



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**  
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119563, GA

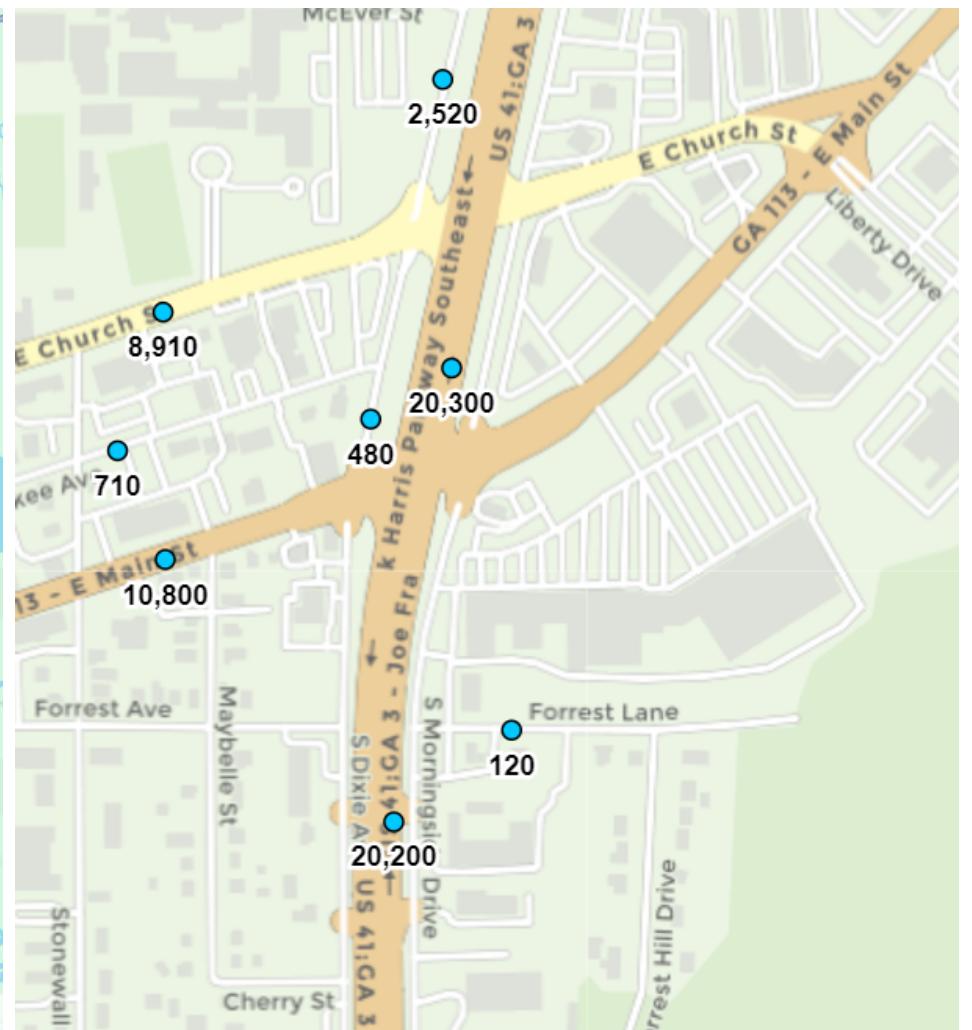
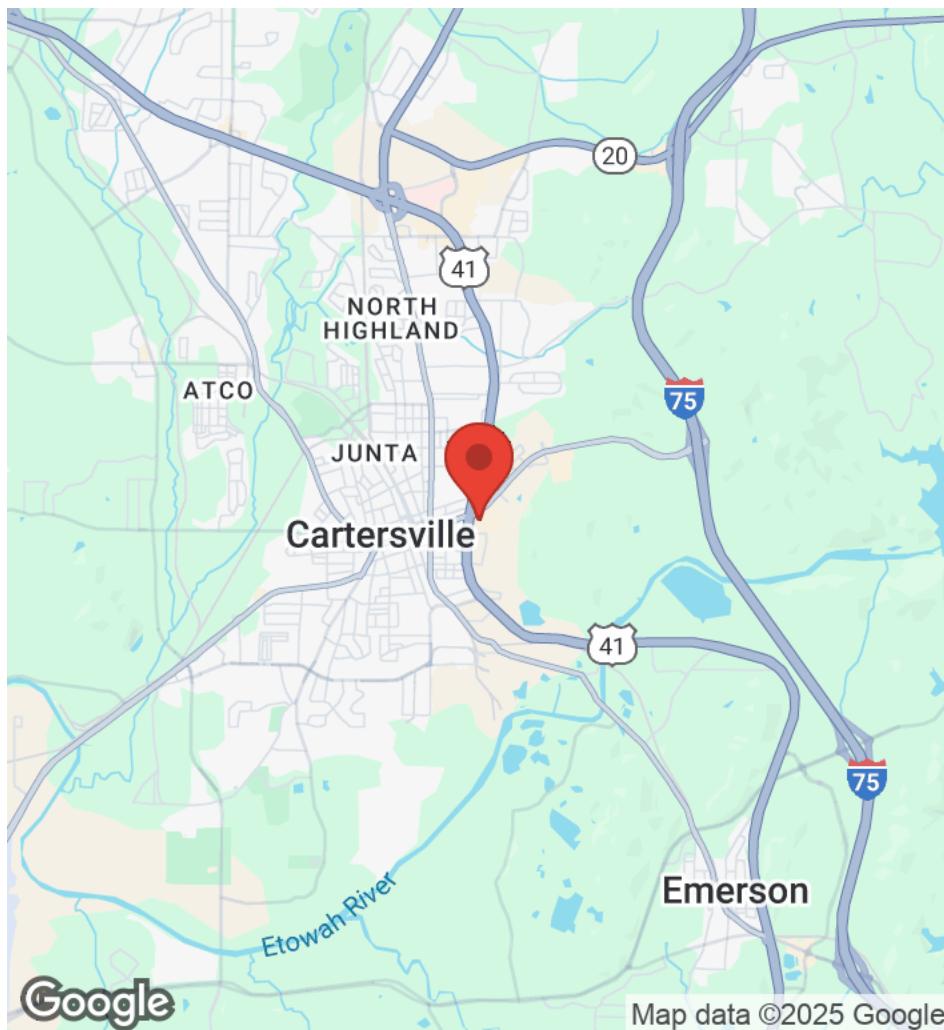


