



SITE

140 E Felton Rd,
Carversville, GA 30122

OFFERING MEMORANDUM

Restaurant Building

140 East Felton Road | 0.82 Acre



H&H Realty, LLC
GLOBAL REAL ESTATE

Exclusively listed by H&H Realty, Inc.



H&H Realty, LLC
700 Douthit Ferry Road, Suite 770
Cartersville, GA 30120
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handhrealty.net

SITE

140 E Felton Rd,
Cartersville, GA 30130

E Felton Rd

Ingles Markets Inc

AMC CLASSIC
Cartersville 12

Sonic Drive-In

Okinawa -Cartersville

Loa Carnicera (meat
market/restaurant)

Taylor Outdoor Power
Equipment & Supplies

The Home Depot

A-Total Plumbing

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Mark Harris
Broker
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EXECUTIVE SUMMARY

140 East Felton Road | 0.82 Acre



PROPERTY DETAILS

- 0.82 acre
- 3,692 SF
- Built in 1997, renovated in 2022
- Wall height 12'
- Spacious dining room
- 55 parking spaces
- Zoned G-C (General Commercial)
- Billboard excluded from sale



H&H Realty, LLC
GLOBAL REAL ESTATE

PRICE | \$1,620,000

PROPERTY OVERVIEW

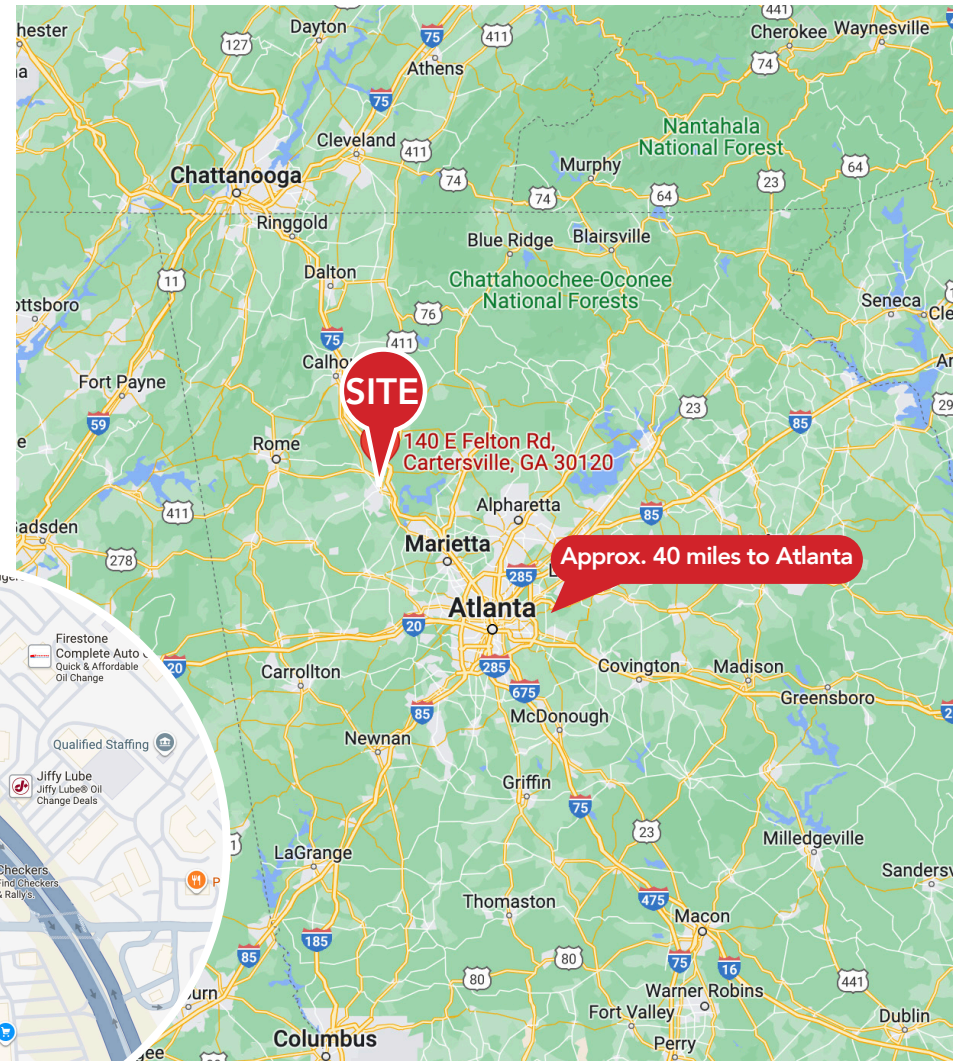
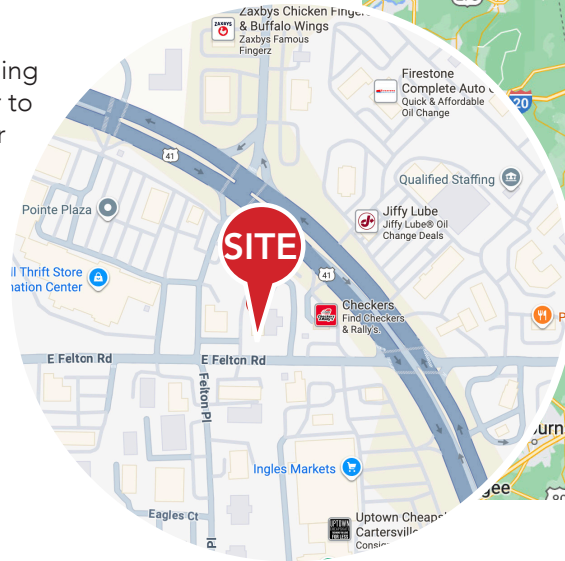
140 East Felton Road | 0.82 Acre

Address:	140 East Felton Road, Cartersville, GA 30120
County:	Bartow
Site Size:	0.82 acres
Parcel IDs:	C066-0001-006
Utilities:	Utilities on site
Traffic Counts:	9,325 E. Felton Rd./32,125 JFH Pkwy. AADT per GA DOT
Sale Price:	\$1,620,000

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.



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DEMOGRAPHICS

140 East Felton Road | 0.82 Acre

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Total Population:	4,153	33,154	53,845
2029 Population:	4,492	36,182	58,924
Population Growth 2024-2029:	1.60%	1.80%	1.90%
Average Age:	37.20	36.70	37.90

HOUSEHOLDS

2024 Total Households:	1,519	12,794	20,359
HH Growth 2024-2029:	1.60%	1.80%	1.80%
Median Household Inc.:	\$49,139	\$61,282	\$67,222
Average Household Size:	2.40	2.50	2.50

POPULATION TRENDS

