



OLLIE'S
GOOD STUFF CHEAP

SONIC

Winslette
Pharmacy

POPEYES

LOWE'S

TITLEMAX

Pelican's
SNOWBALLS
EST. 2001

Starbucks

Shorter Ave

Lyons Dr

23,700 AADT '23

U-Haul

U-HAUL

Los Portales
Mexican Restaurant

SITE
0.90 AC

Cash America

Tondex's
Furniture & Co.

ZAXBY'S

TRUIST

PENSKE

FOR SALE

Former Restaurant with Drive-Thru

2435 Shorter Ave | Rome, GA

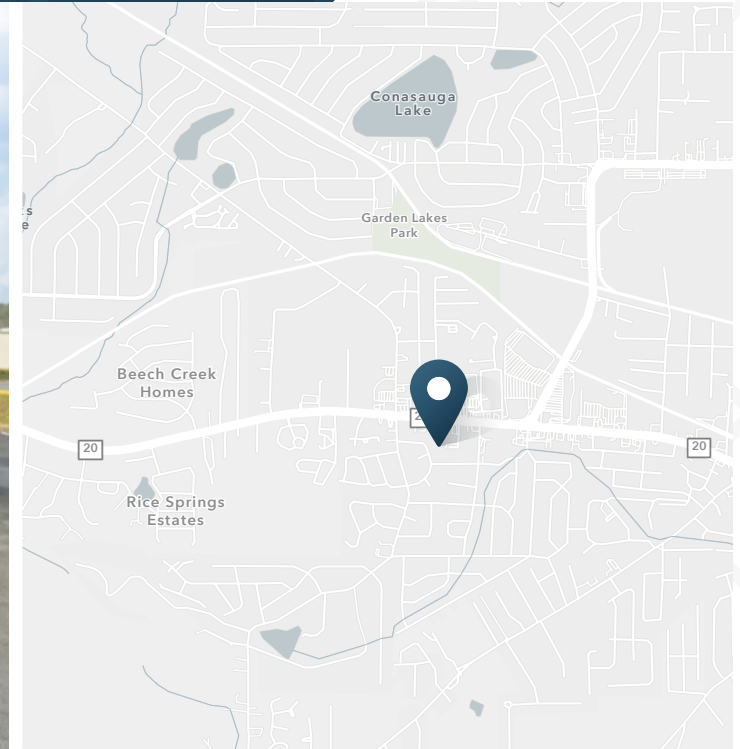
SRS

Former Restaurant with Drive- Thru

2435 Shorter Ave | Rome, GA 30165



FOR SALE



0.90 AC

Site

\$1,550,000

For Sale

\$80,000/ yr NNN

For Lease

ABOUT THE PROPERTY

- 2,997 SF building with drive-thru
- Over 23k vehicles per day on Shorter Ave
- 42 parking spaces
- Property is at a signalized intersection with full access
- Located in a major retail node with tenants including Lowe's, Walmart, and Sam's Club

