

AVAILABLE! | LOT 5

Commercial sites for lease at fast food and retail development fronting GA Hwy. 113

VH VILLAGE HILL



H&H REALTY, LLC.

VILLAGE HILL COMMERCIAL SUBDIVISION

10 & 14 CHARLEY HARPER DRIVE | CARTERSVILLE, GA 30120

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OVERALL LOT SITE MAP

*availability subject to change



- Ground leases and build-to-suits available
- Build to suit opportunities for credit tenants
- High visibility located between West Avenue and Old Mill Road boasting 27,100 average aggregate daily traffic count
*2018 Georgia DOT analysis
- Prime retail corridor with close proximity to Cartersville Elementary and Primary schools plus large employment centers and recreational facilities



VILLAGE HILL

EXECUTIVE SUMMARY

The subdivision enjoys majorly advantageous access with long road frontage on a state highway (113/West Avenue) with 16,700 cars per day and a 27,100 average aggregate daily traffic count (*2018 Georgia DOT analysis) combined with access from 2 other public streets and inter-parcel connectivity. It will be an ideal location for individual fast food restaurants, free standing retail, professional offices, service retail, medical offices, drug stores, microtels and more.

Village Hill is located in the emerging West End Market of Cartersville, Georgia in Bartow County and is a highly anticipated development by area residents. The development itself is situated in a uniquely dense population sector with huge employment centers in the immediate vicinity, including one of the largest carpet industries in the nation that has a plant directly across the street employing 500+ people alone.

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2024 POPULATION	2,868	24,250	48,837
2024 Households	1,138	9,096	18,435
2024 Median HH Income	\$66,019	\$70,132	\$68,831
2024 Houshold Income	\$87,225	\$86,529	\$85,271

VILLAGE HILL COMMERCE & BUSINESS PARK

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RETAIL MAP



KEY SURROUNDING INDUSTRIES

Shaw Industries Plant #13	Ampacet Corporation	FAA Maintenance Facility
Shaw Industries R & D	Accella Polyurethane Systems	Resource Innovations
Shaw Industries Create Center	All Metals Manufacturing	Eco energy Distribution
Steel Materials	84 Lumber	Simms Bark Processing Facility
City of Cartersville Water Treatment Facility	Res-Tech Manufacturing	Acquafil Fiber
Bartow County Public Works and Road Department	EES Manufacturing	Heatco Industries
Cartersville-Bartow County Regional Airport	WR Meadows Manufacturing	Southeastern Freight Lines
Monitor Manufacturing	SRP Industries	Dynaflux
	Titan Lifts	Super Sod
	Fluid Floors	Georgia Power Plant Bowen
	Kassbohrer All-Terrain Vehicles	

KEY SURROUNDING NEIGHBORS

McDonald's	Martin's	TCBY
Ingles with Starbucks	Ladd's Farm Supply	Waffle House
Arby's	Cartersville Elementary School (975 students)	Styles Collision Center
CVS	Cartersville Primary School (1,101 students)	Sixes Tavern
Dunkin Donuts	Cartersville Middle School (1,057 students)	Angelo's New York Bistro
Taco Bell	Boys & Girls Club	Dellinger Park
Wendy's	First Baptist Church (1,500 Seats)	Waterford Subdivision (477 homes)
Zaxby's	Advance Auto Parts	Grove Park Center
Ace Hardware	Subway	Carter Grove Subdivision (147 homes)
El Nopal Mexican Cuisine		Grove Park Subdivision (101 homes)
Coosa Valley Credit Union		Deerfield Subdivision
Dollar General		