[View Matterport Tour](#)

## 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.

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## 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.

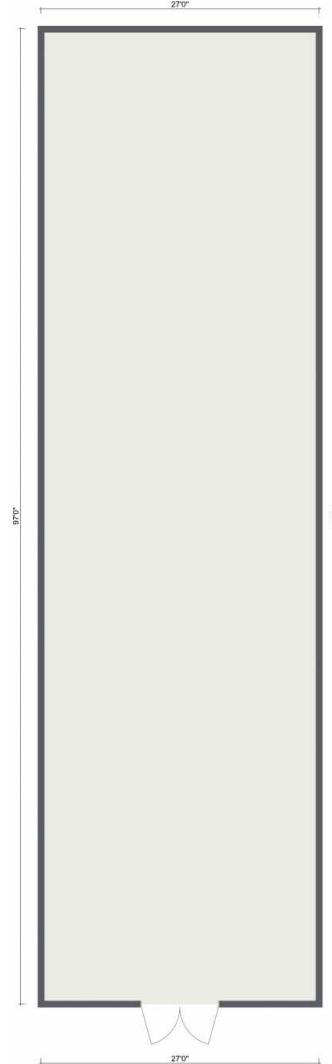
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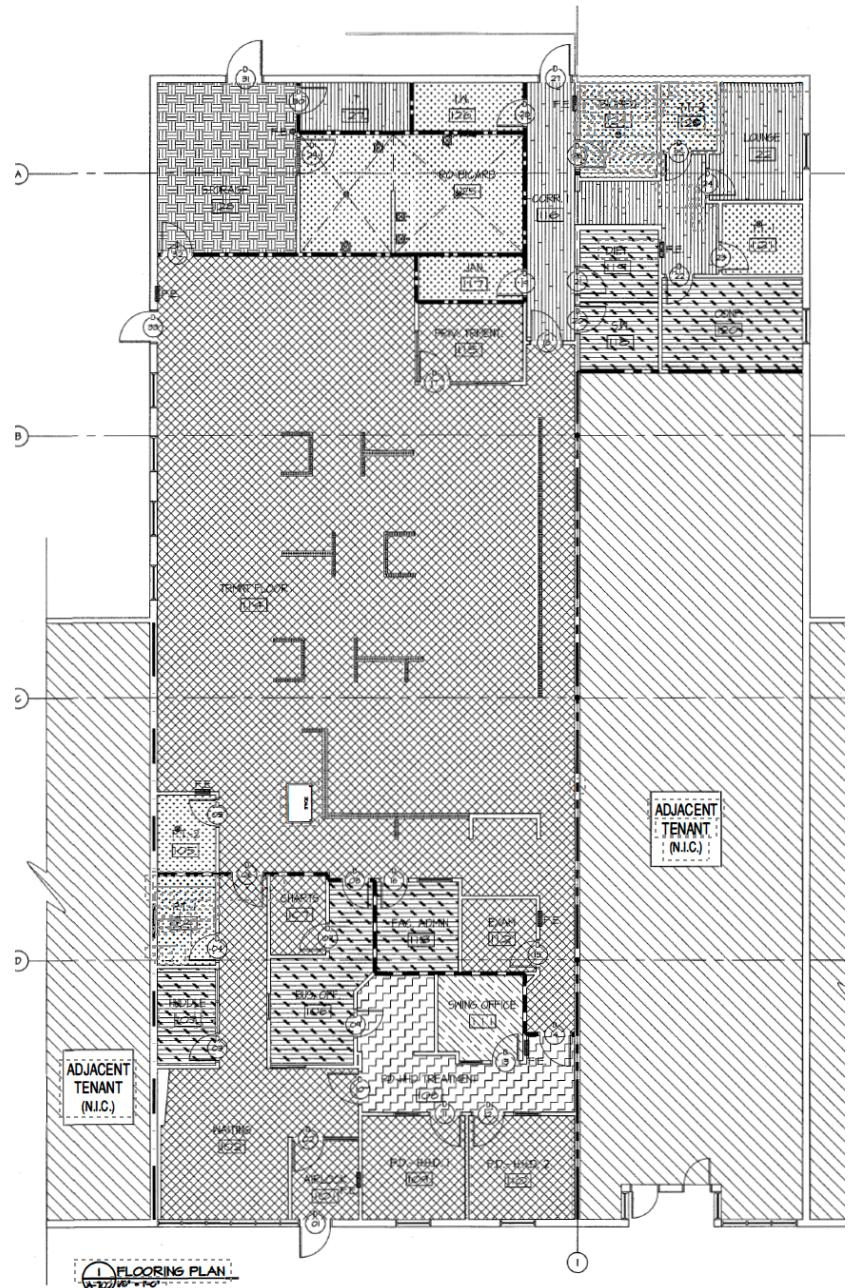
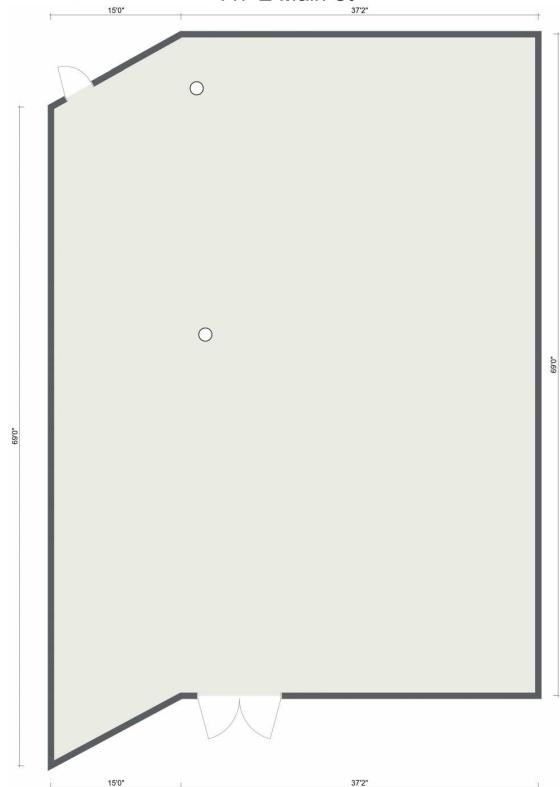
| Suite | Size  | Rate           | CAM 2024      | Use                 | Type |
|-------|-------|----------------|---------------|---------------------|------|
| 417   | 2,500 | \$16.00 /sf/yr | \$2.63 /sf/yr | Retail              | NNN  |
| 447   | 3,012 | \$16.00 /sf/yr | \$2.63 /sf/yr | Retail / Restaurant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

