



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# CARTERSVILLE CROSSING RETAIL FOR LEASE

2,500-9,735 SF Available

407-453 E MAIN STREET  
CARTERSVILLE, GA

**DONALD B. EDWARDS, JR.**

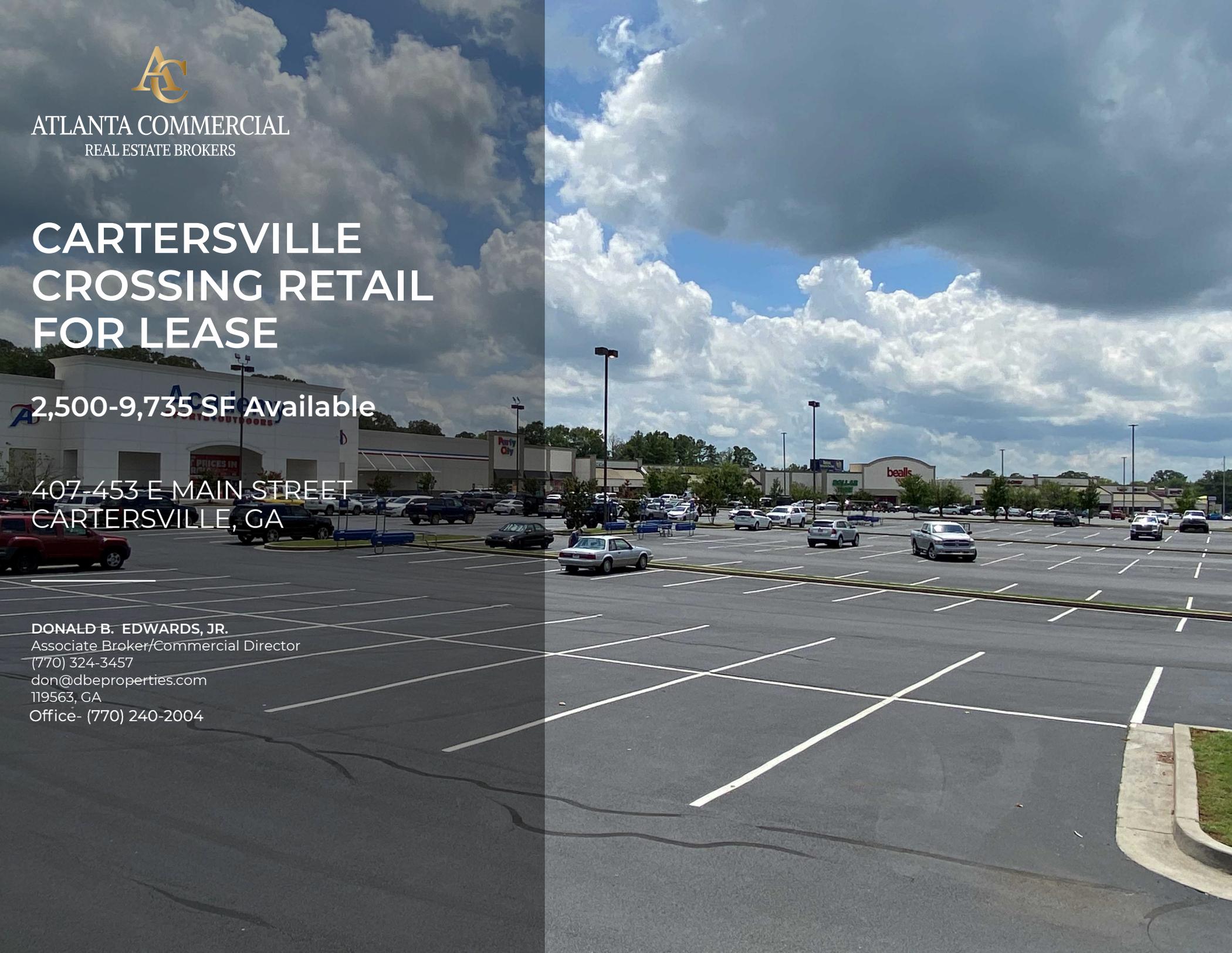
Associate Broker/Commercial Director

(770) 324-3457

don@dbeproperties.com

119563, GA

Office- (770) 240-2004

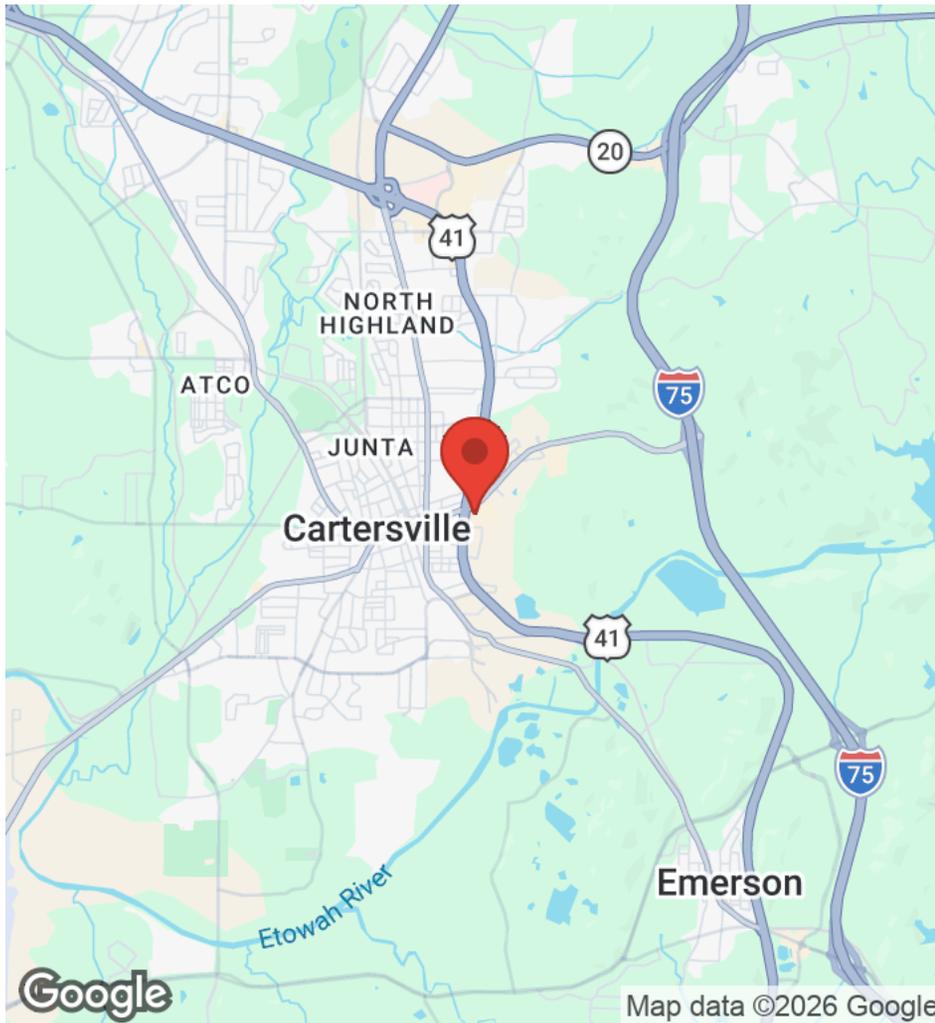




[View Matterport Tour](#)

## Property Overview

**Cartersville Crossing is a 97,702 square foot shopping center sitting on 11.77 acres. It is anchored by Academy Sports with many long-term retail tenants such as Bealls, Dollar Tree, Whimzy, and Firehouse Subs. Cartersville Crossing was built in 1988 and renovated in 2019.**



## Location Overview

Cartersville Crossing is conveniently situated on the corner of Joe Frank Harris Pkwy and E Main St in Cartersville. Situated within the main retail corridor of Cartersville, traffic count is over 20,000 VPD.

