



CARTERSVILLE CORNER RETAIL FOR LEASE

6,171 Sq Ft Available, Pylon +Bldg Signage
Signalized Intersection, Ample Parking
1/2 Mile to Historic Downtown

422 NORTH TENNESSEE STREET
CARTERSVILLE, GA 30120

DON EDWARDS
Associate Broker/KW Director
(770) 324-3457
don@dbeproperties.com
119563, GA

A photograph of a single-story brick building with a dark metal awning over the entrance. A large white sign with black text reads 'YOUR SIGN HERE'. The building has several windows and a glass door. In the background, there are trees and a clear blue sky. The foreground shows a paved parking lot with yellow lines.

YOUR SIGN HERE



Prime Corner Retail Building

422 N Tennessee St. is a 6,171 sq ft 4 sided brick building in the heart of Cartersville, approximately 1/2 mile from Historic Downtown Cartersville. Situated on a highly visible signalized intersection with pylon and building signage. Approximately 20 parking spaces, a rear roll-up door for convenient storage. The front of building has a large open space with high ceilings. The rear of the building has another large open space, offices, break-room/kitchenette and storage. Access from N Tennessee St and M.L.K. Jr. Drive, offering 290+/- feet of total road frontage.

Prime Location: Corner signalized intersection
 290+/- feet of total road frontage
 Ample Parking and 12,800 traffic counts
 Convenient Storage: Rear roll-up door
 High Visibility: Pylon and building signage
 Approximately 1/2 mile from Historic Downtown Cartersville
 Flexible Layout for many business types

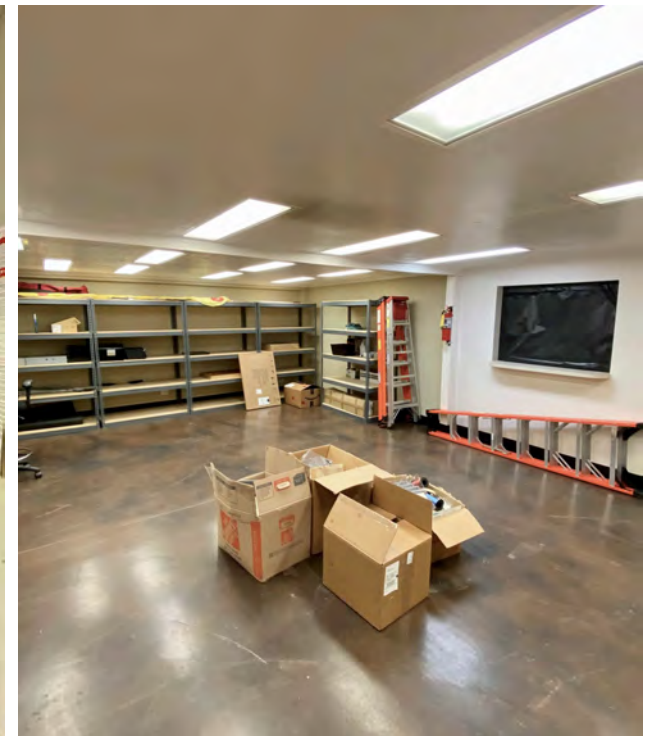
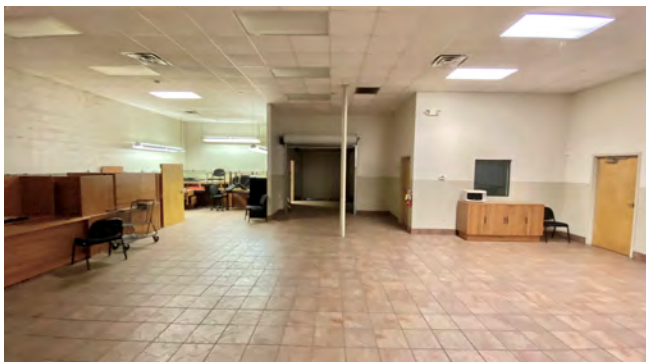
Street Address:	422 N Tennessee St
City, ST, Zip	Cartersville, GA 30120
County:	GA - Bartow
Building SF:	6,171 sq ft
Lease Rate:	\$12.00
CAM psf:	\$3.00
Signage:	Pylon
Traffic Count:	12,800
Zoning:	M-U Multiple use district
Parking Spaces:	20
Cross Streets:	N Tennessee St & MLK Jr Dr

