



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

CARTERSVILLE CROSSING

Retail For Lease
2,500 - 9,735 Sq Ft

407-453 E MAIN STREET
CARTERSVILLE, GA 30121
CAD FILES AND MATTERPORT AVAILABLE

DON EDWARDS

Associate Broker/Commercial Director
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119563, GA

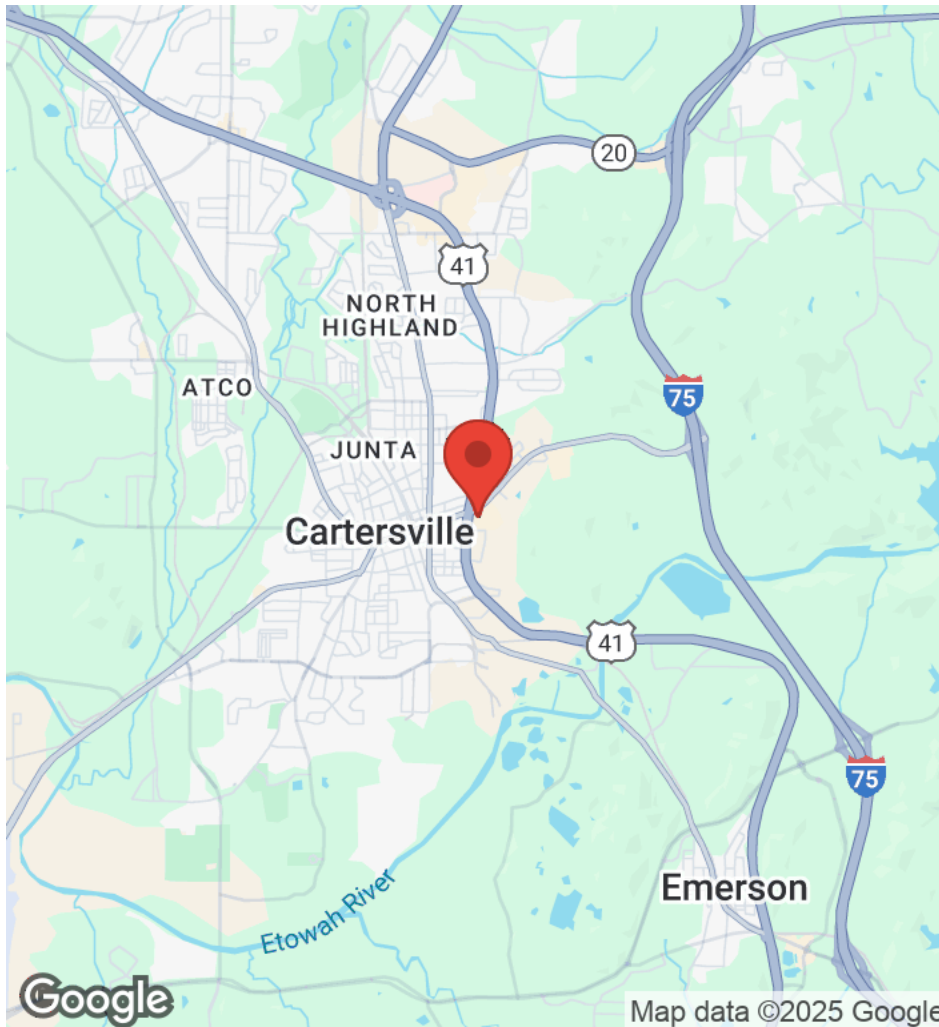




[View Matterport Tour](#)

Property Overview

Cartersville Crossing is a 97,702 square foot shopping center sitting on 11.77 acres. It is anchored by Academy Sports with many long-term retail tenants such as Bealls, Dollar Tree, Whimzy, and Firehouse Subs. Cartersville Crossing was built in 1988 and renovated in 2019.