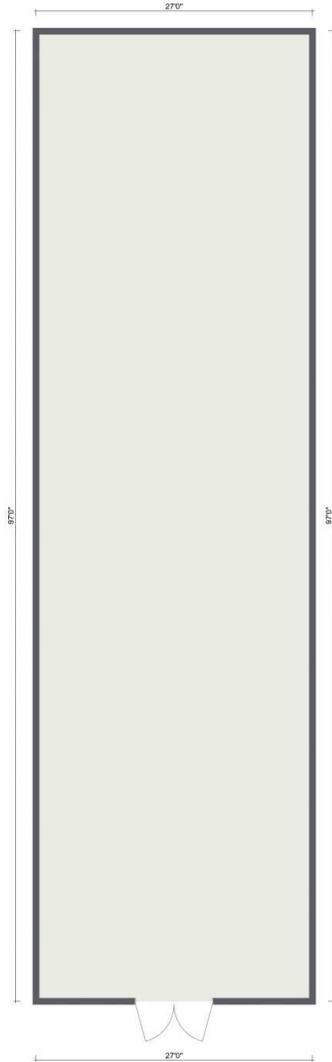
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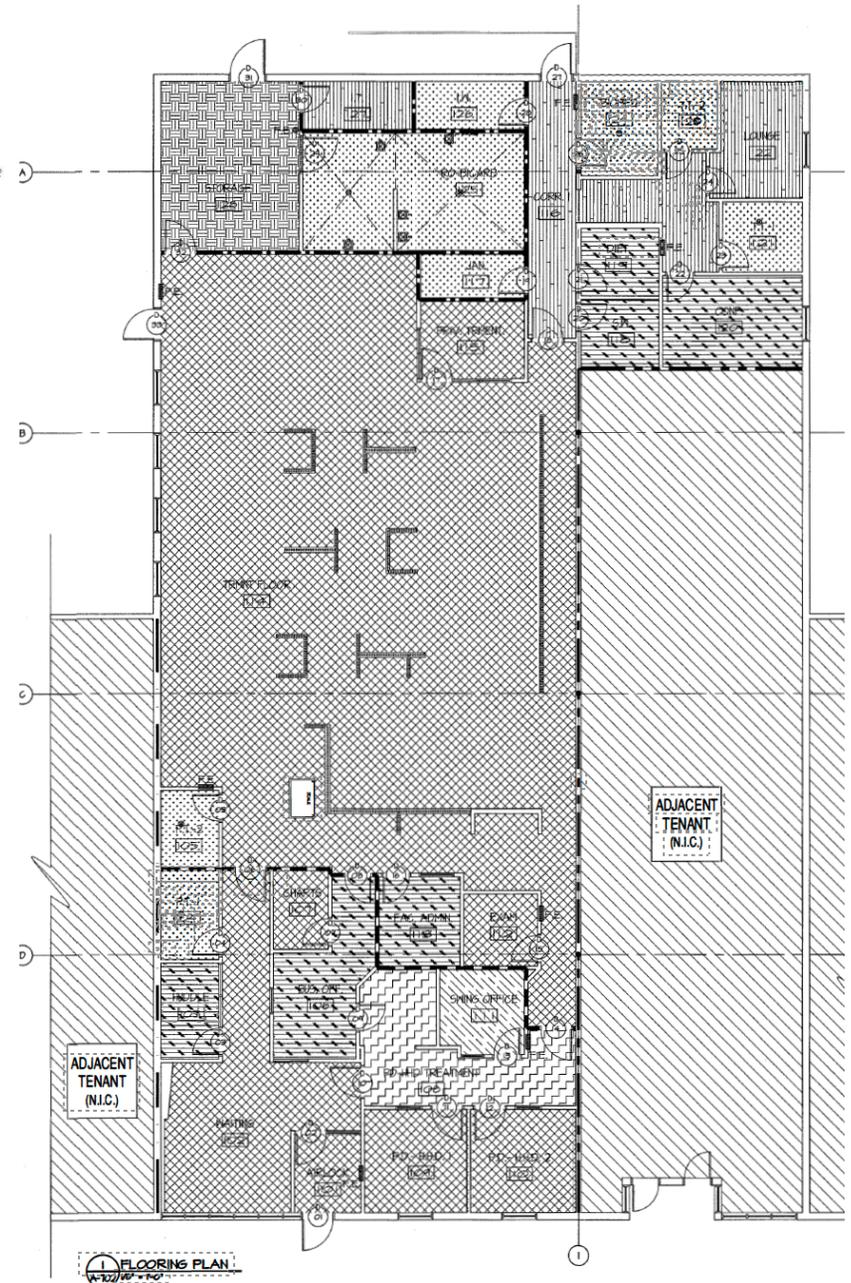
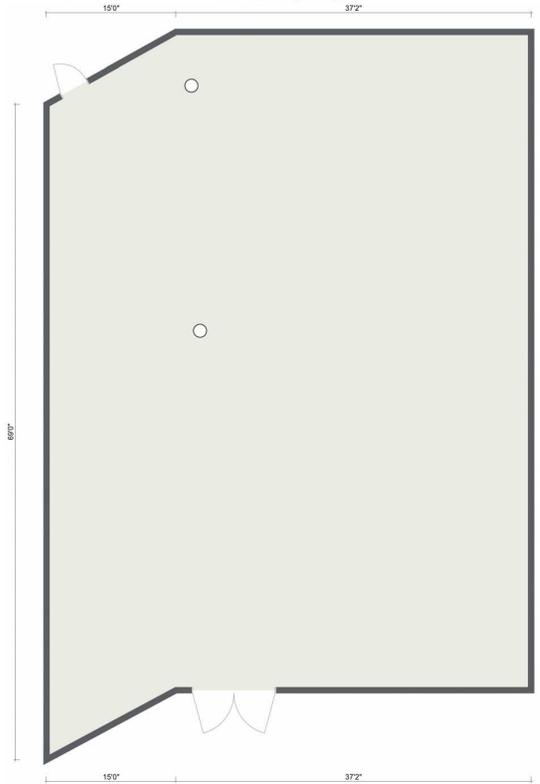
Suite	Size	Rate	CAM 2024	Use	Type
417	2,500	\$16.00 /sf/yr	\$2.63 /sf/yr	Retail	NNN
447	3,012	\$16.00 /sf/yr	\$2.63 /sf/yr	Retail / Restaurant	NNN
419	7,235	\$16.00 /sf/yr	\$2.63 /sf/yr	Retail / Medical	NNN