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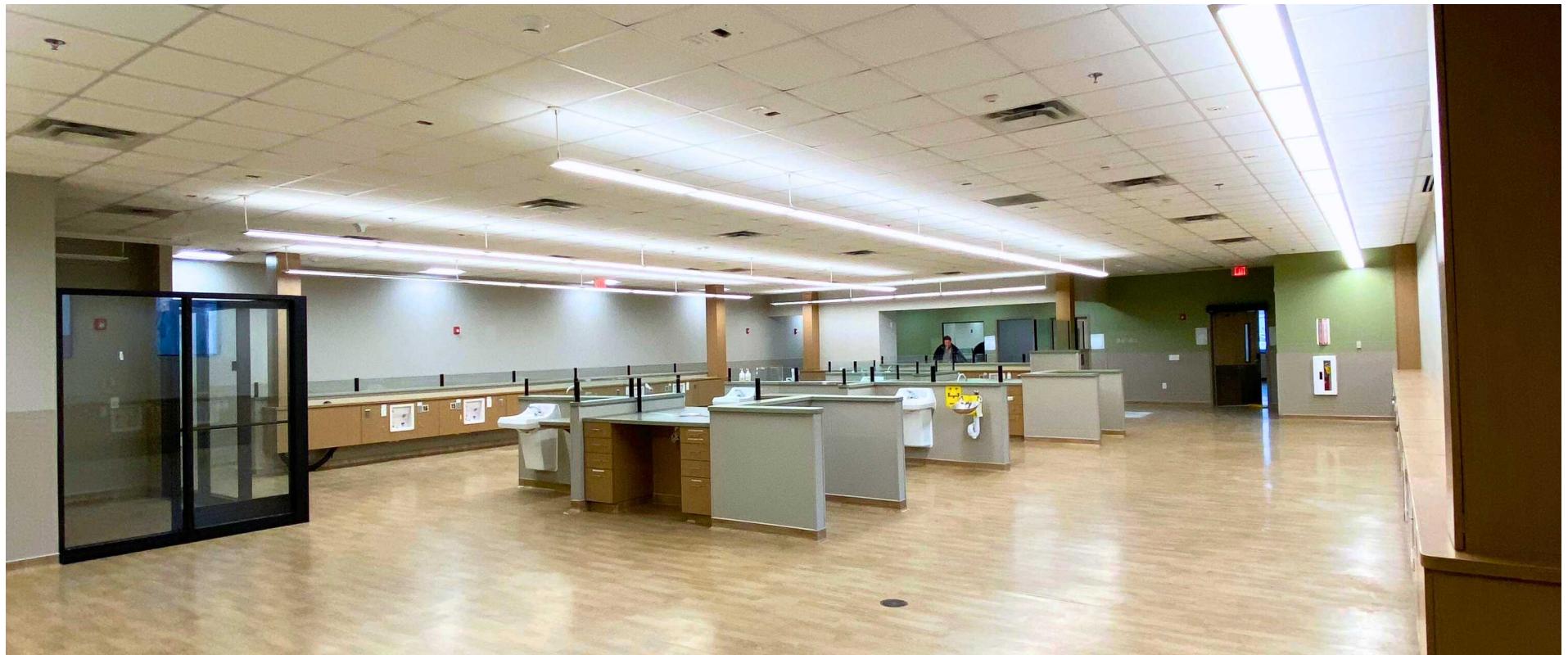
417 E Main St  
417 E Main St