JOIN THESE RETAILERS



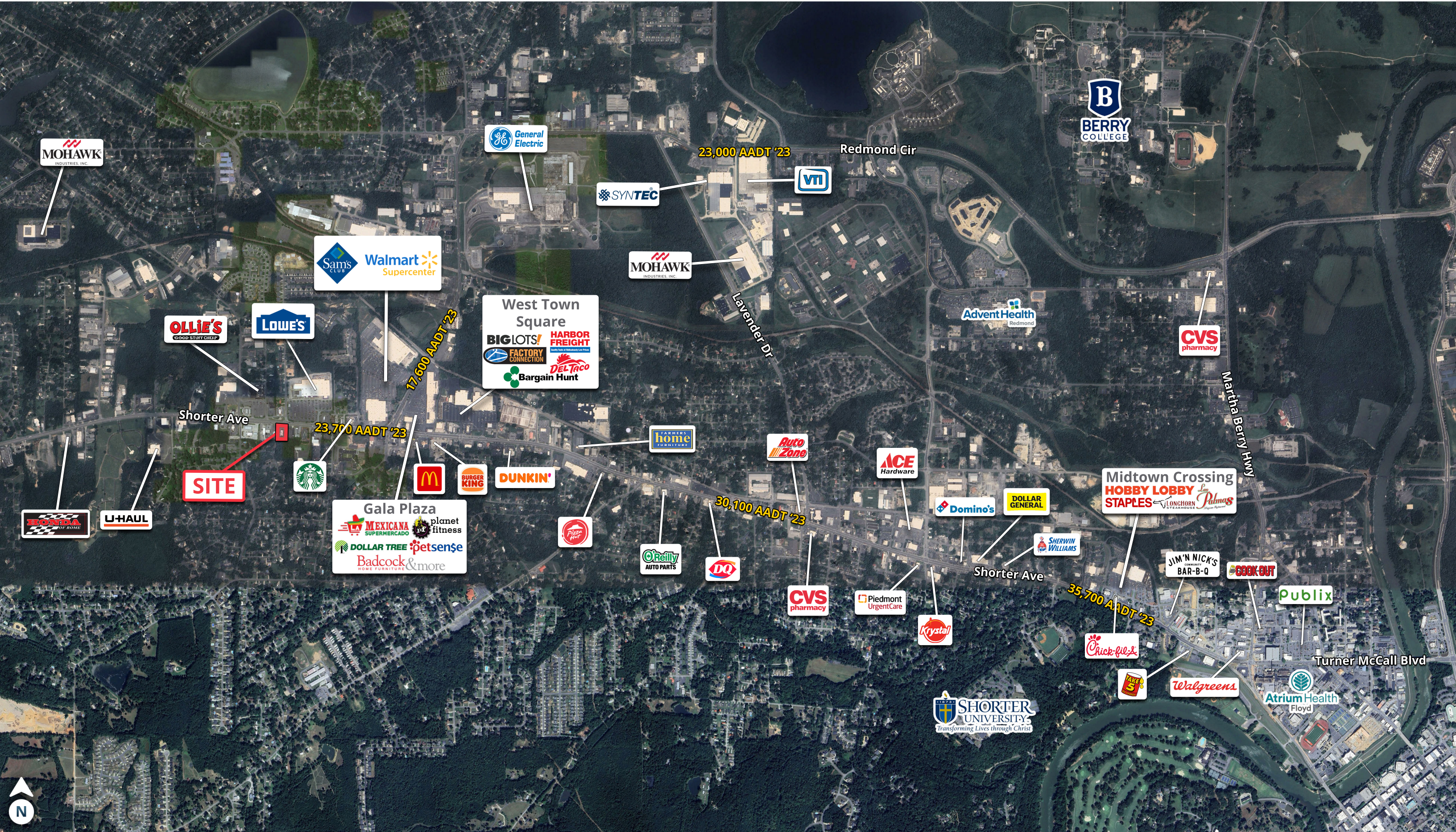
TRAFFIC COUNTS

Shorter Ave NW	29,000 VPD
Redmond Cir NW	17,600 VPD
E Rome Byp	23,000 VPD

Year: 2024 | Source: GDOT

Market Aerial

Rome, GA

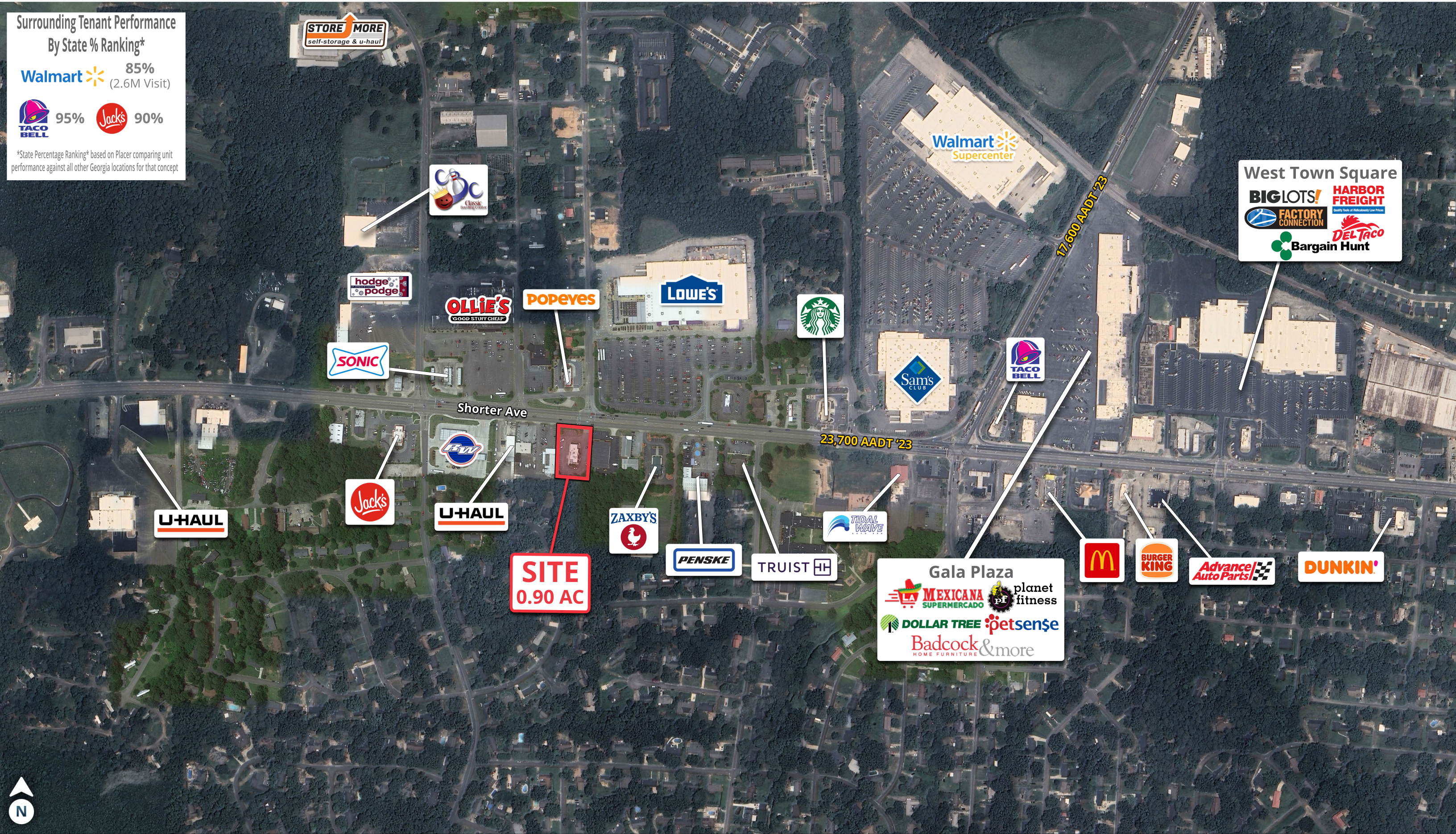


Surrounding Tenant Performance
By State % Ranking*

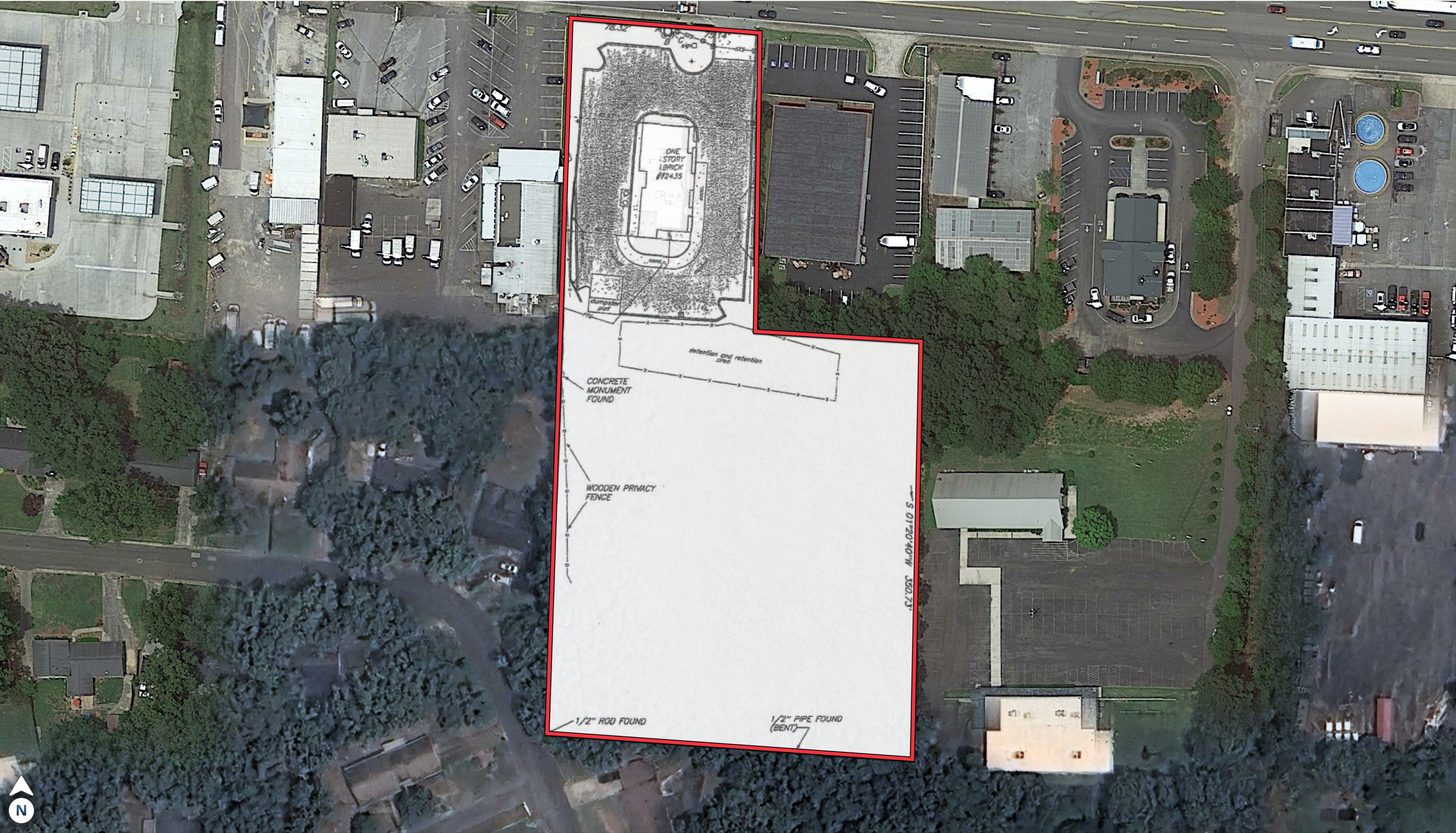
Walmart 85%
(2.6M Visit)

TACO BELL 95% **Jack's** 90%

State Percentage Ranking based on Placer comparing unit performance against all other Georgia locations for that concept







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DEMOGRAPHIC HIGHLIGHTS

1 MILE

7,484	7,341	\$62,270	2,746
Population	Total Daytime Population	Median Household Income	Total Households

3 MILES

29,307	27,995	\$64,282	10,226
Population	Total Daytime Population	Median Household Income	Total Households

5 MILES

46,854	60,462	\$57,096	16,295
Population	Total Daytime Population	Median Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