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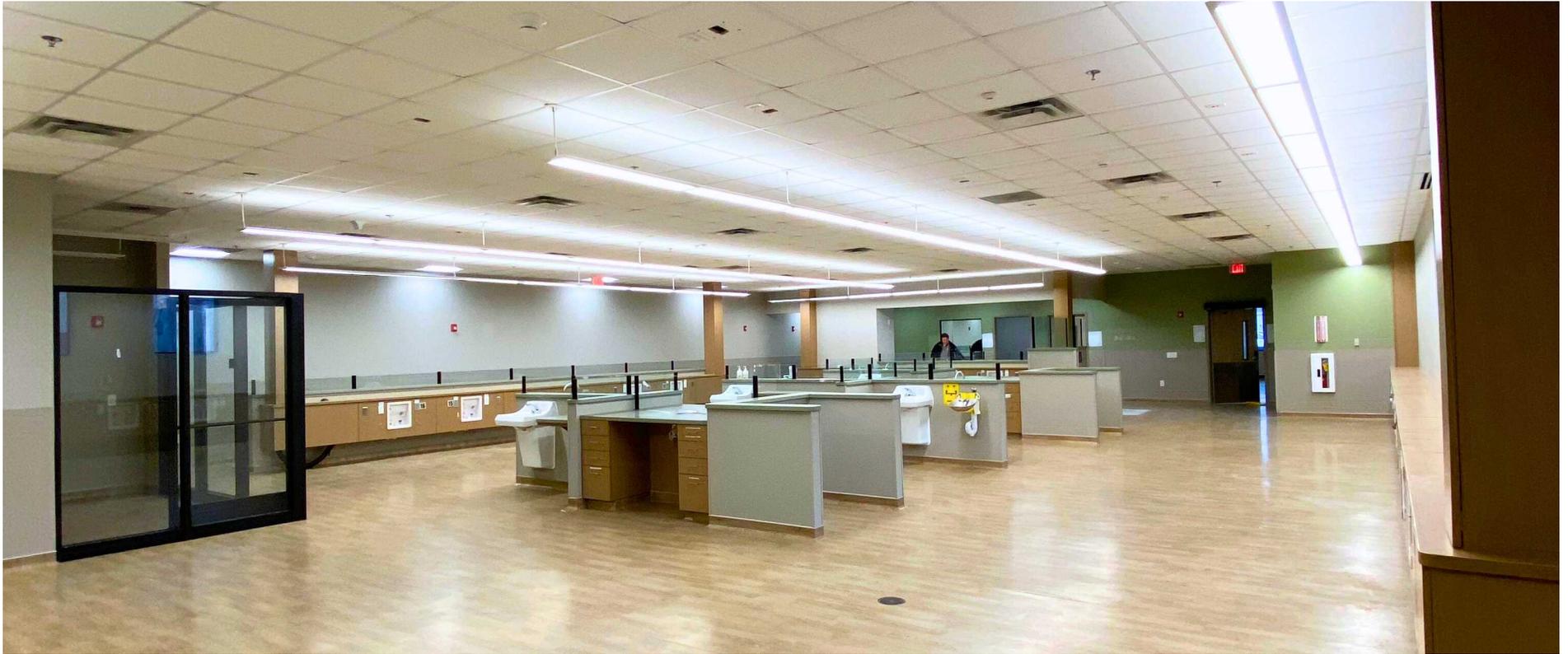
417 E Main St  
417 E Main St



