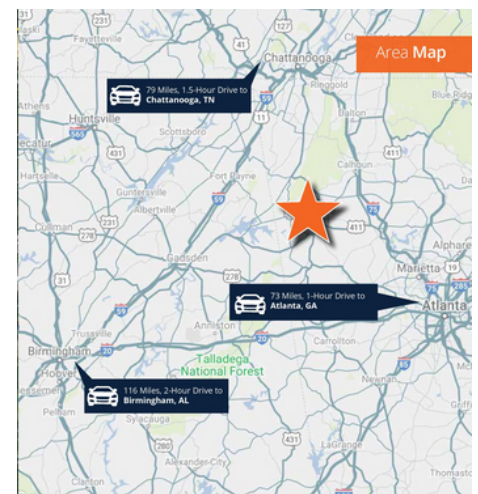




Property Overview

WEST TOWNE SQUARE, an 91,555-square-foot neighborhood shopping center located along Shorter Avenue in Rome, Georgia. Big Lots and Citi Trends anchor the center. The property benefits from strong traffic counts along Shorter Avenue, and high-quality surrounding retail, including Walmart and Sam's Club right across the street. Rome is the County Seat of Floyd County, the largest city in Northwest Georgia, and is roughly an hour drive from Atlanta. Rome is also home to Berry College, which has an enrollment of nearly 2,100 undergraduate students.



For Leasing Information Contact

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Property Location

West Town Square is located in a solid exurban Atlanta market. Rome is a college, medical & retirement community an hour drive from Atlanta.



Co-Tenents

- Big Lots
- City Trends
- Factory Connection

Traffic Count

Roughly 24,800± cars travel per day along main traffic artery Shorter Avenue per GADOT.

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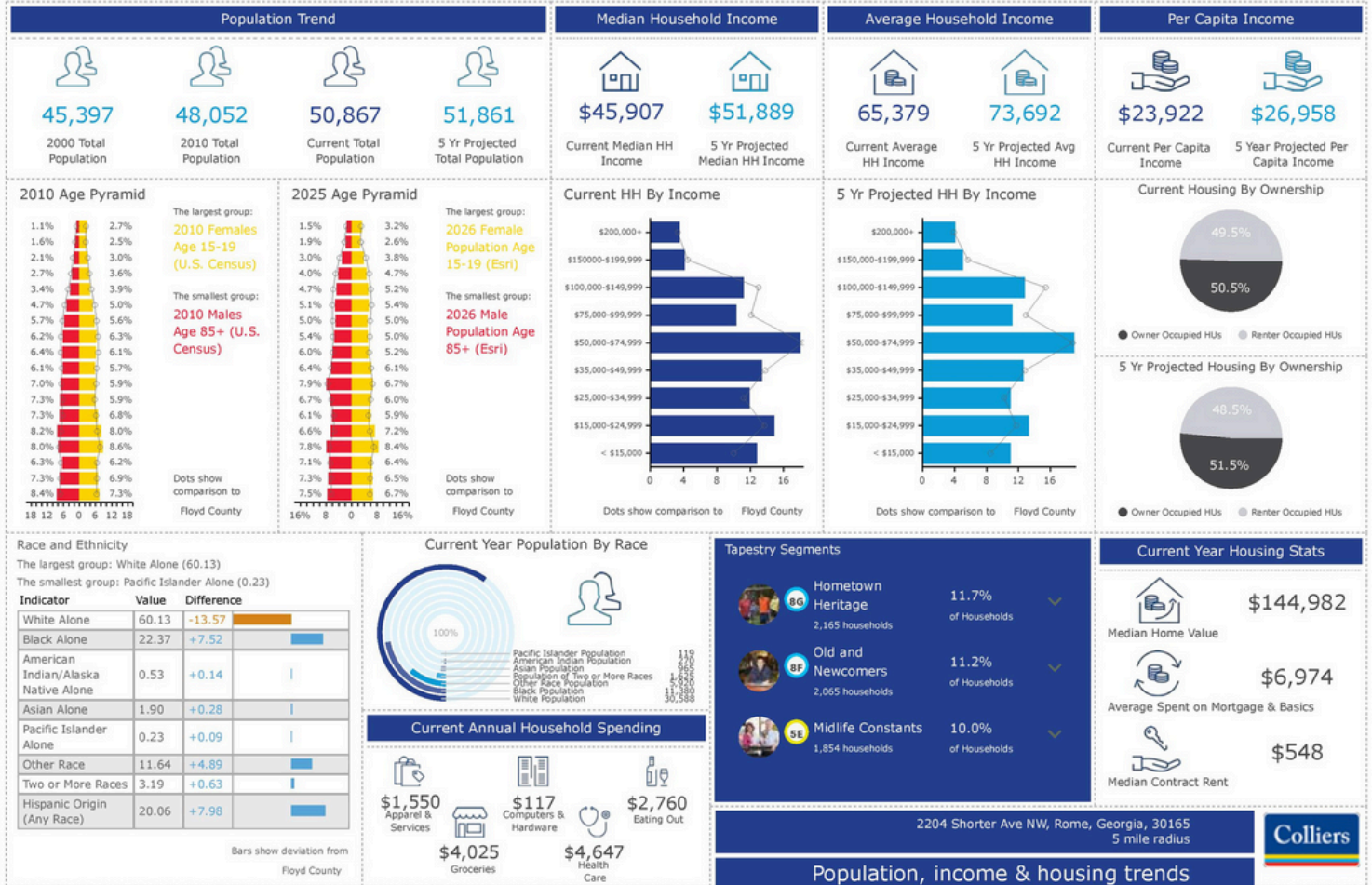
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Demographic Overview



About Rome

Tucked in the foothills of the Appalachian Mountains. Rome is the County Seat of Floyd County, the cultural and economic capital city of Northwest Georgia, and one of the largest city.