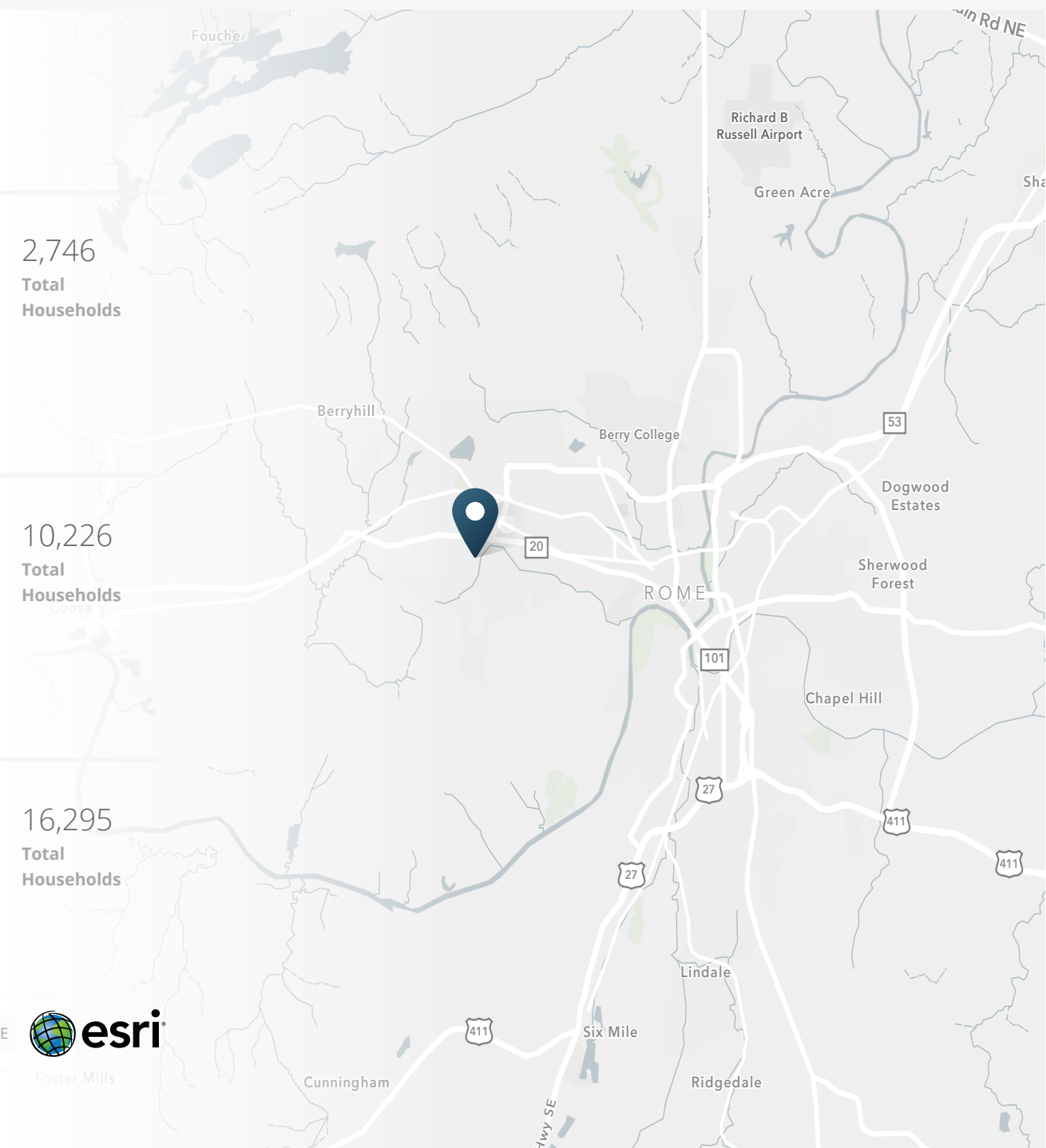
Foster Mills

Cunningham

Six Mile

Lindale

Ridgedale

