



2,000 SF Drive-Thru Retail Space – Braves Blvd & Rome Bypass, Rome GA

Property Highlights

- • Base Rent: \$35/SF | CAM: \$6/SF
- • Tenant Improvement Allowance: \$12/SF
- • 2,000 SF with existing drive-thru
- • Warm shell condition – ready for tenant buildout
- • Anchored by Chevron ExtraMile

Location Advantages

- • Near Berry College and multiple apartment communities
- • Minutes to Rome Emperors Stadium
- • Convenient to AdventHealth Redmond and Atrium Health Floyd
- • Established residential neighborhoods nearby
- • Strong daily traffic: 24,000 VPD (Bypass) & 15,000 VPD (Braves Blvd)

Quick Stats

- • 24,000 VPD – Rome Bypass
- • 15,000 VPD – Braves Blvd
- • 2,000 SF – Drive-Thru Space
- • Warm Shell – Ready for Buildout

Contact

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