

FOR LEASE - GROUND LEASE - FOR SALE

3,000 SF+- on 0.8 Acre (Developed)
Additional 2.5 Acre Parcel (Undeveloped)

2435 SHORTER AVENUE

Rome, GA 30165

PRESENTED BY:

MATTHEW LEVIN, CCIM

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levinm@svn.com

GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	2435 Shorter Ave, Rome, GA 30165
LEASE / GROUND LEASE / BTS	Inquire
BUILDING SIZE	3,000 SF+-
PARCEL SIZE	0.8 AC up to 3.3 AC
ZONING	C-C Community Commercial
TRAFFIC LIGHT	Yes

Available for lease, ground lease or for sale on Shorter Avenue in Rome is a 3.3 acre parcel at a traffic light intersection with dedicated turn lane across from Lowe's. The site is improved with a 3,000 SF+- former Wendy's built in 2002 on approximately 0.8 acres with the remaining 2.5 acres+- available as additional land or for a separate use. The site is zoned community commercial (C - C) allowing a variety of retail uses. Shorter Avenue is a four-lane undivided east-west artery with a 23,000 traffic count. The site is served by all utilities.

Nearby retailers include Lowe's, WalMart, Sam's Club, Starbucks, McDonalds, Del Taco, Burger King, Popeye's, Taco Bell, Advance Auto Parts, Dollar Tree, Zaxby's, Planet Fitness, Big Lots, Harbor Freight and Title Max.

The location west of downtown Rome is 2 miles from Shorter University (1,300 students) and 2.5 miles from Berry College (2,200 students). The 3 mile population is 29,000+ with \$68,000+ average household income.

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- Up to 3.33 acres with 155 foot frontage - 3,000 SF+- former Wendy's
- 0.8 acres+- is developed with additional 2.5 acres+- raw land available
- Traffic light intersection across from Lowe's
- Four lane artery with dedicated turn lane
- Zoned community commercial (C-C) - all utilities available
- Excellent visibility with 23,000 traffic count
- 29,000+ pop. \$68,000+ Avg HH income 3 miles
- 2 miles from Shorter University (1,300 students)
- 2.5 miles from Berry College (2,200 students)
- Nearby retailers: Lowe's WalMart, Sam's Club, Starbucks McDonalds, Del Taco, Burger King, Popeye's, Taco Bell, Advance Auto Parts, Dollar Tree,

AERIAL 3.3 ACRE PARCEL



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RETAILERS - EMPLOYERS - COLLEGES-DEMOGRAPHICS



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3.3 ACRE RETAIL PARCEL | 2435 Shorter Avenue, Rome, GA 30165

RETAILERS-TRAFFIC COUNT



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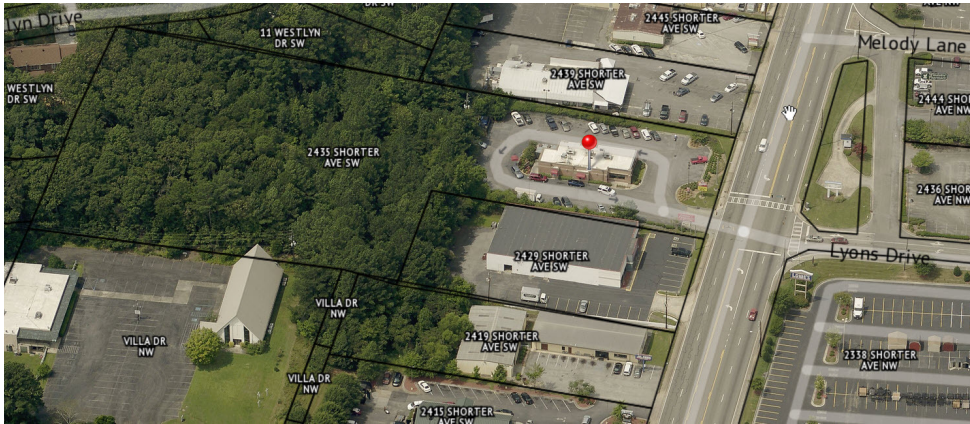
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ADDITIONAL PHOTOS - APPROXIMATE BOUNDARIES



