



710 N Tennessee St,
Cartersville, GA 30120

OFFERING MEMORANDUM

Commercial Land

710 N. Tennessee St. | 0.76 Acre



H&H Realty, LLC
GLOBAL REAL ESTATE

Exclusively listed by H&H Realty, Inc.



AMC CLASSIC
Cartersville 12

SITE

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Cartersville, GA 30120

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
DEMOGRAPHICS	5

EXECUTIVE SUMMARY

Commercial Land | 0.76 Acre



OVERVIEW

First Time Offered Commercial Corner Lot in the City of Cartersville. Redevelopment Site with 0.76 acres.

Ideal for QSF, clinic, C-store, daycare, financial establishments, office, restaurant, retail, or any number of commercial and residential uses.

Located at the SW corner of N. Tennessee Street and Buford Street in a busy mixed commercial district undergoing several redevelopment projects in recent years.

Near the City of Cartersville's most recent acquisition of 5.83 acres for a multi-use recreational park.

Fronts N. Tennessee Street 165 feet; fronts Buford Street 200' – Total Land Area 0.76 Acres.

Presently improved with residential and commercial structures with little remaining economic life.

Zoning City of Cartersville - **M-U Multiple use:** The purpose of this district is to provide orderly development of areas in which residential, professional, commercial retail and services, financial, educational, and institutional uses can be compatibly mixed while maintaining a healthy living environment for the residents of the district.

Front and side setback only 10'.

Site lays well and is at road grade.

All City of Cartersville Utilities to site.



