



## SHOPPES AT BURNT HICKORY

800A Burnt Hickory Road, Cartersville, GA 30120



### OFFERING SUMMARY

Available SF: 2,389 SF

Lease Rate: \$2,000.00 SF/yr (MG)

Traffic Count: 15,500 VPD

### PROPERTY OVERVIEW

Previous tenants have been a tanning salon and most recently an educational music studio. The unit is partitioned into 6 individual offices, 2 meeting rooms, a kitchen and contains two restrooms. This is a great opportunity to enter into an already existing buildout with little improvements necessary to open for business.

### LOCATION OVERVIEW

Hickory Springs Shopping Center is a neighborhood strip shopping center with three buildings totaling 30,248 sq. ft. Hickory Springs Shopping Center is located in Northwest Cartersville, at the intersection of Burnt Hickory Road and Sugar Valley Road. Average vehicles per day on Sugar Valley is 6,000 and Burnt Hickory is 7,500.

### PROPERTY HIGHLIGHTS

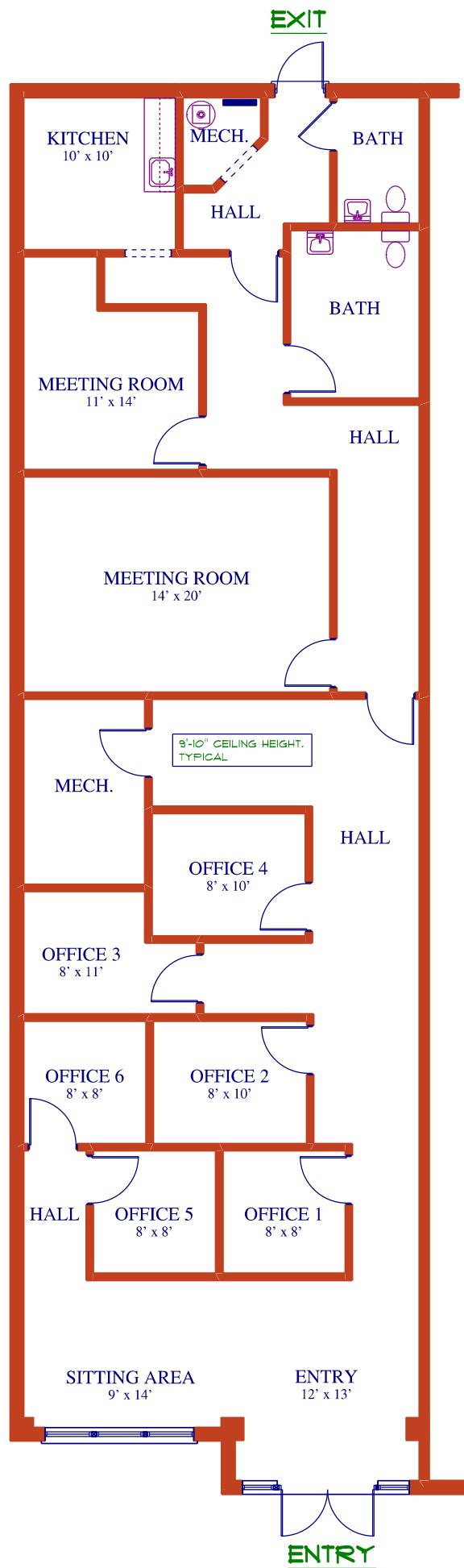
- Beautiful architecture, plenty of parking.
- Great shopping center in growing area.
- Excellent visibility with easy access to Burnt Hickory Road and Sugar Valley Road.
- Unit Features: 6 Individual offices, 2 meeting rooms, 2 restrooms.

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**SUITE A - MAIN FLOOR PLAN**

**SCALE: 1 INCH = 10 FEET**  
**2390 SF**