

## SHOPPES AT BURNT HICKORY

\$1,350 per month (MG)

800E Burnt Hickory Road  
Cartersville, GA 30120

AVAILABLE SPACE  
1,539 SF

### AREA

Hickory Springs Shopping Center is a neighborhood strip shopping center with three buildings totaling 30,248 sq. ft. The center features beautiful facades, landscaping and plenty of parking. Great spaces at great rates!



### OFFICE

Kurt Cooper  
678.320.4800  
kurt.cooper@cbcmetrobrokers.com



# SHOPPES AT BURNT HICKORY

800E Burnt Hickory Road, Cartersville, GA 30120

LEASE



## OFFERING SUMMARY

Available SF: 1,539 SF

Lease Rate: \$1,350/month (MG)

Burnt Hickory Road: 7,649 Vehicles/Day

Sugar Valley Road: 5,141 Vehicles/Day

CBCWORLDWIDE.COM

Kurt Cooper  
678.320.4800  
kurt.cooper@cbcmetrobrokers.com

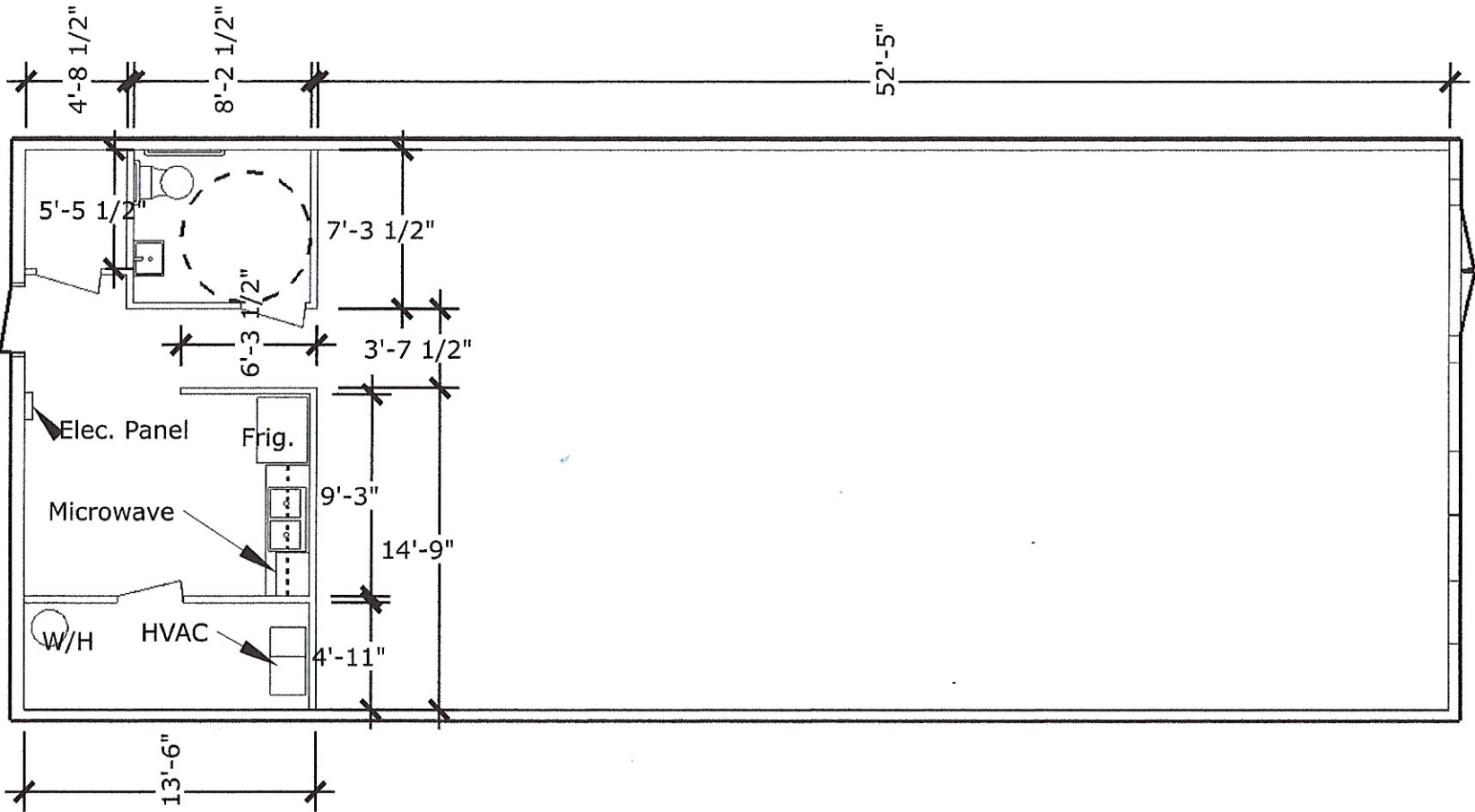
## PROPERTY OVERVIEW

Beautiful architecture, plenty of parking.  
Great shopping center in growing area.  
Excellent visibility with easy access to Burnt Hickory Road and Sugar Valley Road.  
Total center SF is 30,248 in 3 buildings.  
Never been occupied, vanilla shell unit.  
With a three year lease, the Landlord will paint the walls, and provide floor covering.