PROPERTY PHOTOS



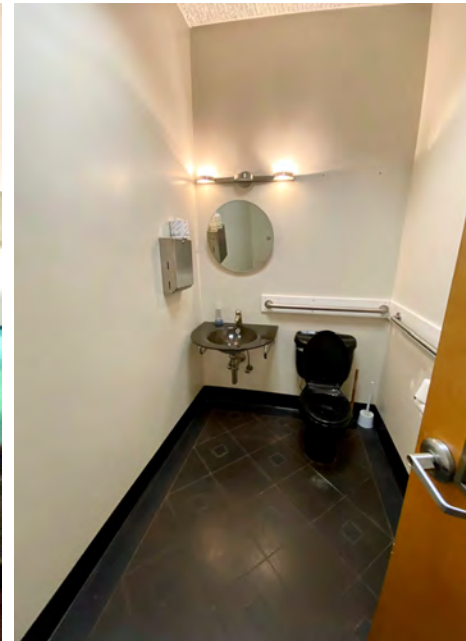
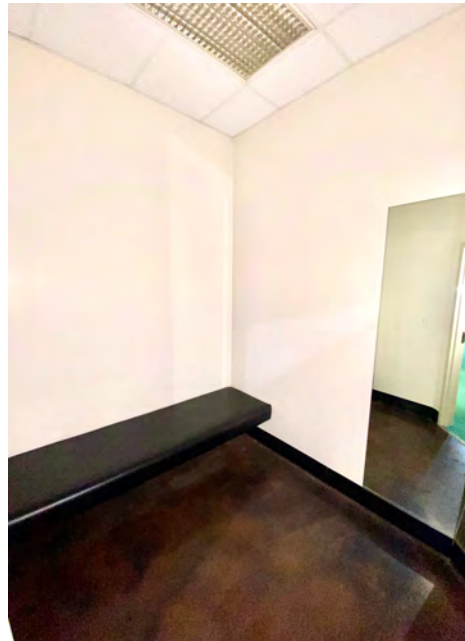
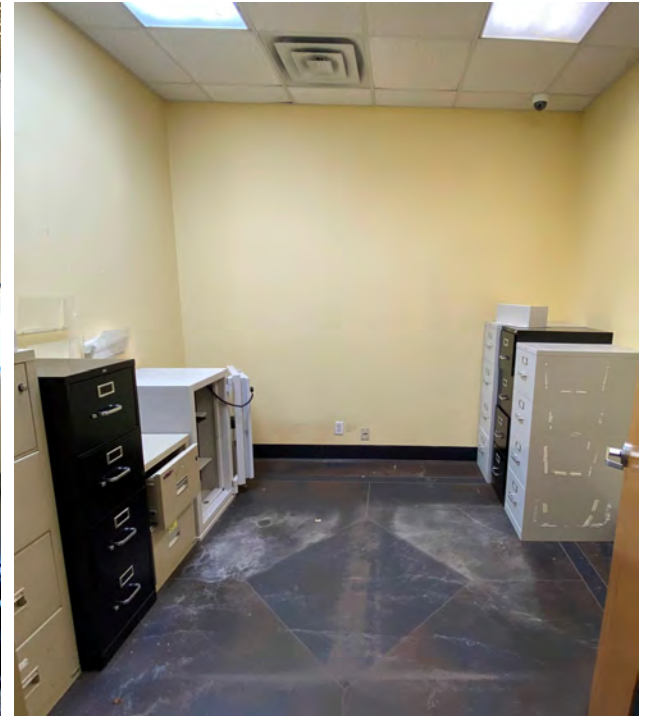
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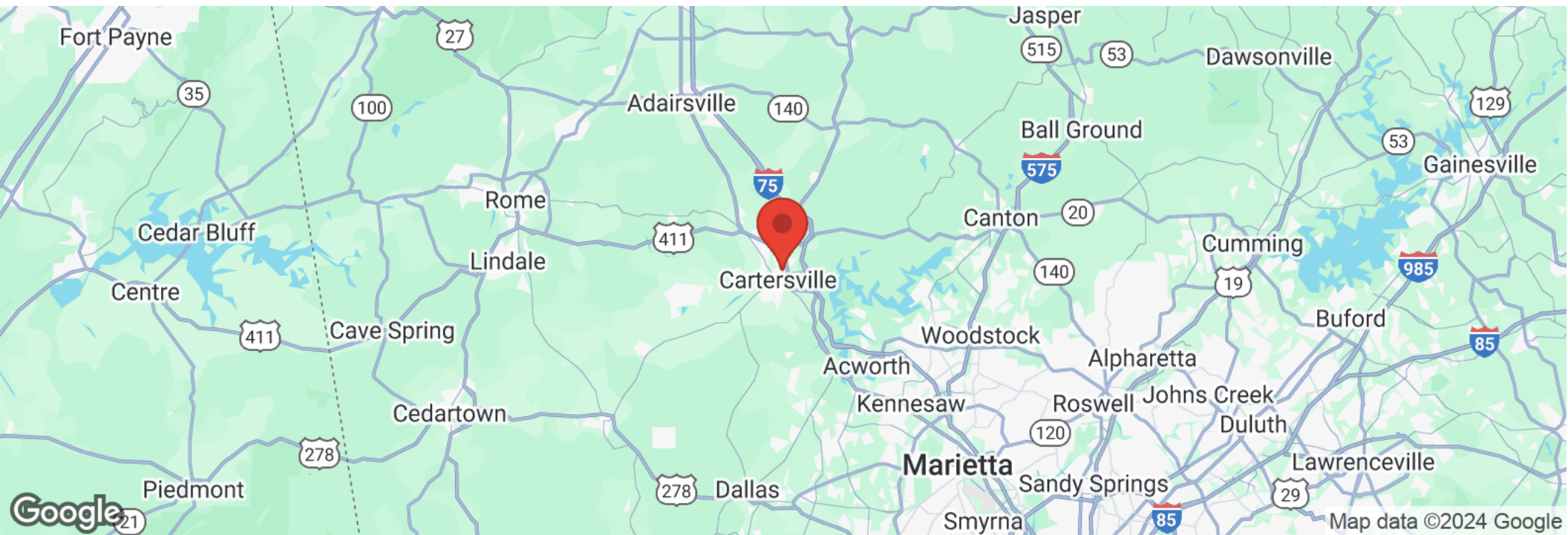


