

FOR LEASE

Light Industrial

1183 Joe Frank Harris Pkwy.



H&H Realty, LLC
GLOBAL REAL ESTATE

EXECUTIVE SUMMARY

1183 Joe Frank Harris Pkwy.



PROPERTY DETAILS

- GBA - +/- 4,800 sq. ft.
- Pre-engineered steel frame construction with partial brick along front elevation and metal sandwich metals on side and rear elevations.
- Roofing is metal panels over steel trusses.
- Warehouse areas have steel personnel doors.
- 1,800 sq ft of office area (38%).
- Showroom/office areas are glass-in-aluminum storefront doors with solid or hollow-core wood interior doors.
- 10'x14' overhead drive-in door and one 5'x10' overhead dock-high door.
- Interior build-out is of average quality. Finished areas feature painted sheet rock walls; suspended acoustical tile drop ceiling, recessed fluorescent light fixtures, commercial carpet, hollow-core interior doors and average hardware, (1) 2-fixtures restroom. Warehouse area features concrete floors, insulated metal panels and insulated ceiling and suspended fluorescent light fixtures. Clear span 14 to 16 foot ceiling height.
- Concrete paved parking area provides approximately 5 marked parking spaces.



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PROPERTY OVERVIEW

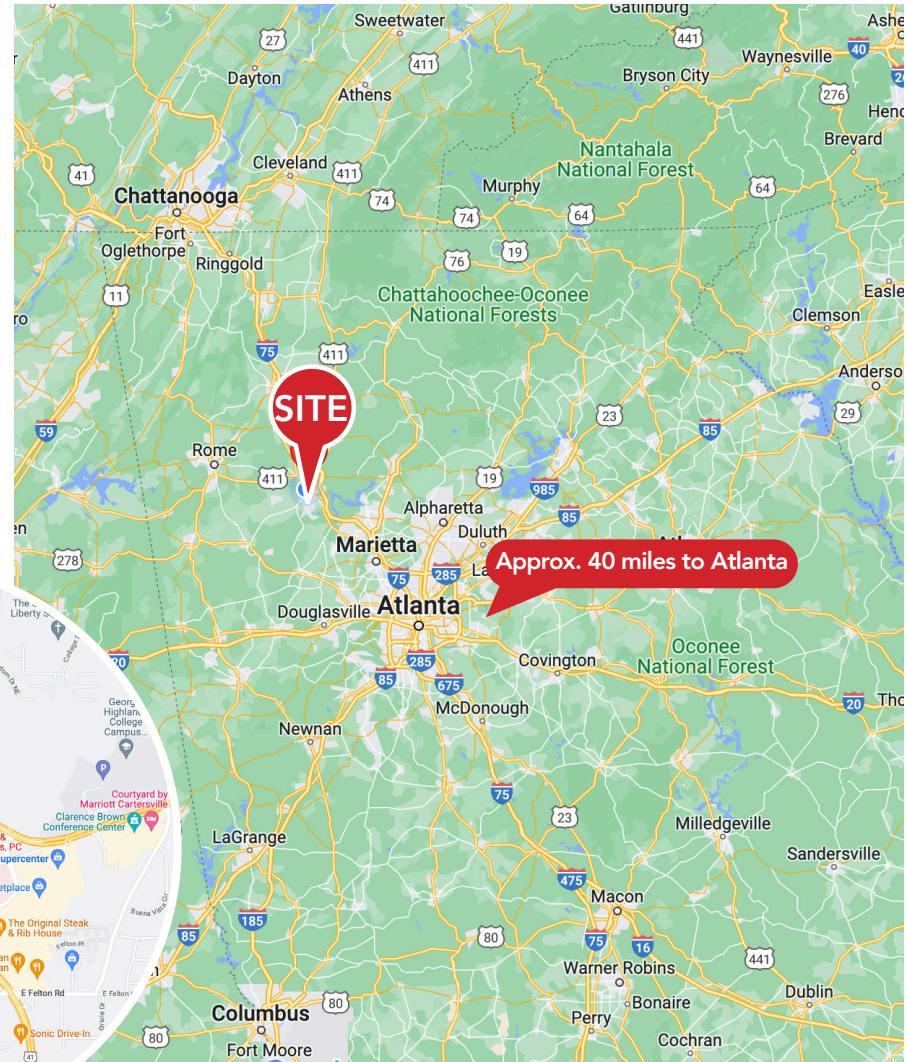
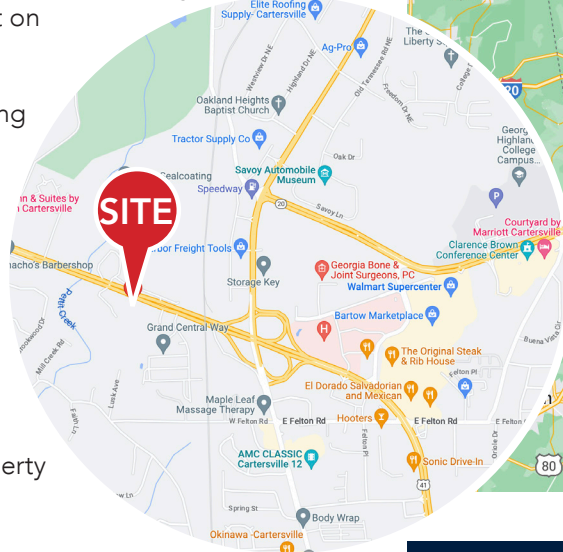
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Address:	1183 Joe Frank Harris Pkwy, Cartersville, GA 30120
County:	Bartow
Zoning:	C-1
Parcel IDs:	0071H-0001-033
	<i>(the tax id is under 1187 JFH Pkwy as one big property. 1187 is already in a lease)</i>
Utilities:	Utilities on site
Traffic Counts:	41,480 JFH Pkwy. AADT per GA DOT
Lease Price:	\$10.00 sq ft NNN
	<i>*this is a lease for 3 different buildings on same property</i>