COLDWELL  
BANKER  
COMMERCIAL

METRO BROKERS





# SHOPPES AT BURNT HICKORY

800E Burnt Hickory Road, Cartersville, GA 30120

LEASE



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Kurt Cooper  
678.320.4800  
[kurt.cooper@cbcmetrobrokers.com](mailto:kurt.cooper@cbcmetrobrokers.com)

 **COLDWELL  
BANKER  
COMMERCIAL**  
METRO BROKERS





800E Burnt Hickory Road, Cartersville, GA 30120



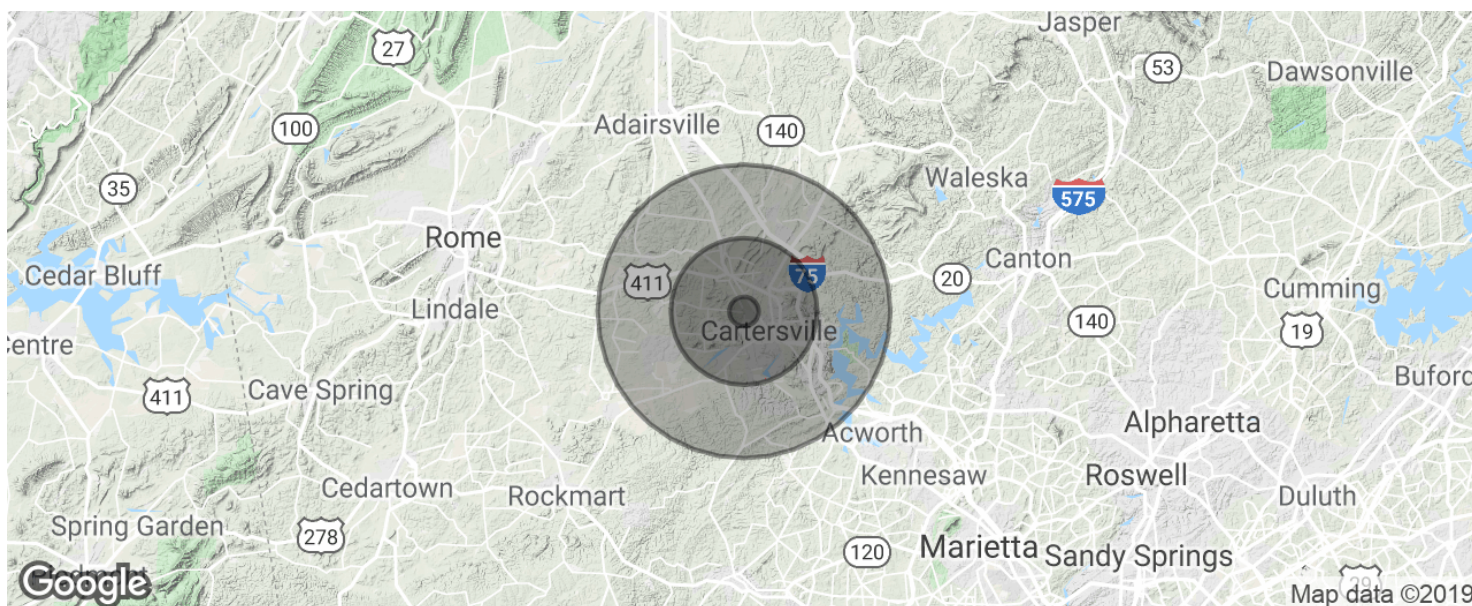
**COLDWELL  
BANKER  
COMMERCIAL**  
**METRO BROKERS**



## SHOPPES AT BURNT HICKORY

800E Burnt Hickory Road, Cartersville, GA 30120

LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,255	44,938	88,527
Median age	35.3	35.9	36.2
Median age (Male)	36.5	35.4	35.5
Median age (Female)	34.0	36.0	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	780	16,466	31,444
# of persons per HH	2.9	2.7	2.8
Average HH income	\$61,369	\$61,118	\$64,062
Average house value	\$160,929	\$160,203	\$171,718

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Kurt Cooper  
678.320.4800  
kurt.cooper@cbcmetrobrokers.com



**COLDWELL  
BANKER  
COMMERCIAL**

**METRO BROKERS**