

# FLEX SPACE DEVELOPMENT | 1,920 - 17,280 SF

will be available Q4 of 2023

# VH VILLAGE HILL



H&H REALTY, LLC.

## VILLAGE HILL COMMERCE & BUSINESS PARK

10 & 14 CHARLEY HARPER DRIVE | CARTERSVILLE, GA 30120

H&H REALTY, LLC. | 770.386.1400

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**BROKER**

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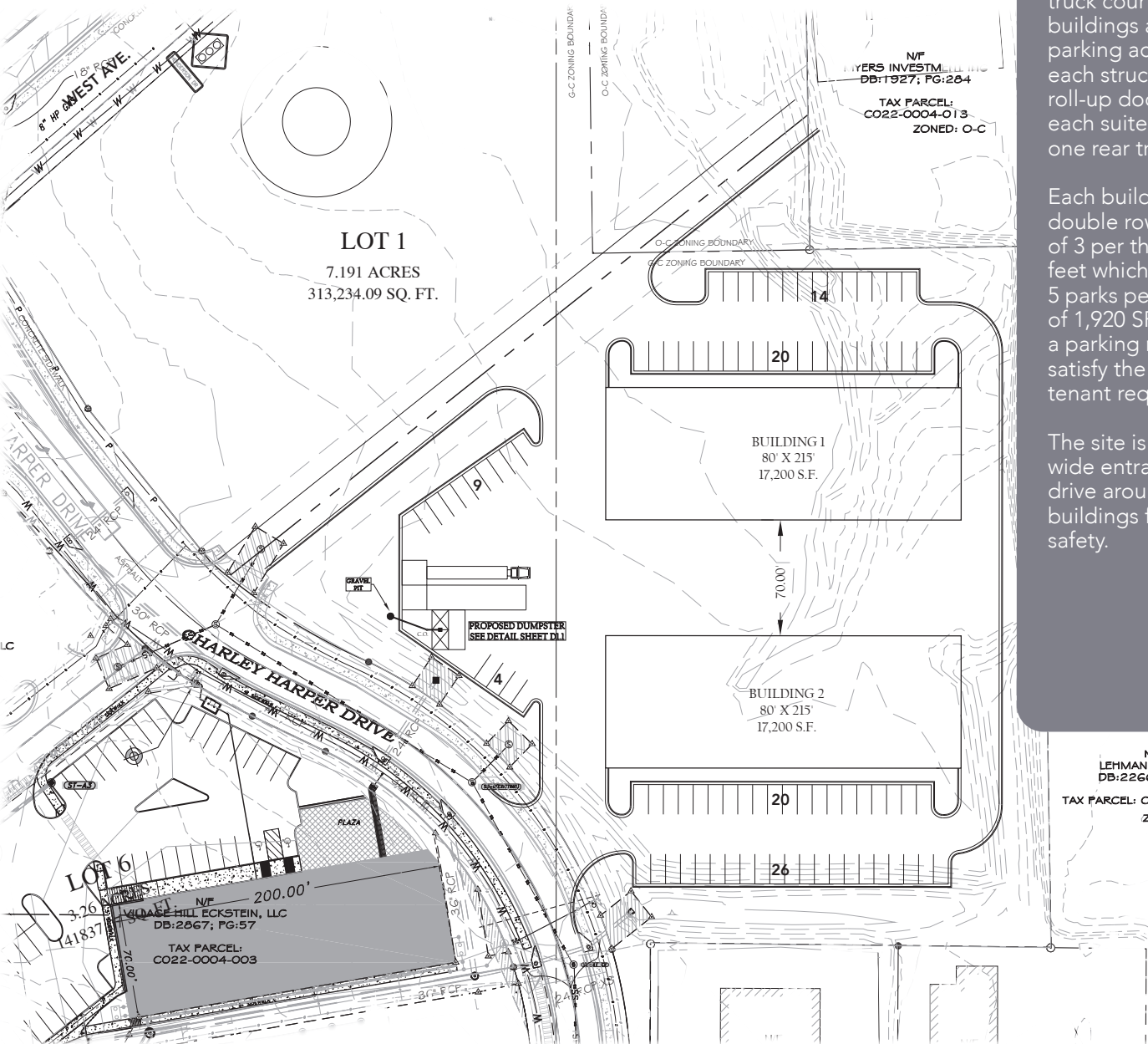
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# CONCEPTUAL RENDERING

\*subject to change



This two-building concept of the project includes a shared truck court at the rear of the buildings and double rowed parking across the front of each structure. Ground level roll-up doors will ensure that each suite will have at least one rear truck access.

Each building front enjoys double row parking at a rate of 3 per thousand square feet which equates to over 5 parks per the minimum of 1,920 SF suites. That's a parking ratio that should satisfy the most demanding tenant requirement.

The site is served by two wide entrances with paved drive arounds encircling both buildings for easy access and safety.

- High visibility located between West Avenue and Old Mill Road boasting 27,100 average aggregate daily traffic count  
\*2018 Georgia DOT analysis
- Prime business corridor with close proximity to Cartersville industrial parks, retail and food service franchises, large employment centers



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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		



# VILLAGE HILL

## EXECUTIVE SUMMARY

Village Hill Commerce and Business Center - Village Hill's latest announcement is this 34,560 SF business center development that will open in the 4th Quarter of 2023. This two-building expansion will provide lease spaces from 1,920 to 17,280 SF for small business and service companies. Each space can be outfitted with nicely appointed front office area with a spacious warehouse/shop area to the rear including large roll-up, drive-in door. The large parking area includes an abundance of off-street parking for employees and service vehicles.

Strategically located on Charley Harper Drive between State Hwy. 113 (West Avenue) and Old Mill Road for quick and easy access for your business and highly visible and convenient to your customers.

Contact Mark Harris at H&H Realty, LLC now to reserve space for your business with time to customize the space for your specific needs.

## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2020 POPULATION	3,043	21,744	45,732
2020 Households	1,158	8,050	16,906
2020 Median HH Income	\$58,690	\$53,902	\$55,284
2020 Houshold Income	\$79,799	\$67,945	\$67,507