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the lease of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



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DEMOGRAPHICS

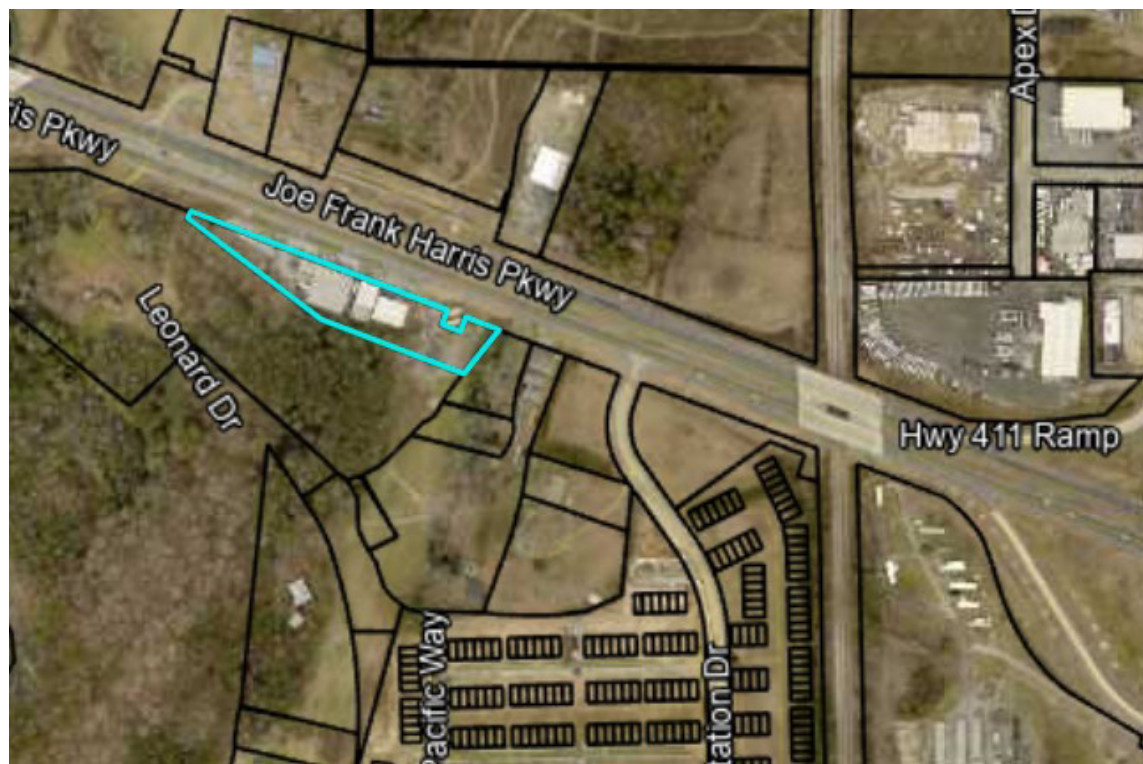
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POPULATION

	1 MILE	3 MILE	5 MILE
2022 Total Population:	4,151	31,717	54,862
2027 Population:	4,509	34,595	59,791
Population Growth 2022-2027:	8.62%	9.07%	8.98%
Average Age:	38.80	37.90	38.50

HOUSEHOLDS

2022 Total Households:	1,688	11,798	20,085
HH Growth 2022-2027:	8.89%	9.32%	9.24%
Median Household Inc.:	\$55,638	\$54,278	\$59,399
Average Household Size:	2.50	2.60	2.70



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