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SVN | INTERSTATE BROKERS

TOPOGRAPHY



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DEMOGRAPHICS MAP & REPORT

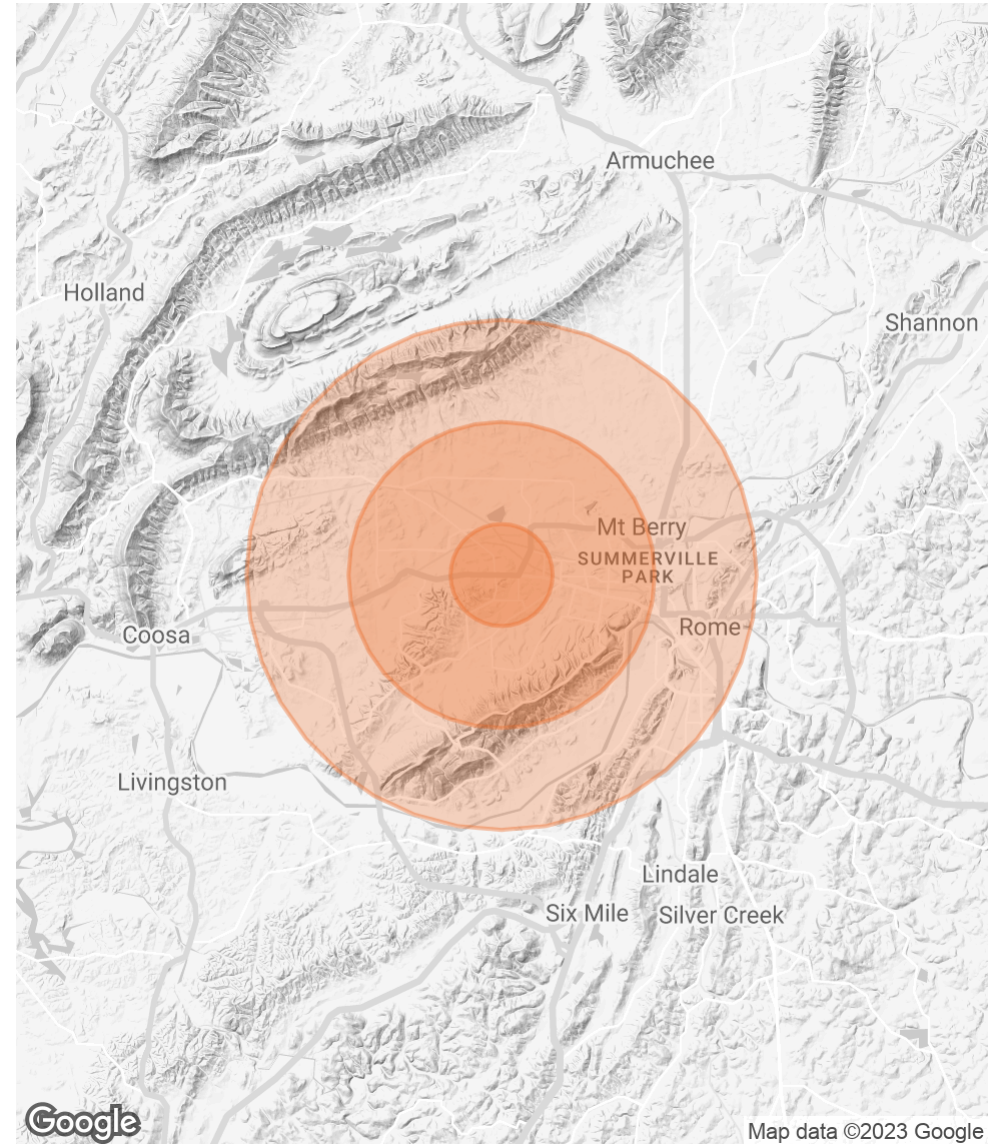
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,573	24,869	41,522
AVERAGE AGE	36.6	35.7	36.5
AVERAGE AGE (MALE)	34.4	33.1	33.6
AVERAGE AGE (FEMALE)	39.0	37.7	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,806	9,580	16,931
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$58,452	\$63,399	\$59,850
AVERAGE HOUSE VALUE	\$122,031	\$142,472	\$154,133

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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