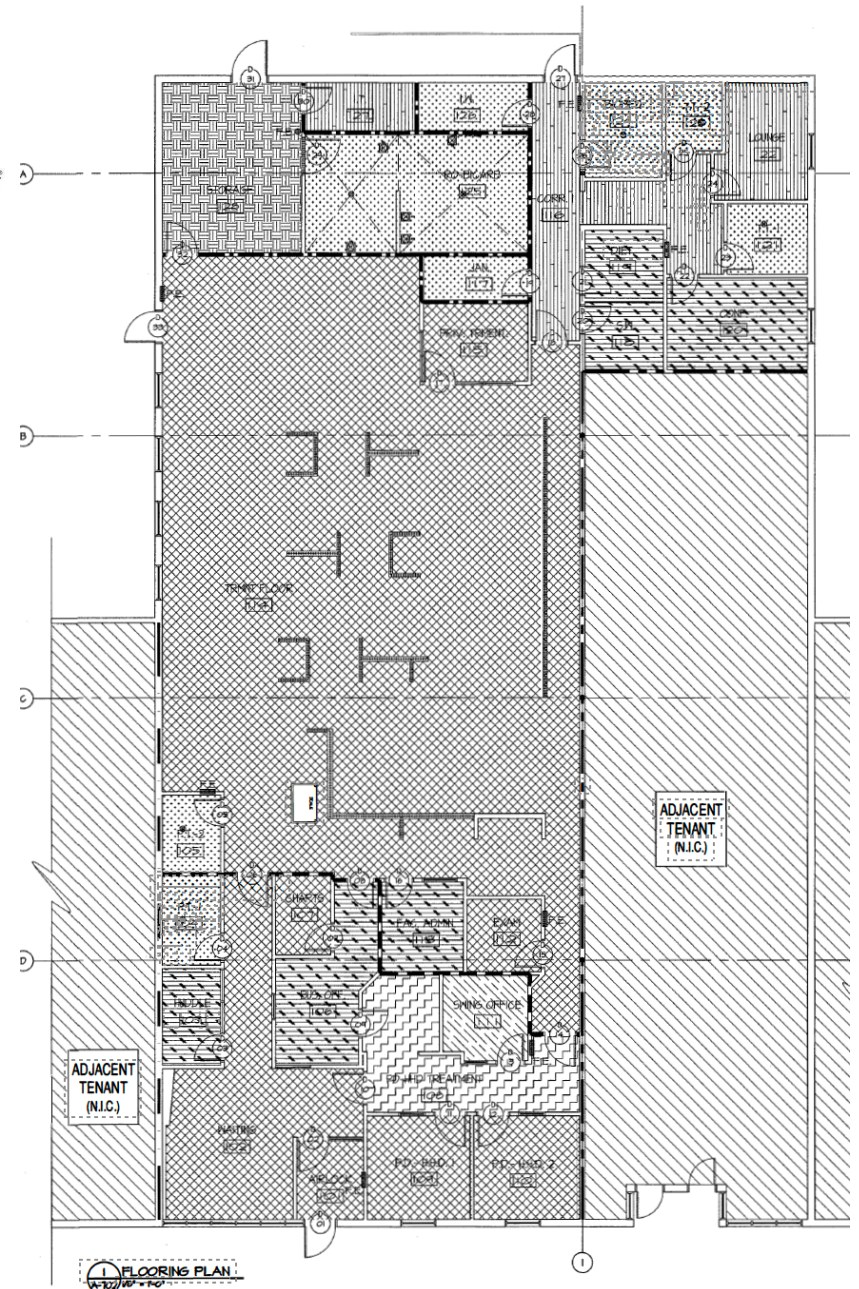
Location Overview

Cartersville Crossing is conveniently situated on the corner of Joe Frank Harris Pkwy and E Main St in Cartersville. Situated within the main retail corridor of Cartersville, traffic count is over 20,000 VPD.

