

CALLAHAN ST

90 East Callahan St, Rome, GA 30161



VIDEO

PROPERTY DESCRIPTION

Discover the potential of this exceptional property located on Callahan St, Rome, GA, 30161. Boasting a prime location and modern facilities, this property offers a versatile space for lease, ideal for a range of commercial uses. The well-maintained building features ample square footage, high ceilings, and versatile floor plans suited for customizing to your business needs. With convenient access to major transportation routes and ample parking options, this property provides ease of access for employees and clients alike. Explore the potential for your business to thrive in this dynamic, well-equipped space. This is an opportunity not to be missed.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$4.56 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	5,237,044,560 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,477	22,000	34,278
Total Population	3,701	59,484	91,731
Average HH Income	\$71,439	\$79,669	\$83,985

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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INDUSTRIAL FOR LEASE

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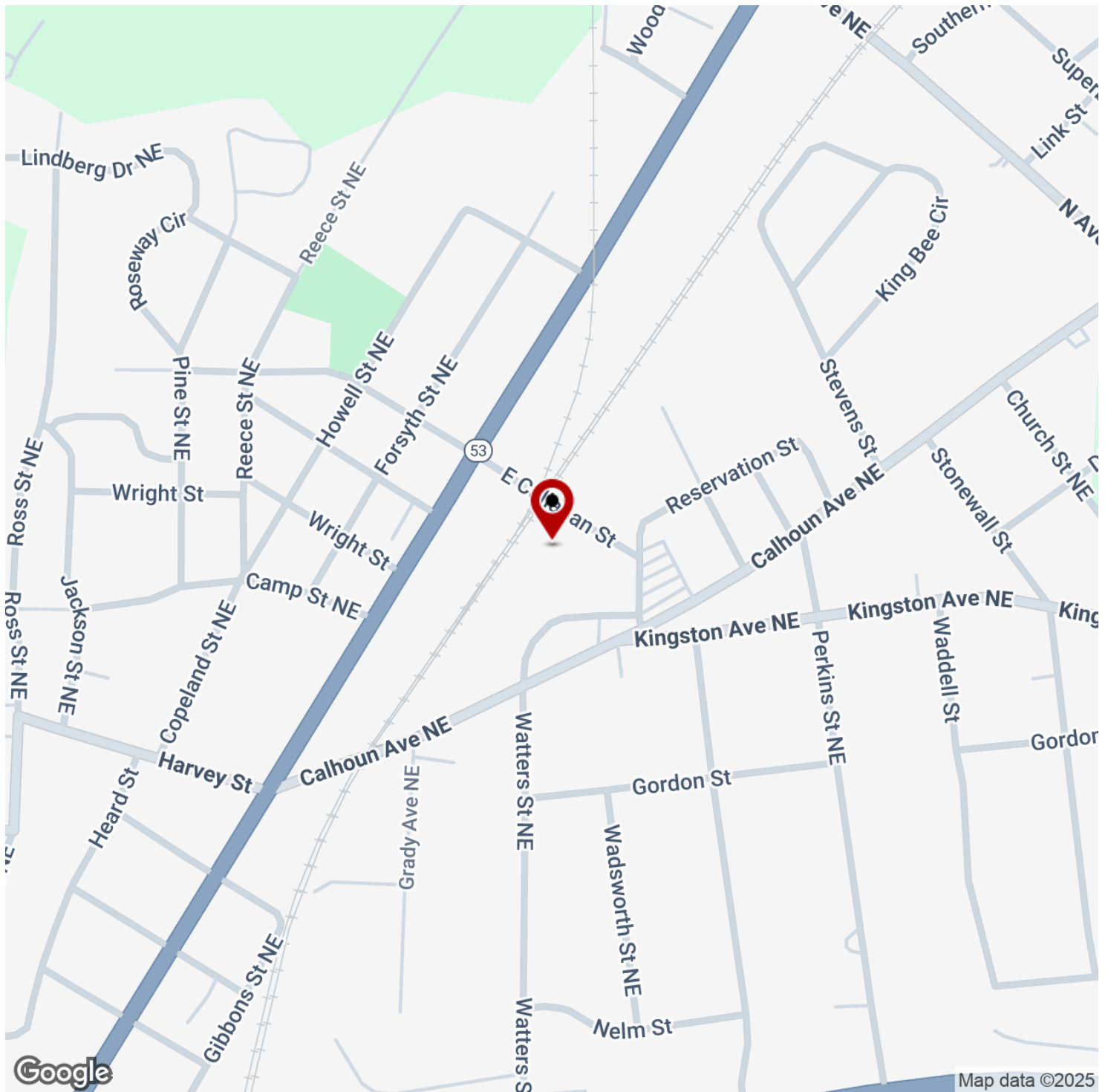
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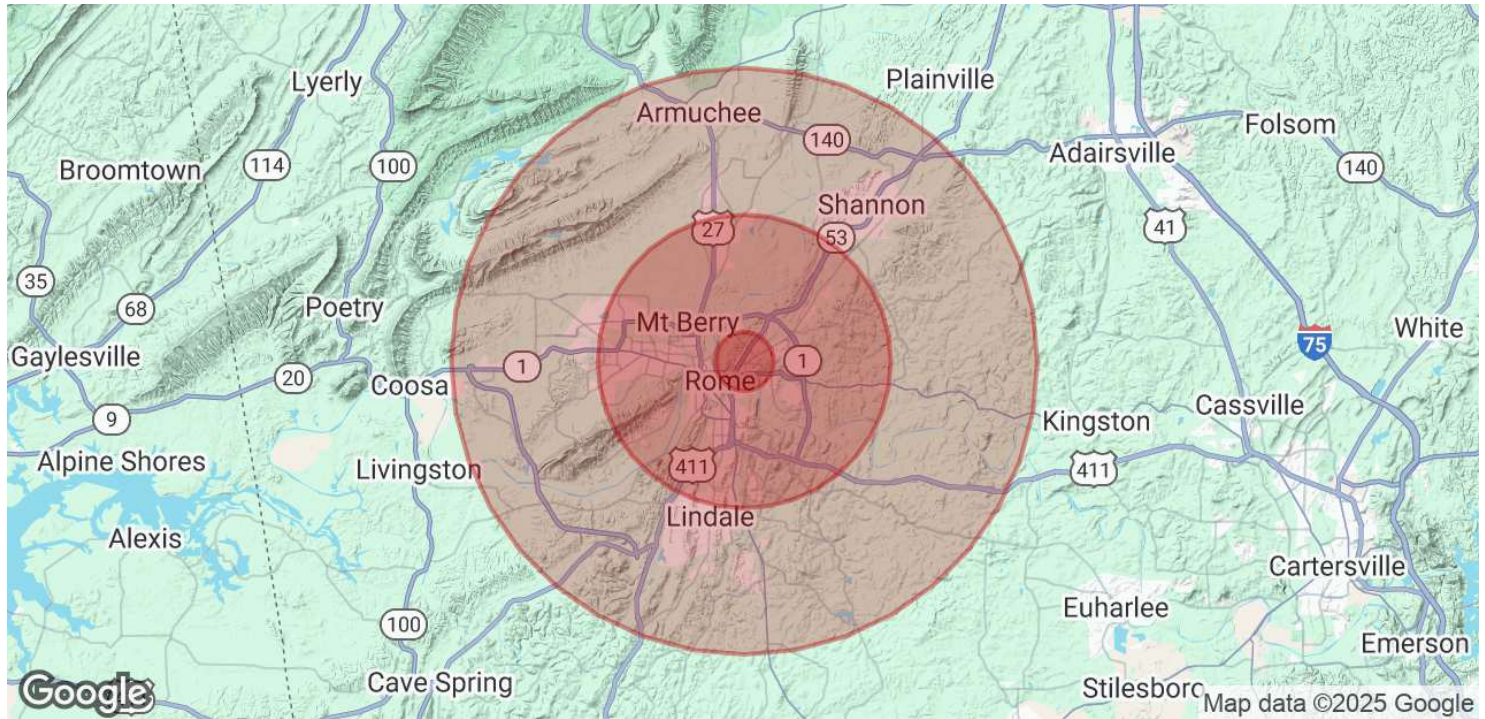
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,701	59,484	91,731
Average Age	40	39	40
Average Age (Male)	39	37	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,477	22,000	34,278
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$71,439	\$79,669	\$83,985
Average House Value	\$249,032	\$248,950	\$254,550

Demographics data derived from AlphaMap

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