447 E Main St  
447 E Main St



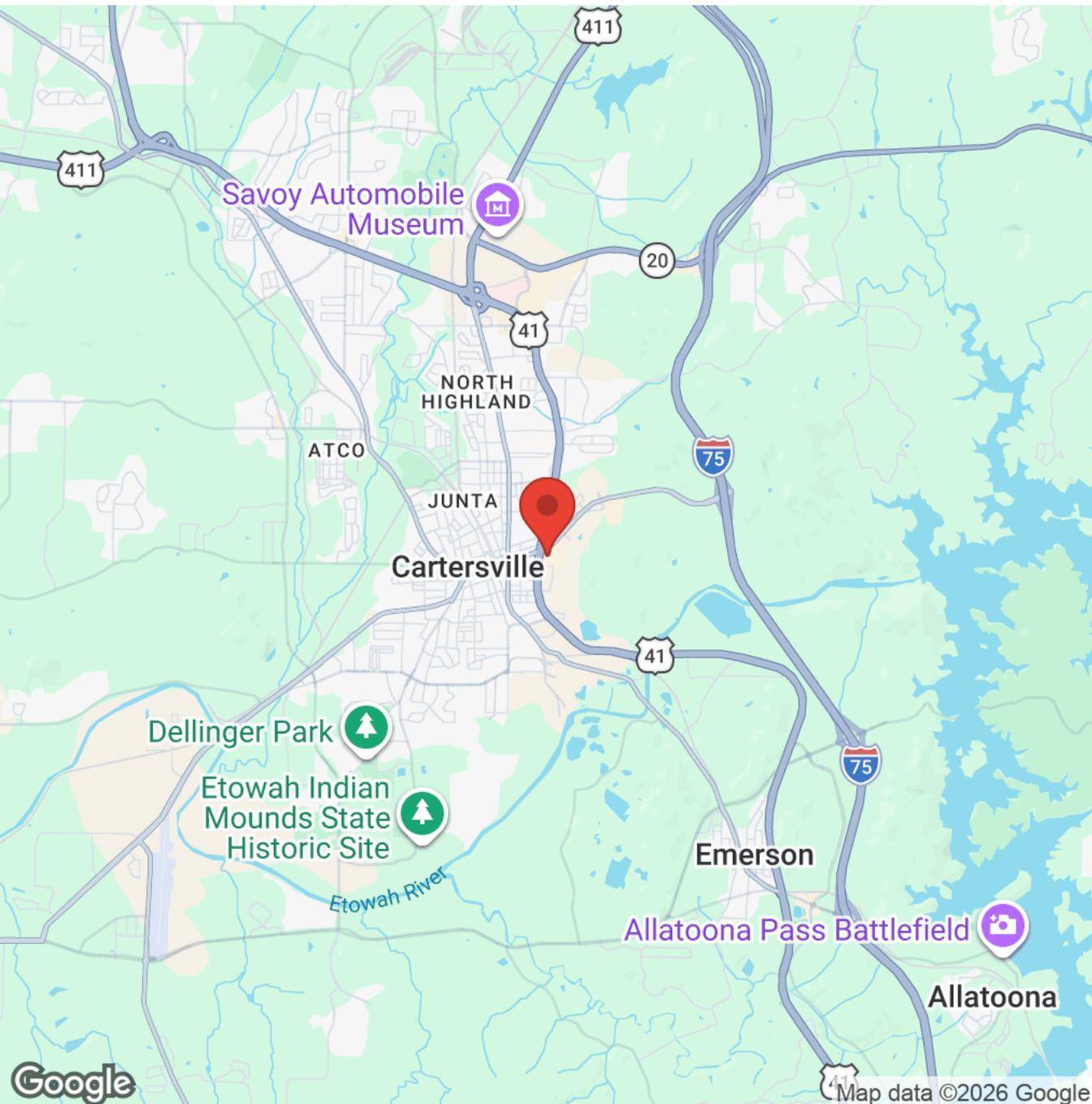
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