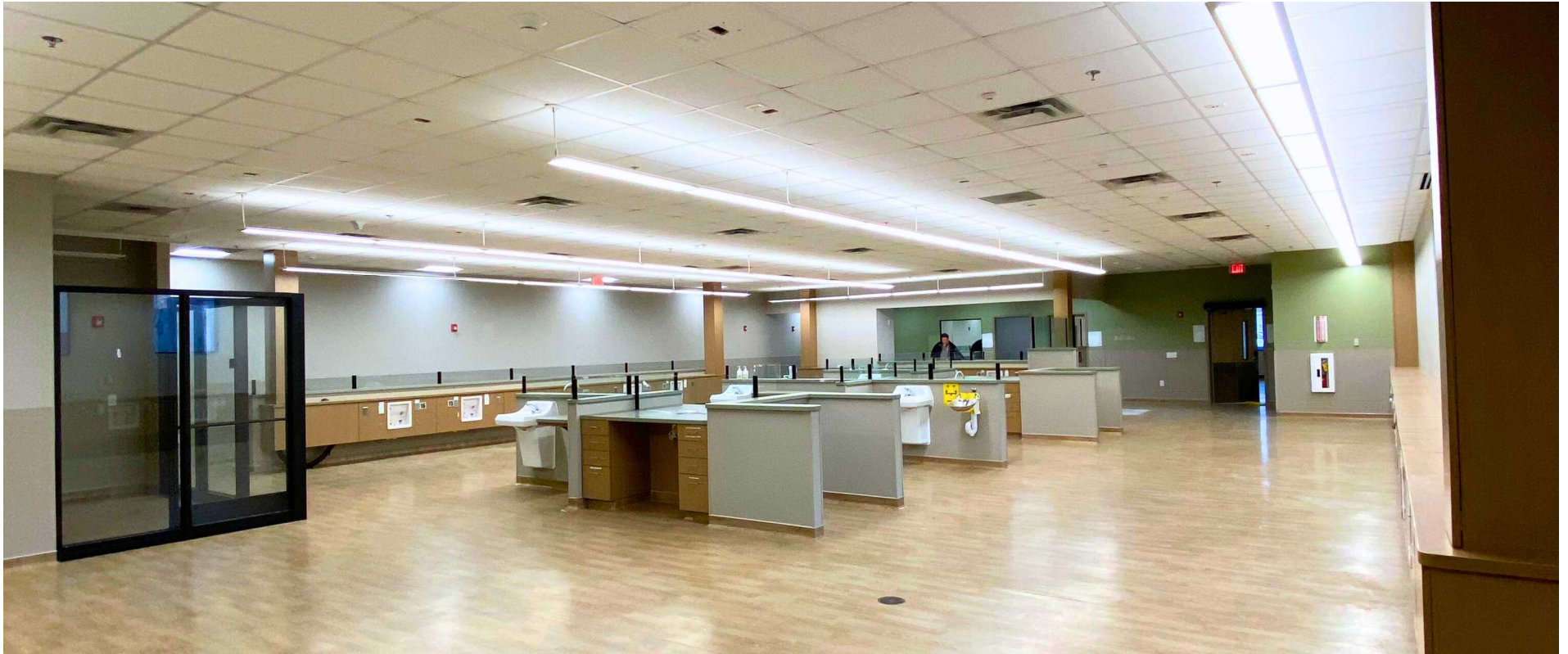


Suite	Size	Rate	CAM 2024	Use	Type
417	2,500	\$16.00 /sf/yr	\$2.63 /sf/yr	Retail	NNN
447	3,012	\$16.00 /sf/yr	\$2.63 /sf/yr	Retail / Restaurant	NNN
419	7,235	\$16.00 /sf/yr	\$2.63 /sf/yr	Retail / Medical	NNN