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Cartersville, GA

Located in south-central Bartow County, Cartersville resides as the county seat. Just 42 miles north of Atlanta, Cartersville is a growing destination for both residents and businesses. Voted as “one of the most likable places to live among the metro counties” according to an AJC poll, Cartersville provides a wide range of opportunities for businesses to develop and flourish. Like many of the surrounding cities, Cartersville maintains its rich history and has a thriving downtown district which includes the world’s first outdoor Coca-Cola sign painted in 1894, located on the wall of Young Brother’s Pharmacy.



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Court House

TS Truck Specialties

Muffler Shop

Extreme Beauty Salon

Douglas Street Untd Methodist Church

NAPA Auto Parts

All American Coin Laundry

Pugmire Ford of Cartersville

Urban Market Warehouse

Downtown Cartersville, GA

Richmond Square Plaza

DAYLIGHT DONUTS
Angels Touch CNA SCHOOL
metro
AS4U

Circle K

TSA PreCheck, Cartersville

Chevron

City Pawn Shop

288 Wheels And Tires

Eagle Auto Brokers

Cartersville Plaza

OLLIE'S
Gabe's
CROKEN BEAN CHICKN
Newman's Own
Papa

Market Square Plaza

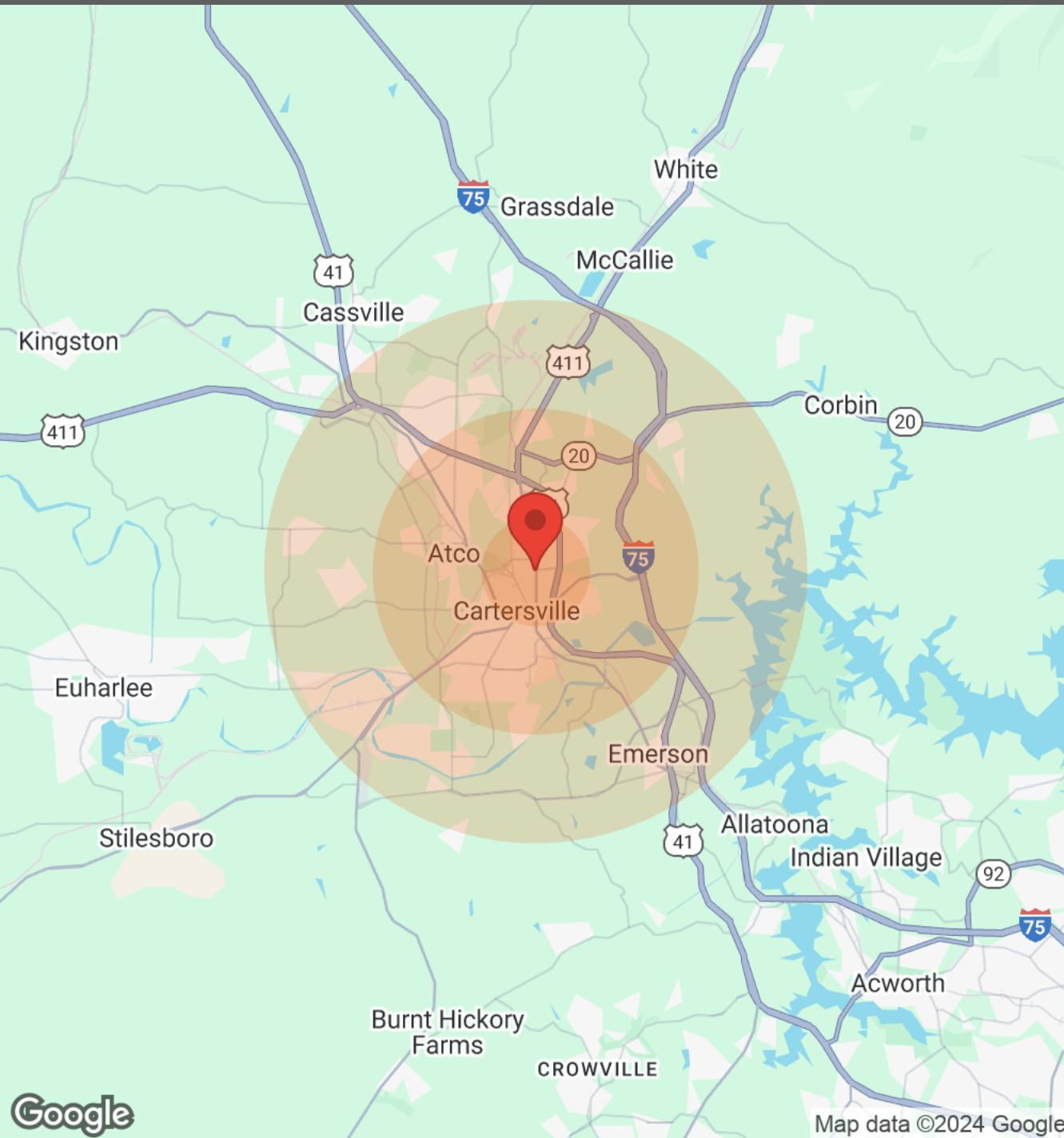
HOBBY LOBBY
McDonald's
DG CAREERS