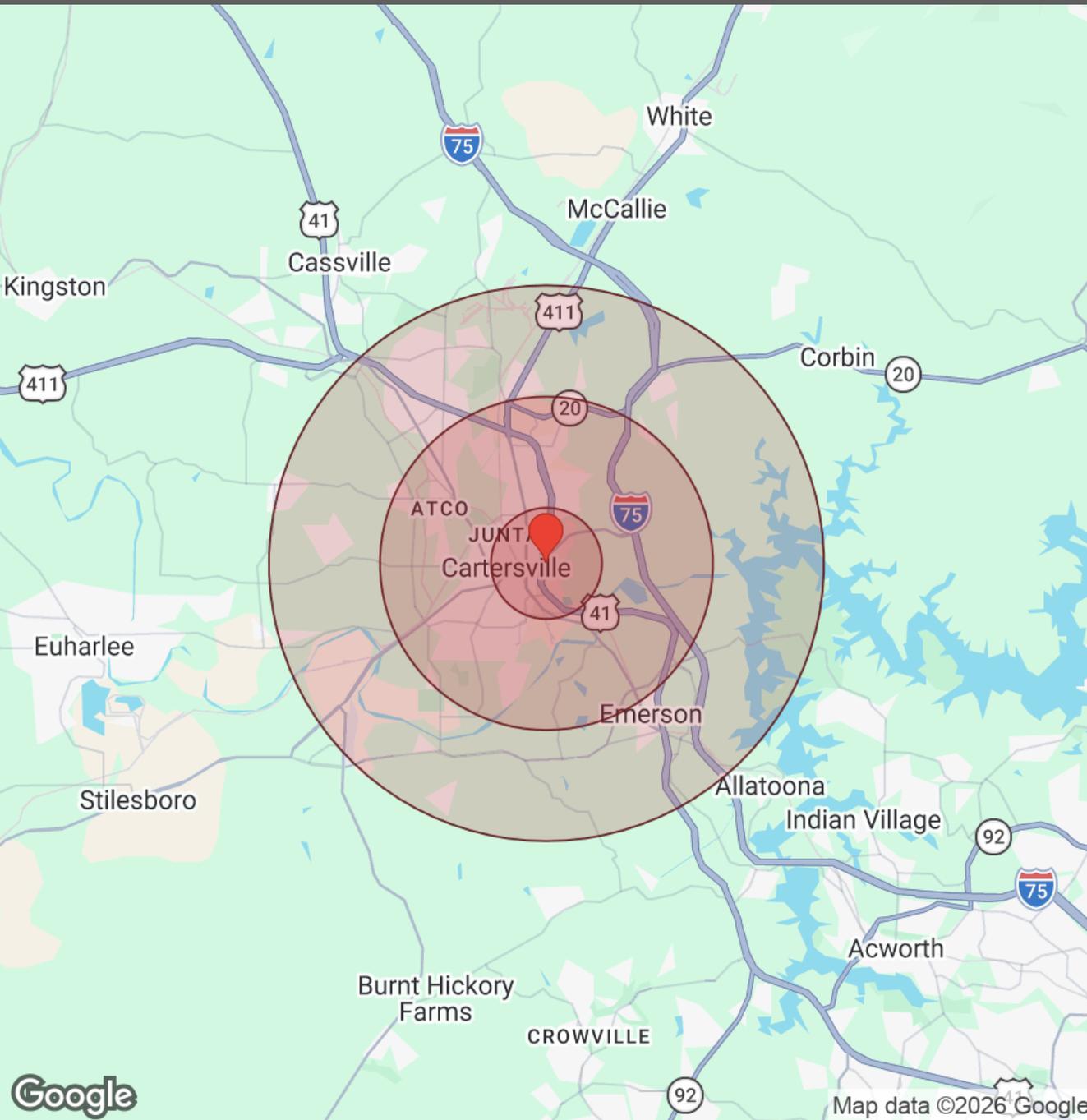
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## Cartersville, GA

