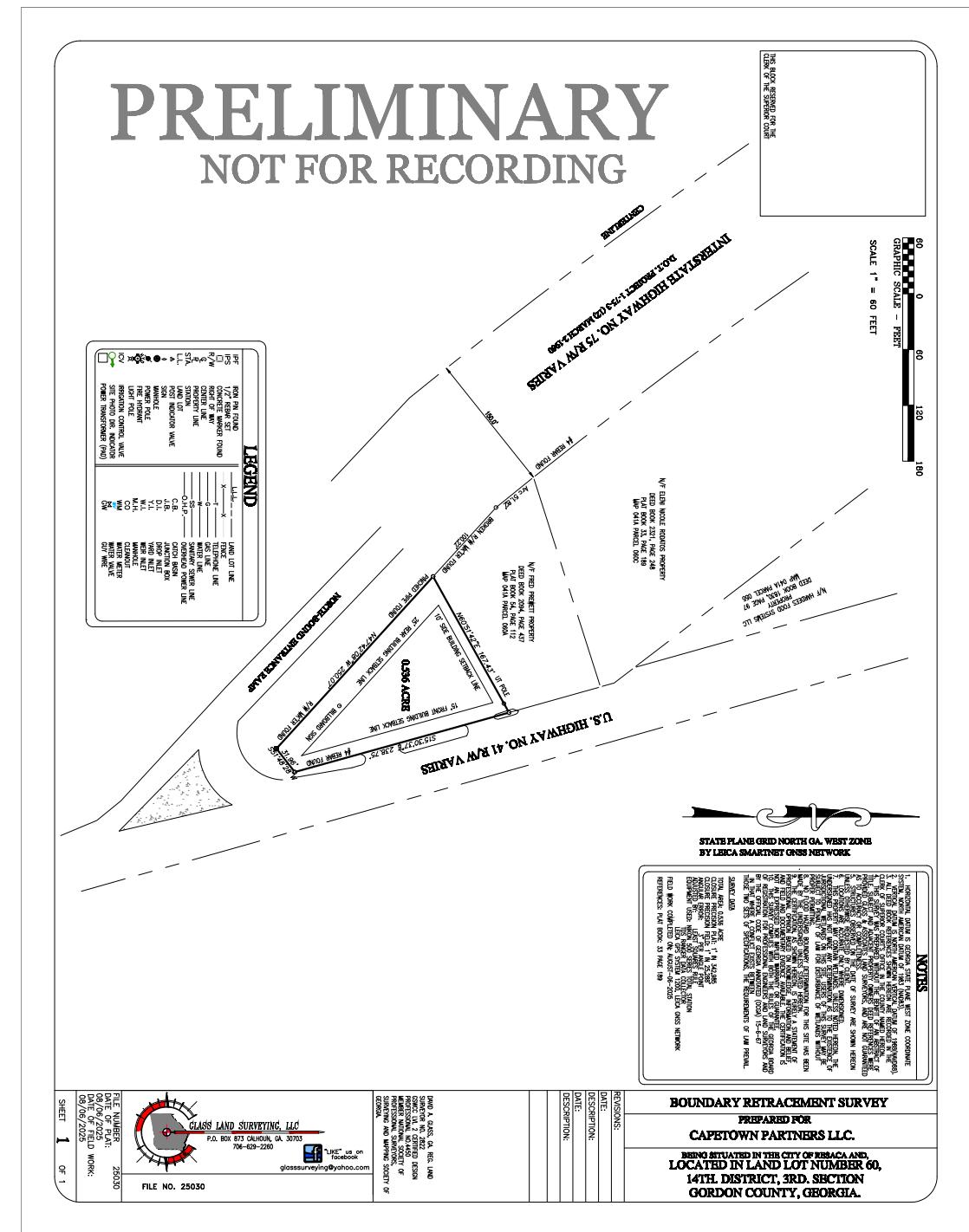


AADT - GEORGIA DEPARTMENT OF
TRANSPORTATION TRAFFIC DATA - 2024



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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.



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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)