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LIST PRICE | \$750,000

PROPERTY OVERVIEW

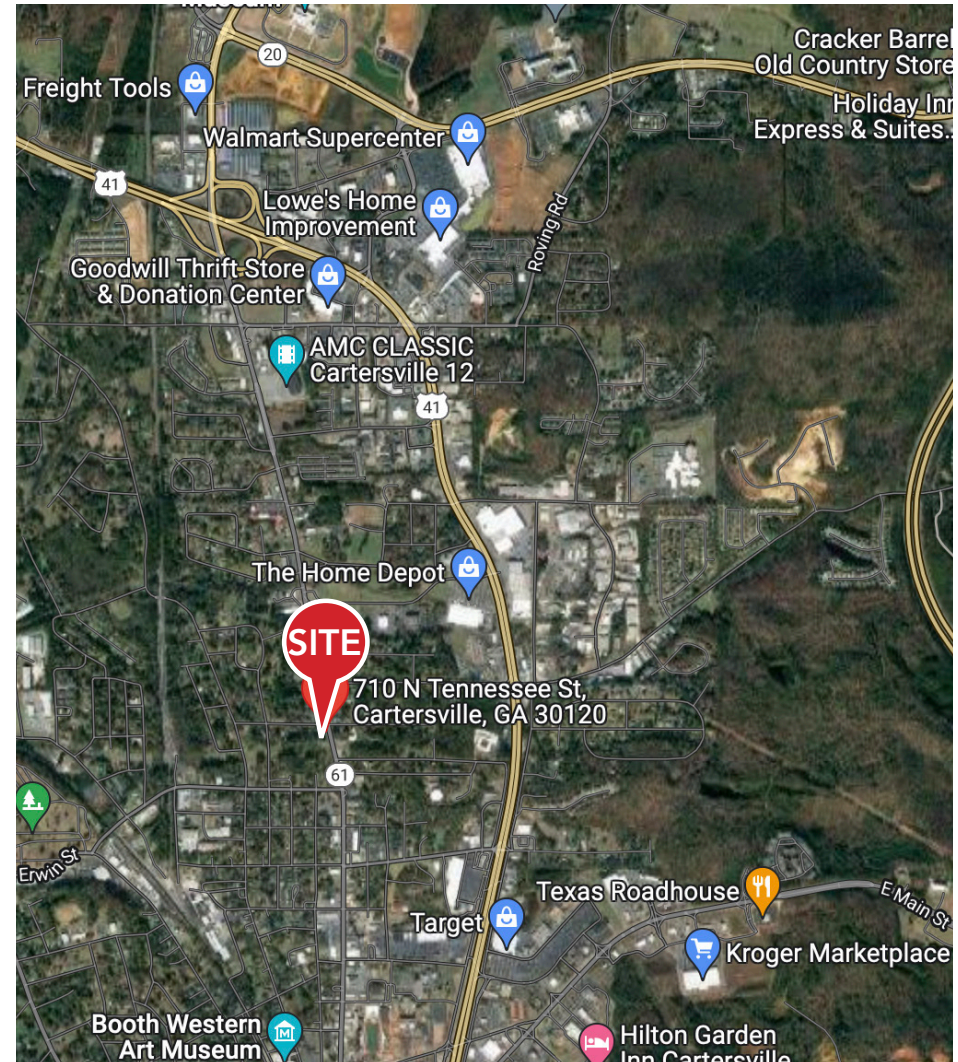
Commercial Land | 0.76 Acre

Address:	710 North Tennessee Street, Cartersville, GA 30120
County:	Bartow
Site Size:	0.76 acre
Parcel IDs:	C010-0008-0010
Utilities:	Utilities on site
Proposed Use:	commercial land, fast food restaurant, etc.
Traffic Count:	15,500
Sale Price:	\$750,000

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



DEMOGRAPHICS

Commercial Land | 0.76 Acre

POPULATION

1 MILE 3 MILE 5 MILE

2022 Total Population: 6,201 30,876 51,011

2027 Population: 6,695 33,543 55,637

Population Growth 2022-2027: 7.97% 8.64% 9.07%

Average Age: 37.80 38.30 38.60

HOUSEHOLDS

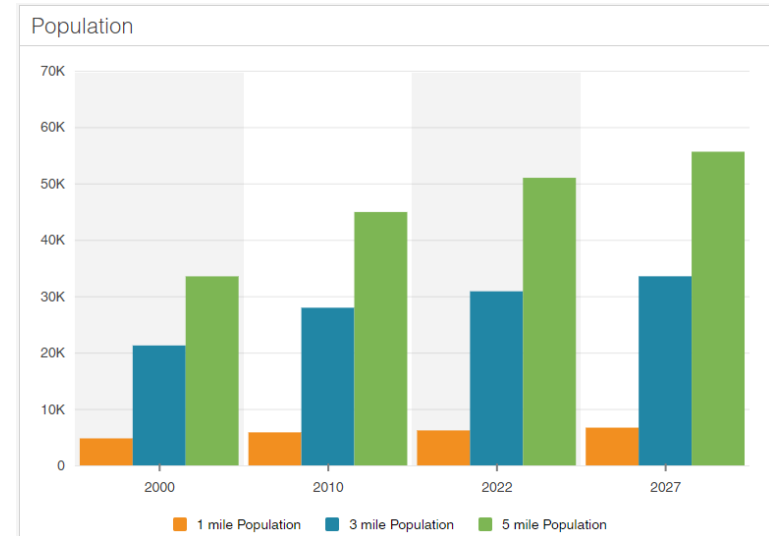
2022 Total Households: 2,303 11,723 18,798

HH Growth 2022-2027: 8.21% 8.91% 9.31%

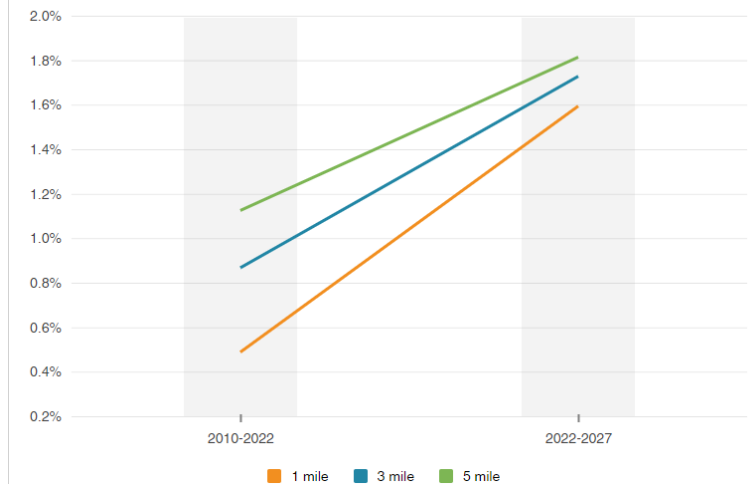
Median Household Inc.: \$42,101 \$53,331 \$58,395

Average Household Size: 2.60 2.60 2.70

POPULATION TRENDS



Annual Population Growth



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