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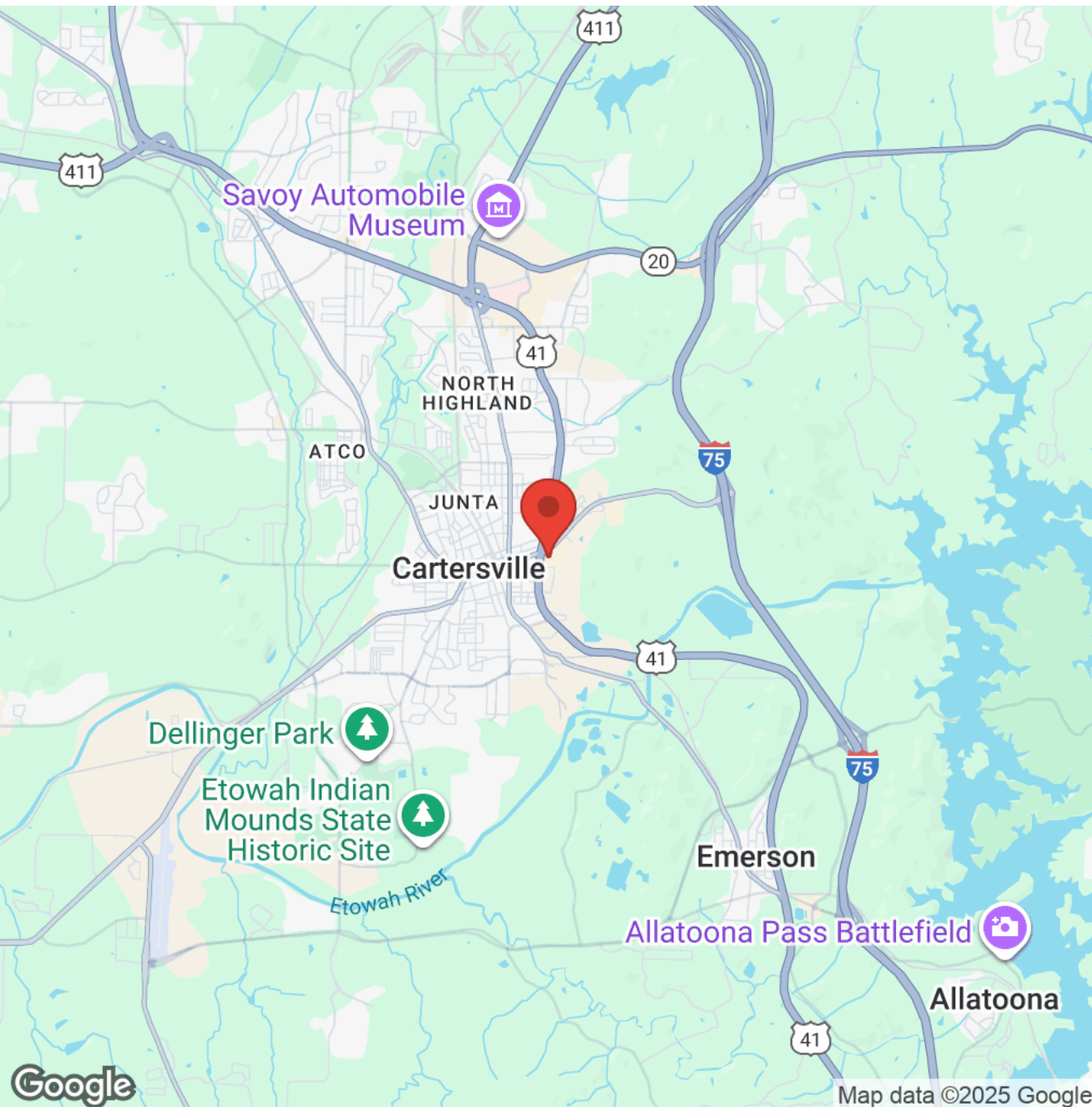
DBE PROPERTIES ATLANTA COMMERCIAL
REAL ESTATE SERVICES