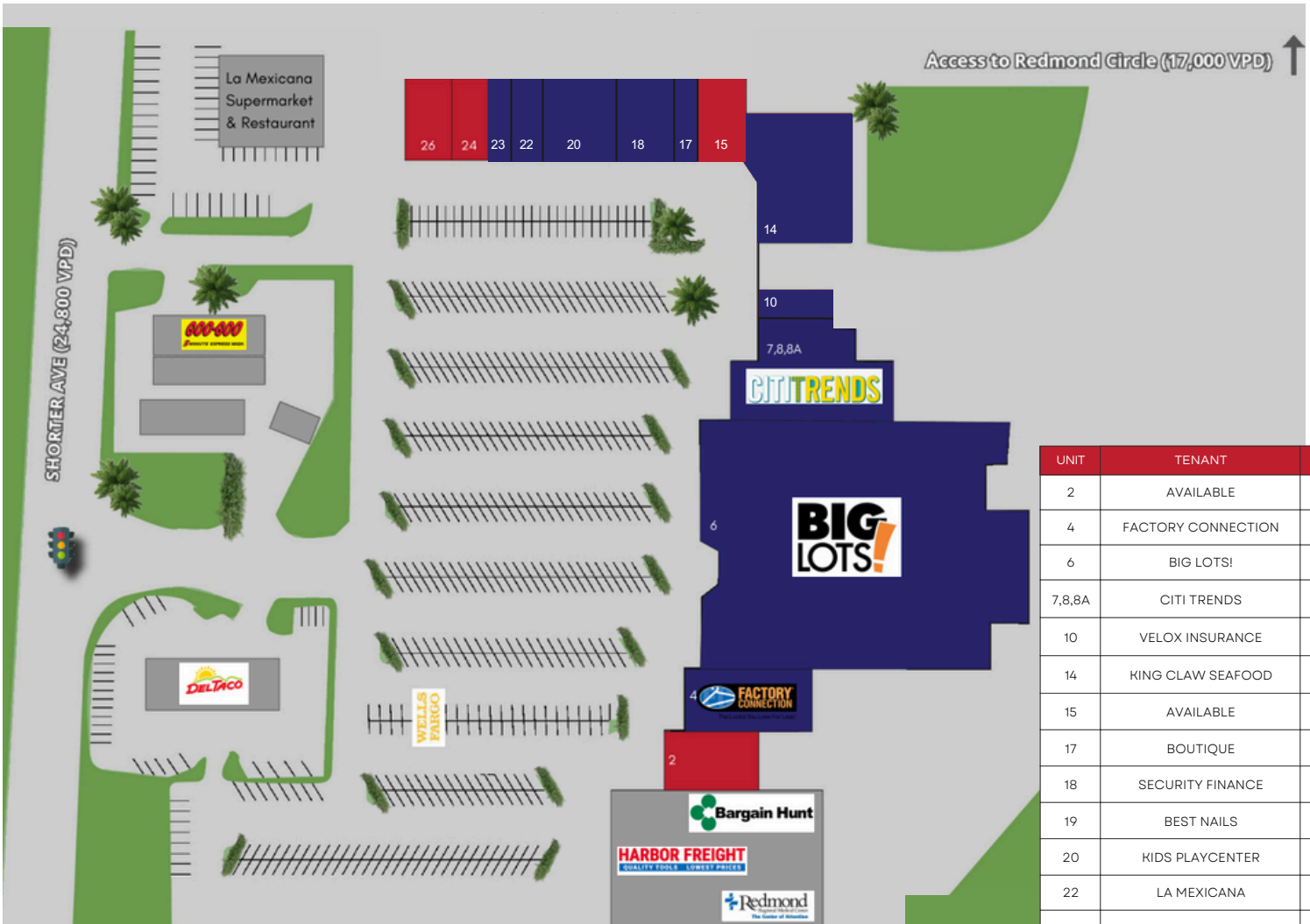
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Property Sitemap

West Towne Square offers a variety of retail, restaurant, office, and service units available for lease at competitive rates in a high traffic shopping center with high visibility signage and street presence along with plenty of parking.



UNIT	TENANT	SF
2	AVAILABLE	2,800
4	FACTORY CONNECTION	6,00
6	BIG LOTS!	44,512
7,8,8A	CITI TRENDS	11,223
10	VELOX INSURANCE	1,200
14	KING CLAW SEAFOOD	8,420
15	AVAILABLE	2,400
17	BOUTIQUE	1,200
18	SECURITY FINANCE	1,800
19	BEST NAILS	1,200
20	KIDS PLAYCENTER	3,600
22	LA MEXICANA	1,800
23	BELLA HAIR SALON	1,200
24	AVAILABLE	1,800
26	AVAILABLE	2,400
	ATM WELLSFARGO	0

■ Occupied ■ Vacant

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