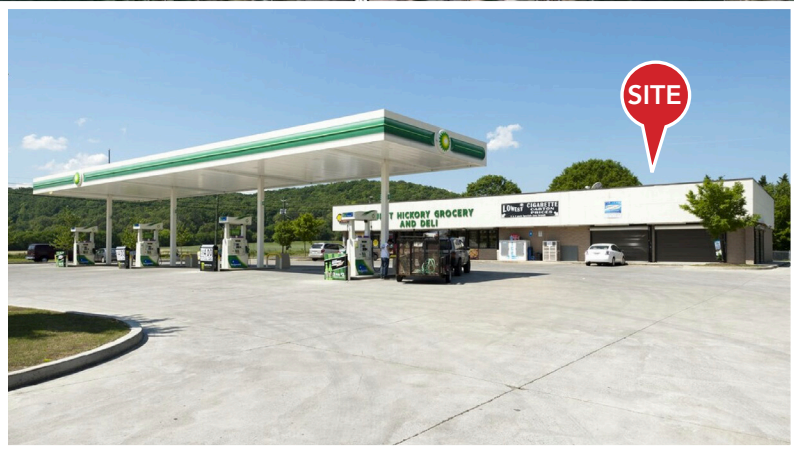




AVAILABLE FOR LEASE

Prime C-Store Fronts

1160 Burnt Hickory Road,
Cartersville, GA 30120



H&H Realty, LLC
GLOBAL REAL ESTATE

Exclusively listed by H&H Realty, Inc.

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H&H Realty, LLC
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PROPERTY PHOTOS & DETAILS

1160 Burnt Hickory Rd., Cartersville, GA 30120



PROPERTY DETAILS

- Prime commercial opportunity for a variety of business uses
- Recently renovated
- Positioned in high-traffic, high-visibility corner location
- 2 suites available at 1,000 sq. ft. each
- Well established area with major growth currently in process

Rent: \$1,250/month (\$15.00/SF)

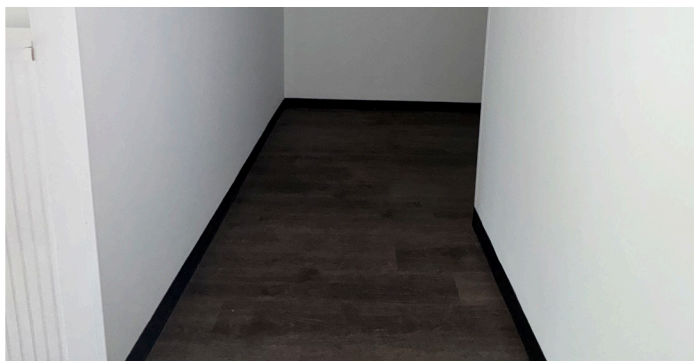
OPEX: \$210/month (\$2.50/SF)

Total: \$1,460/month per unit

3% annual rent increase

PROPERTY PHOTOS

1160 Burnt Hickory Rd., Cartersville, GA 30120



PROPERTY OVERVIEW

1160 Burnt Hickory Rd., Cartersville, GA 30120

Address:	1160 Burnt Hickory Road
	Cartersville, GA 30120
County:	Bartow
Site Size:	2 suites at 1,000 sq ft each
Zoning:	C-1
Utilities:	all utilities available

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the lease of the subject property.

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.

