

Redmond Rd 15 Acres



Jimmy Byars, CCIM
O – 706-291-4321 C – 706-506-9051
jbyars@hardyrealty.com

Keith Beauchamp, CCIM
O – 706-291-4321 C – 706-767-5778
keithb@hardyrealty.com

HARDY
REALTY & DEVELOPMENT CO.

EXECUTIVE SUMMARY

HARDY
REALTY & DEVELOPMENT CO.

Prime Commercial Land Development Opportunity – Redmond Road | Rome, GA

This **15-acre tract of commercial land** offers an exceptional development opportunity in one of Rome's fastest-growing corridors. Positioned at the highly visible intersection of **Redmond Road/Rome Bypass and Technology Parkway**, the property boasts **over 1,800 feet of frontage** and a **traffic count exceeding 23,000 vehicles per day**.

The site is ideally suited for **retail, medical, or mixed-use development**, with the flexibility to be divided into two parcels or developed as a whole. Its location provides unmatched access to major healthcare providers—**AdventHealth Redmond Medical Center** and **Atrium Health Floyd Medical Center**—as well as nearby residential communities, medical offices, and **Berry College**. The proximity to **The Spires at Berry College**, a premier retirement community, further enhances the site's potential for medical, service-oriented, and retail uses.

With Rome's continued population and economic growth, this property offers an unmatched opportunity for investors, developers, and end-users seeking visibility, accessibility, and long-term value in Northwest Georgia.

An aerial photograph of a suburban landscape. In the foreground, a deep blue lake is visible on the left, with a narrow strip of land and a road curving around it. The middle ground shows a mix of residential neighborhoods with single-family homes, larger apartment complexes, and commercial buildings. A major road with a curved interchange cuts through the area. The background is filled with a dense forest and rolling hills under a clear blue sky.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

- **Size:** ±15 acres (divisible into two parcels or sold as a whole)
- **Frontage:** Over 1,800 feet on Redmond Road/Rome Bypass & Technology Parkway
- **Traffic Count:** ±23,000 vehicles per day
- **Zoning:** Commercial (ideal for retail, strip center, or medical office development)
- **Location Advantages:**
 - Near **AdventHealth Redmond Medical Center & Atrium Health Floyd Medical Center**
 - Minutes from **Berry College** and **The Spires at Berry College**
 - Close to residential neighborhoods, medical practices, and office corridors
- **Visibility:** Excellent exposure on one of Rome's busiest corridors
- **Accessibility:** Convenient access to the Rome Bypass and surrounding commercial hubs



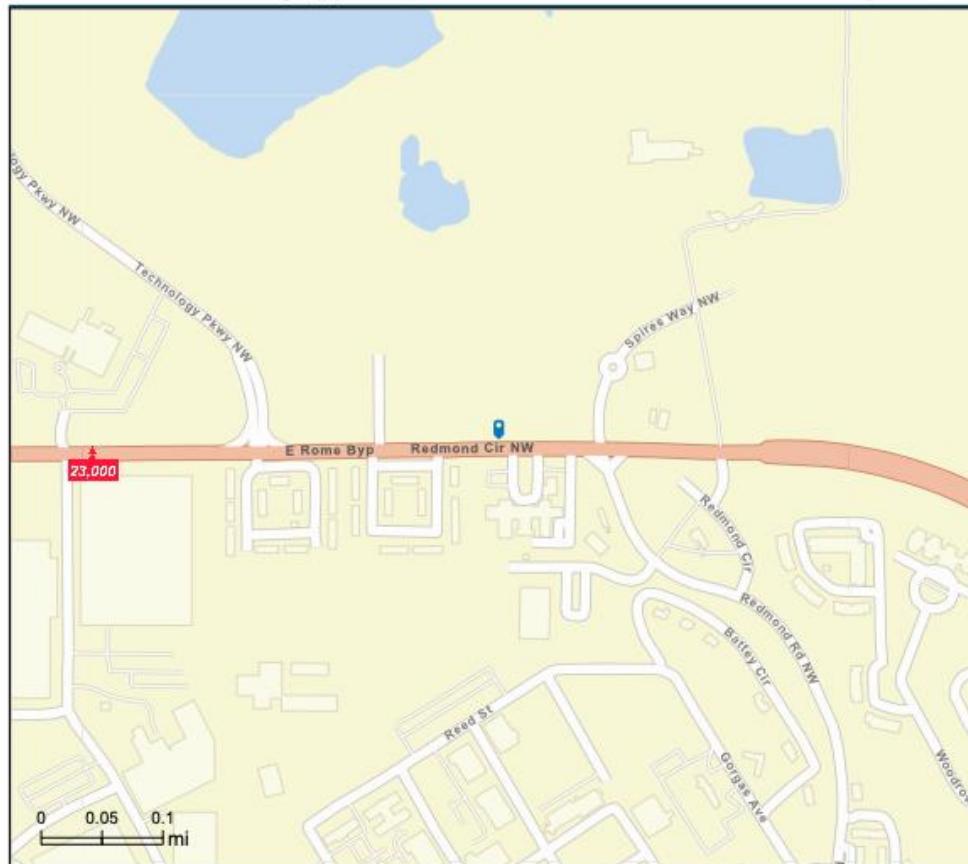
PROPERTY OVERVIEW, *continued*



Traffic Count Map - Close Up

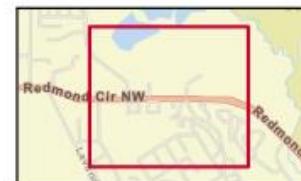
1342-1342 Redmond Cir NW
 1342-1342 Redmond Cir NW, Rome, Georgia, 30165
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.28493
 Longitude: -85.20399



Source: ©2025 Kalibrate Technologies (Q1 2025).

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



September 30, 2025