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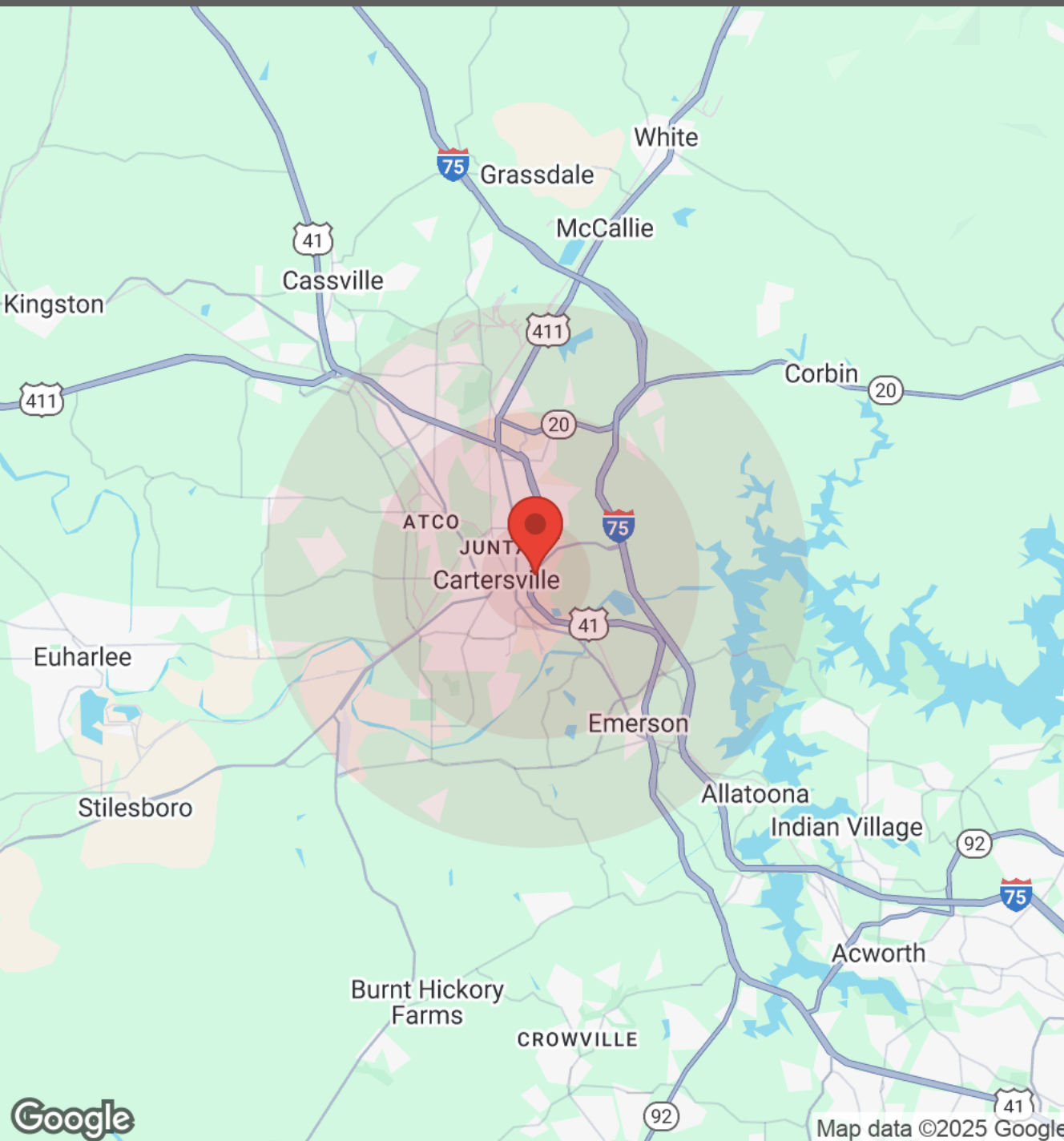
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Cartersville, GA

Located just off of I-75, Cartersville is a hub for transportation and commerce, making it an ideal location for businesses of all types. The city is home to a number of major employers, including Anheuser-Busch, Shaw Industries, and the Cartersville Medical Center.

This vibrant and growing city located in the northwest region of Georgia. Cartersville is known for its rich history and cultural attractions like the Etowah Indian Mounds Historic Site, the Booth Western Art Museum, and the Tellus Science Museum, among other popular destinations. Nearby an abundance of parks and outdoor recreation areas, including Red Top Mountain State Park and Lake Allatoona.



Population	1 Mile	3 Miles	5 Miles
Male	2,681	13,864	25,705
Female	2,598	14,013	26,242
Total Population	5,279	27,877	51,947

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,005	5,258	9,721
Ages 15-24	686	3,586	6,693
Ages 25-54	2,254	11,368	21,167
Ages 55-64	574	3,317	6,405
Ages 65+	758	4,347	7,962

Race	1 Mile	3 Miles	5 Miles
White	2,955	18,048	34,934
Black	1,118	5,132	8,525
Am In/AK Nat	6	31	62
Hawaiian	3	8	16
Hispanic	1,022	3,630	6,415
Asian	61	424	816
Multi-Racial	113	597	1,164
Other	2	11	16

Income	1 Mile	3 Miles	5 Miles
Median	\$65,885	\$80,121	\$82,052
< \$15,000	201	852	1,495
\$15,000-\$24,999	122	766	1,109
\$25,000-\$34,999	149	816	1,620
\$35,000-\$49,999	400	1,164	1,991
\$50,000-\$74,999	306	1,434	2,938
\$75,000-\$99,999	376	1,653	3,234
\$100,000-\$149,999	285	2,356	4,562
\$150,000-\$199,999	117	862	1,436
> \$200,000	154	839	1,746

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,363	11,938	22,352
Occupied	2,111	10,742	20,129
Owner Occupied	786	5,680	11,345
Renter Occupied	1,325	5,062	8,784
Vacant	252	1,196	2,223

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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