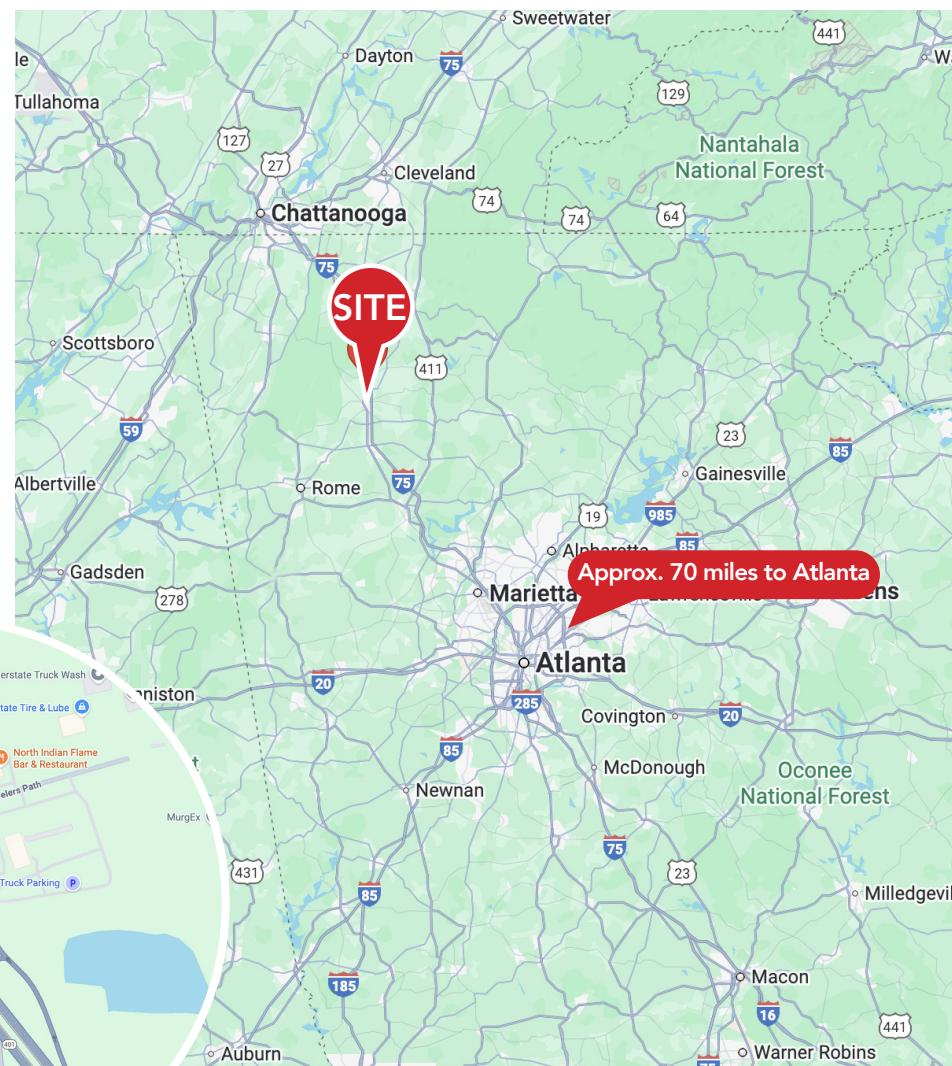
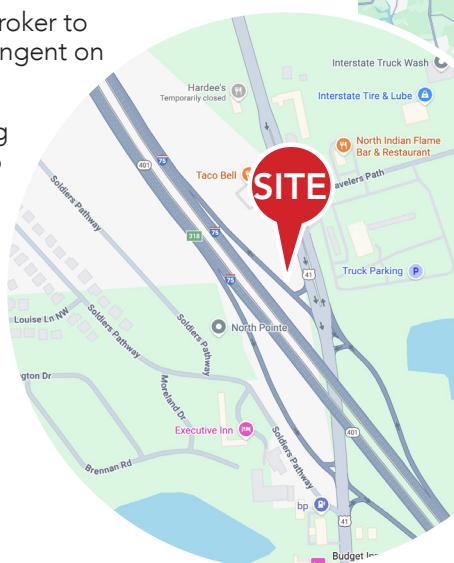
AADT per GA DOT traffic data

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.



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DEMOCRAPHICS

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

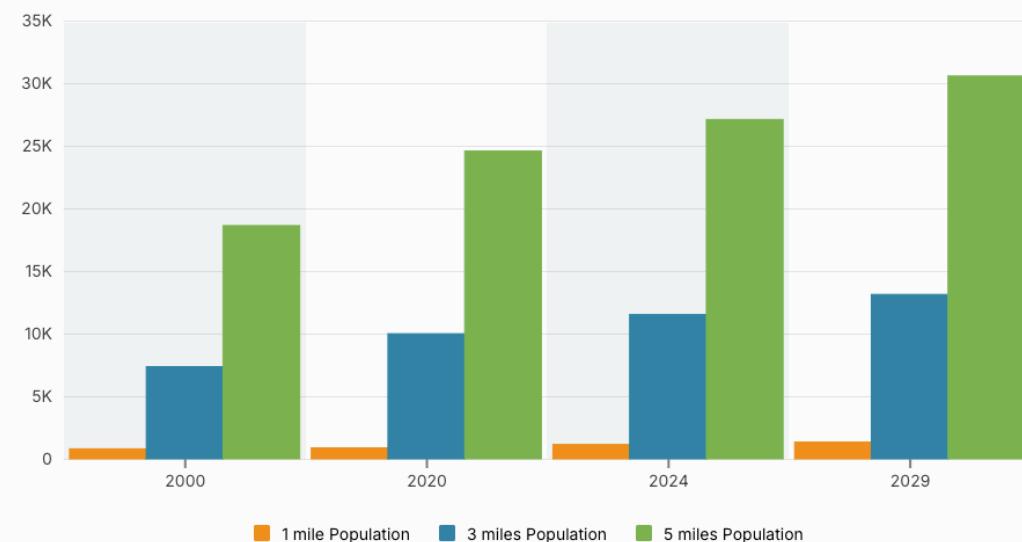
POP. TRAVEL TO WORK

| | 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 |

POPULATION



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 |