

FORMER WELLS FARGO

2219 SHORTER AVENUE
ROME, GA



PROPERTY HIGHLIGHTS

- Free standing 4,125 SF building on 1.09 acres
- Just off Hard Corner. Multiple points of access off of Shorter Ave (28,200 vehicles per day)
- 7-Mile Demographics: 68,170 population; \$55,837 average household income
- Nearby retail includes Starbucks, Sam's Club, Walmart, Chick-fil-A, Taco Bell, McDonald's, Burger King, Planet Fitness, Dunkin', Zaxby's, Sonic, Moe's Southwest Grill

PROPERTY ADDRESS	2219 SHORTER AVE
CITY, STATE	ROME, GA
SQUARE FEET	4,125
YEAR BUILT	1971 / 2000
ACREAGE	1.09
SALE PRICE	\$1,700,000
LEASE RATE	\$125K NNN



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INVESTMENT LOCATION





Walmart+

sam's club



petsense



BIG LOTS!

REDMOND CIR W: 17,100 VPD

SHORTER AVE NW: 28,200 VPD



142'

209'



CIRCLE K



BIG LOTS!

Bargain Hunt

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

FAMILY DOLLAR

DEL TACO

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

DUNKIN'

Advance Auto Parts

BURGER KING

McDonald's

planet fitness

sam's club

TACO BELL

SHORTER AVE NW: 28,200 VPD

42'
KNIGHTS JEWELERS
209'

REDMOND CIR W: 17,100 VPD



REDMOND CIR W: 17,100 VPD



SHORTER AVE NW: 28,200 NW



SUBJECT PROPERTY



DEMOGRAPHICS

POPULATION BY YEAR

3 MILES

5 MILES

7 MILES

POPULATION » 4/1/1990	22,899	38,366	55,507
POPULATION » 4/1/2000	25,109	42,255	61,485
POPULATION » 4/1/2010	28,137	44,841	66,275
POPULATION » 1/1/2021	28,750	45,952	68,170
POPULATION » 1/1/2026	28,788	45,997	68,238

HOUSEHOLDS BY YEAR

3 MILES

5 MILES

7 MILES

HOUSEHOLDS » 4/1/1990	8,341	14,519	20,969
HOUSEHOLDS » 4/1/2000	9,156	15,699	23,187
HOUSEHOLDS » 4/1/2010	9,693	16,118	24,671
HOUSEHOLDS » 1/1/2021	9,905	16,532	25,390
HOUSEHOLDS » 1/1/2026	9,860	16,453	25,270

INCOME CHARACTERISTICS

3 MILES

5 MILES

7 MILES

TOTAL PERSONAL INCOME	549,111,946	846,295,762	1,445,523,948
TOTAL HOUSEHOLD INCOME	531,785,210	791,939,778	1,377,549,993
MEDIAN HOUSEHOLD INCOME	40,994	34,370	39,703
AVG. HOUSEHOLD INCOME	54,863	49,134	55,837
PER CAPITA INCOME	19,516	18,873	21,811

HOUSEHOLD CHARACTERISTICS

3 MILES

5 MILES

7 MILES

HOUSEHOLDS » 4/1/2010	9,693	16,118	24,671
FAMILY HOUSEHOLDS	6,683	10,393	16,268
NON-FAMILY HOUSEHOLDS	3,010	5,725	8,403
AVG. SIZE OF HOUSEHOLD	2.7	2.58	2.54
MEDIAN SIZE OF HOUSEHOLD	50.4	50.7	51.3
MEDIAN VALUE OWNER-OCCUPIED	111,461	103,399	114,281
MEDIAN RENT PER MONTH	550	472	488
MEDIAN VEHICLES PER HOUSEHOLD	2.2	1.9	2.1

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