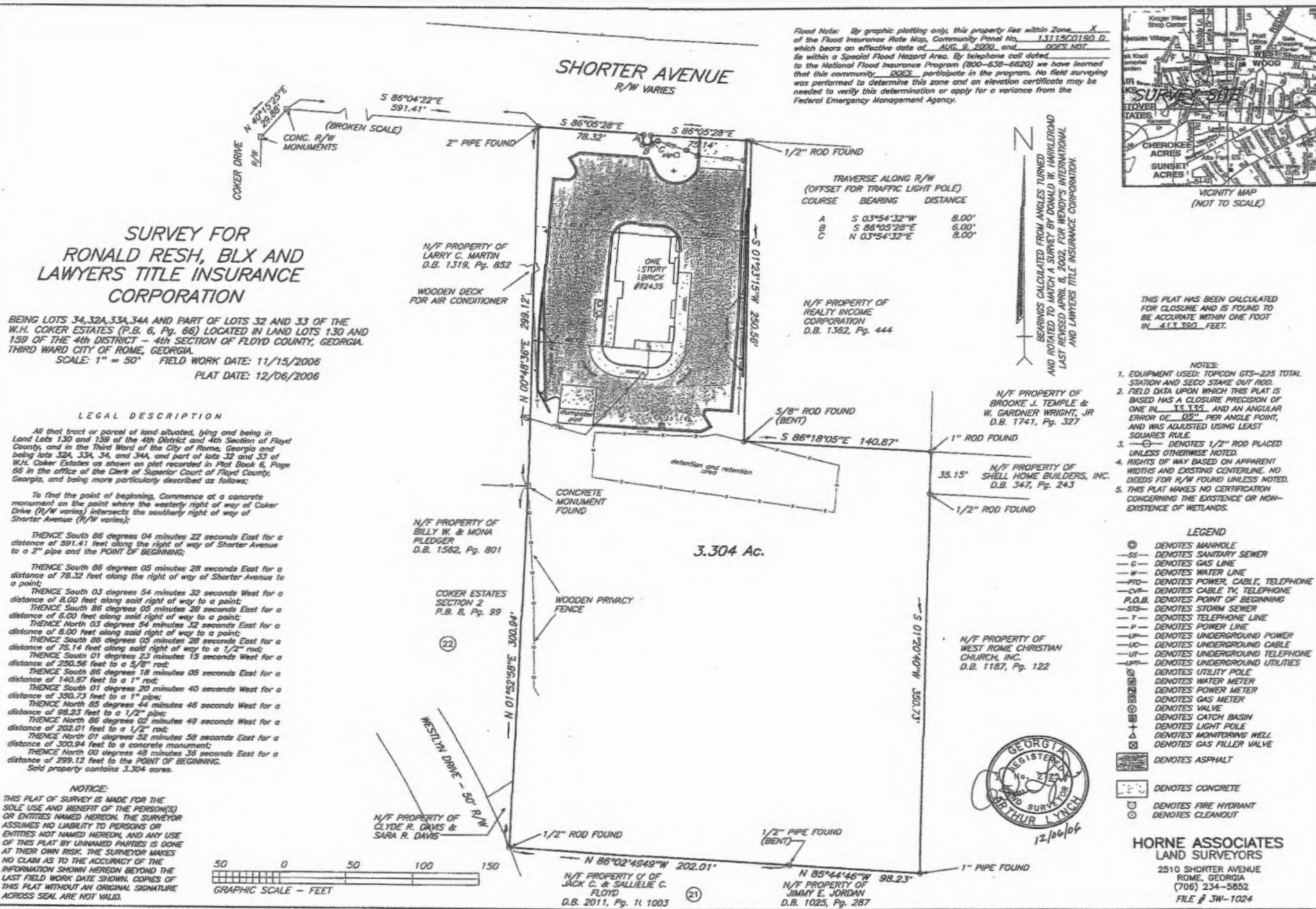


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