

# FOR LEASE

## The Shoppes at Rome Street



415 Rome Street, Carrollton, GA 30177

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# PROPERTY OVERVIEW

415 Rome Street, Carrollton, GA 30177

- New ownership
- Ample parking
- Walk distance from many entertainment, restaurants, coffee shops, and retail options
  - The Amp - seats 750 - 1,000 guest and hosts tons of special events, movies and concerts - all free and open to the public
  - Black Dog Eatery
  - Corner Cafe
  - Kristi's Southern Eats
  - June + Grey
- Brand new facade and repaved parking lot

## MARKET OVERVIEW

- Two blocks north of famed Adamson Square
- Public city parking
- **Carrollton Home of Southwire** - 3rd largest private company in Georgia
- **Carrollton Home of Tanner Health** - Tanner Health System is a five-hospital nonprofit health system providing convenient, personalized health care to communities across west Georgia and east Alabama
- Tanner Health Building



# DEMOGRAPHICS

415 Rome Street, Carrollton, GA 30177

## 10 MIN. RADIUS

### KEY FACTS



36,195

Population

\$48,363

Average HH Income



12,998

Average HH Size



31.2

Median Age

### BUSINESS



1,792

Total Businesses



26,799

Total Employees

### INCOME



\$27,736

Per Capita Income



\$52,471

Median Net Worth

## 20 MIN. RADIUS

### KEY FACTS



92,439

Population

58,399

Average HH Income



33,485

Average HH Size



35.7

Median Age

### BUSINESS



3,028

Total Businesses



41,063

Total Employees

### INCOME



\$30,357

Per Capita Income



\$119,517

Median Net Worth

## 30 MIN. RADIUS

### KEY FACTS



184,840

Population

\$64,203

Average HH Income



66,770

Average HH Size



37.7

Median Age

### BUSINESS



5,024

Total Businesses



62,053

Total Employees

### INCOME



\$32,535

Per Capita Income



\$149,724

Median Net Worth



# AERIAL MAP

415 Rome Street, Carrollton, GA 30177







DOWNTOWN  
GOWNS

Carrollton  
Chophouse

FAMILY DOLLAR

SMITH  
BROTHERS  
REALTY

JULES & JAMES  
MED SPA  
Horton's  
BOOKS & GIFTS  
LocoMex  
Highland  
Marks  
T. Nielsen  
CARROLLTON

city of  
PARKS & RECREATION  
CARROLLTON

West Georgia  
PRINTING CO., INC.

27100 VPD  
US 27

ROME ST - 2,970 VPD

LEOPOLD'S  
Southwire  
SAMBALOGA  
BRAZILIAN STEAK HOUSE  
posh sister  
Atlanta West  
Jewelry  
Dream City  
NAMA  
BLUE DOOR  
GALLERY

COURTYARD  
BY HARRIOTT

United  
Community

American  
Commerce Bank

ALABAMA ST - 12,640 VPD

Bank OZK

NEWNAN ST - 14,300 VPD

United  
Rentals  
DOLLAR TREE

WASHBOWL  
LAUNDRY & LINEN SERVICE

ROY'S  
TIRE CENTER

Elle  
Salon  
On the Square  
Chip's  
LOCAL  
La Trattoria  
A Classic Italian Kitchen

PARKS & RECREATION  
CARROLLTON

MAPLE ST - 11,300 VPD  
US 27  
MARATHON

DQ

GOODYEAR

SOUTHEASTERN  
QUILT & TEXTILE  
MUSEUM

IRISH BRED PUB  
JUNE & GREY  
butter & dudder  
MERLE NORMAN  
CITY TAVERN  
LAND ZEN  
CARROLLTON SQUARE  
202 BANGKOK  
Willis Jewelry Co.



# LOT LINE

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# PHOTOS

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