O'Reilly

GameStop

Target

P

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,776	8,541	23,127
Female	2,975	9,460	24,017
Total Population	5,751	18,001	47,144
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,409	4,259	10,605
Ages 15-24	761	2,366	6,445
Ages 25-54	2,245	6,606	18,076
Ages 55-64	602	1,875	5,372
Ages 65+	734	2,895	6,646
Race	1 Mile	3 Miles	5 Miles
White	3,310	12,101	35,503
Black	1,398	3,568	6,973
Am In/AK Nat	10	18	56
Hawaiian	7	7	7
Hispanic	1,448	2,796	5,554
Multi-Racial	1,946	4,378	8,736
Income	1 Mile	3 Miles	5 Miles
Median	\$25,582	\$35,687	\$41,607
< \$15,000	483	1,246	2,545
\$15,000-\$24,999	484	1,416	2,397
\$25,000-\$34,999	220	838	2,203
\$35,000-\$49,999	258	980	2,422
\$50,000-\$74,999	391	1,248	3,327
\$75,000-\$99,999	112	688	1,715
\$100,000-\$149,999	129	467	1,758
\$150,000-\$199,999	35	169	669
> \$200,000	14	64	365
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,288	7,726	19,182
Occupied	2,018	6,862	17,047
Owner Occupied	670	2,988	10,013
Renter Occupied	1,348	3,874	7,034
Vacant	270	864	2,135



Map data ©2024 Google

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



Cell: 770.324.3457
 Direct: 678-298-1612
 Office: 678-298-1600

Administrative/Additional Contacts:
markie@atlmetrocre.com
kylee@wnkproperties.com

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