



# VILLAGE HILL HEALTH & WELLNESS CENTER



**AVAILABLE**



**Only ONE Suite Left!** Leasing Now!



H&H REALTY, LLC.

## VILLAGE HILL HEALTH & WELLNESS CENTER

11 CHARLEY HARPER DRIVE | CARTERSVILLE, GA 30120

**H&H REALTY, LLC. | 770.386.1400 | [handhrealty.net](http://handhrealty.net)**

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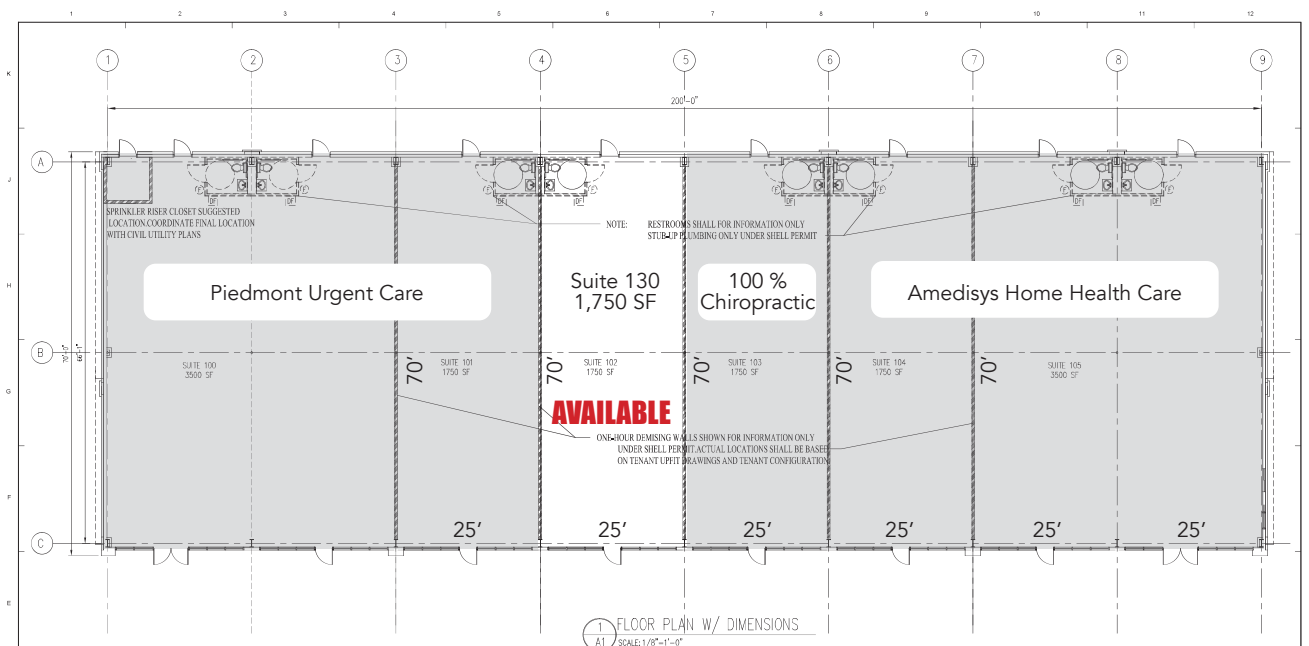
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**Leasing Now!** ready for custom interior finishes!



- Lease space 1,750 square foot
- TI dollars available for credit tenants
- Medically anchored strip center
- Ample off-street parking
- Neighboring lots available for sale or build-to-suit
- 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



## HEALTH & WELLNESS CENTER

### 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.
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



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## RETAIL MAP



## KEY SURROUNDING NEIGHBORS

McDonald's	Dollar General	Subway
Ingles with Starbucks	Martin's	TCBY
Arby's	Toad's Beverage	Waffle House
CVS	Tom's Place Bar & Grill	Styles Collision Center
Dunkin Donuts	Ladd's Farm Supply	Anytime Fitness
Taco Bell	Cartersville Elementary School (975 students)	Sixes Tavern
Wendy's	Cartersville Primary School (898 students)	Angelo's New York Bistro
Zaxby's	Cartersville Middle School (1,057 students)	Johnny Mitchell's Smokehouse
Ace Hardware	Excel Christian Academy (170 students)	Dellinger Park
Shaw Industries Plant (400 employees)	Boys & Girls Club	Waterford Subdivision (477 homes)
Shaw Industries R&D (Opening Soon)	Cartersville Beverage Outlet	Grove Park Center
Shaw Industries Office (600 employees)	First Baptist Church (1,500 Seats)	Carter Grove Subdivision (147 homes)
El Nopal Mexican Cuisine	Advance Auto Parts	Grove Park Subdivision (101 homes)
Renasant Bank		Deerfield Subdivision
Coosa Valley Credit Union		

FOR MORE INFORMATION CONTACT:

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