Located just off of I-75, Cartersville is a hub for transportation and commerce, making it an ideal location for businesses of all types. The city is home to a number of major employers, including Anheuser-Busch, Shaw Industries, and the Cartersville Medical Center.

This vibrant and growing city located in the northwest region of Georgia. Cartersville is known for its rich history and cultural attractions like the Etowah Indian Mounds Historic Site, the Booth Western Art Museum, and the Tellus Science Museum, among other popular destinations. Nearby an abundance of parks and outdoor recreation areas, including Red Top Mountain State Park and Lake Allatoona.



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,610	13,588	25,765
Female	2,537	13,712	26,294
Total Population	5,147	27,300	52,059

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,982	17,800	34,817
Black	1,045	4,949	8,340
Am In/AK Nat	7	33	62
Hawaiian	3	8	16
Hispanic	933	3,475	6,658
Asian	58	415	906
Multiracial	119	609	1,234
Other	2	11	16

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,363	11,950	22,662
Occupied	2,080	10,615	20,156
Owner Occupied	779	5,605	11,246
Renter Occupied	1,301	5,010	8,910
Vacant	283	1,335	2,506

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	954	5,032	9,597
Ages 15 - 24	663	3,471	6,623
Ages 25 - 54	2,192	11,183	21,318
Ages 55 - 64	573	3,258	6,401
Ages 65+	764	4,356	8,119

Income	1 Mile	3 Miles	5 Miles
Median	\$65,438	\$81,234	\$83,072
Under \$15k	199	821	1,459
\$15k - \$25k	122	788	1,144
\$25k - \$35k	146	798	1,632
\$35k - \$50k	408	1,150	1,972
\$50k - \$75k	281	1,323	2,776
\$75k - \$100k	378	1,719	3,395
\$100k - \$150k	271	2,285	4,504
\$150k - \$200k	120	900	1,503
Over \$200k	155	832	1,773

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## DONALD B EDWARDS JR

### Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



**Cell: 770.324.3457**  
**Office: 770-240-2004**  
**don@dbeproperties.com**

**Administrative Contact:**  
**admin@dbeproperties.com**

**Showing Contacts:**  
**Christin Henson 678-699-6188**  
**christintherealtor@gmail.com**  
**Markie Clary 239-529-8774**  
**markie@atlmetrocre.com**

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