

# Redmond Rd 15 Acres

0 Redmond Rd  
Rome, GA 30165

\*This is not a survey.  
Lines are approximate.

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**HARDY**  
REALTY & DEVELOPMENT CO.

# EXECUTIVE SUMMARY

## **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 large property. In the bottom left, there is a dark blue lake. A dense green forest covers the lower half of the image. A paved road with yellow dashed lines curves through the forest. In the upper half, there are several buildings, including a large multi-story one, surrounded by more trees and some parking areas. The background shows a hazy landscape with distant hills.

# PROPERTY OVERVIEW

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# 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*

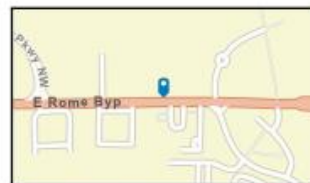
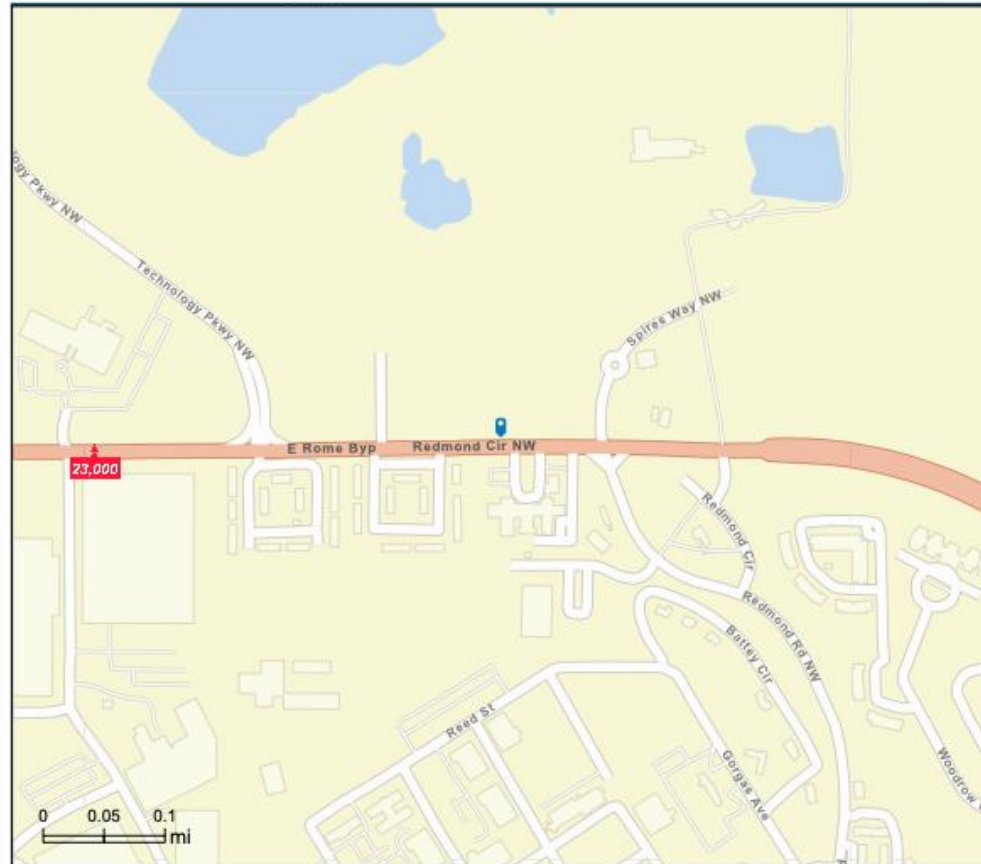




## Traffic Count Map - Close Up

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



**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



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 30, 2025