447 E Main St  
447 E Main St



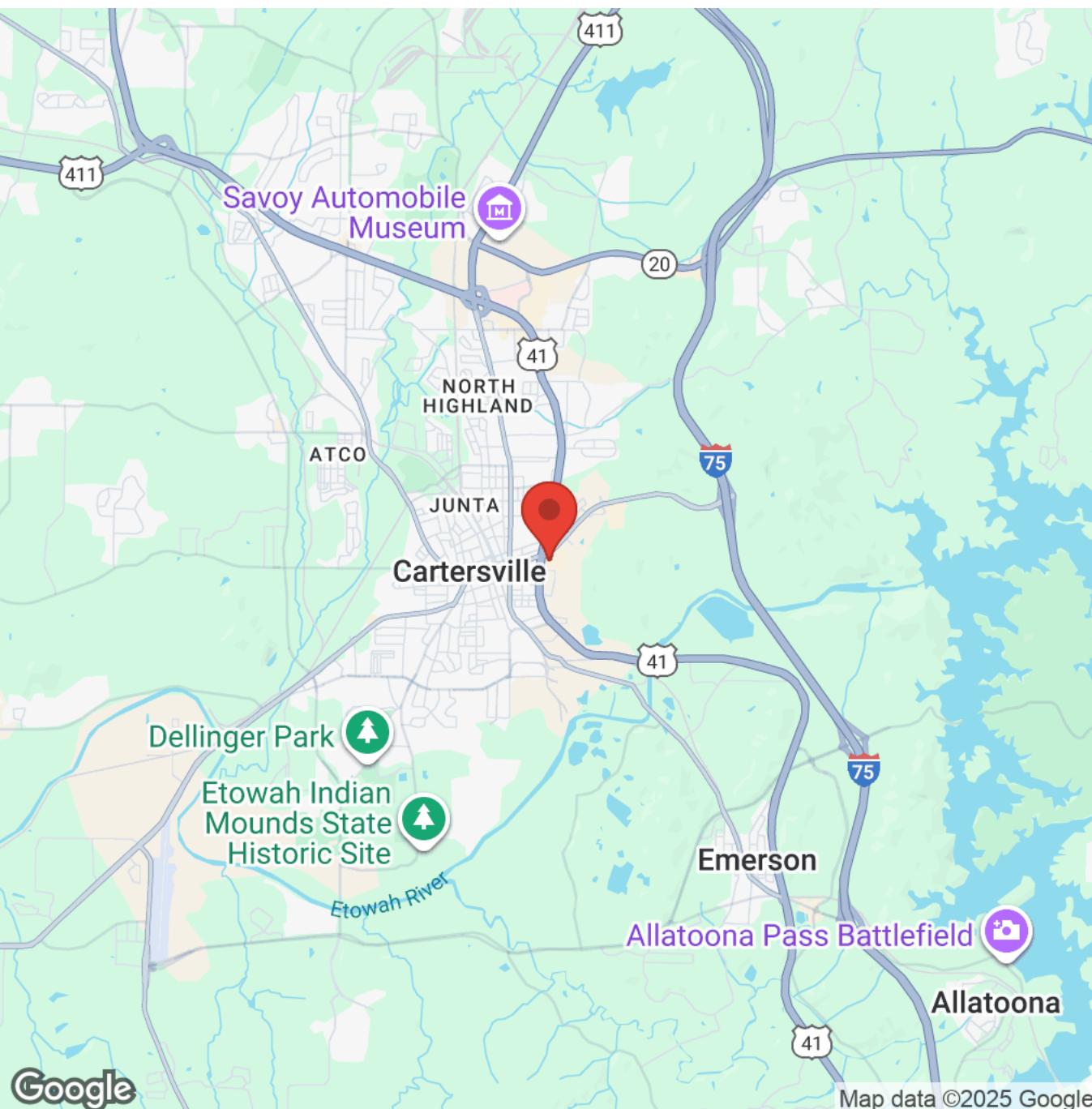
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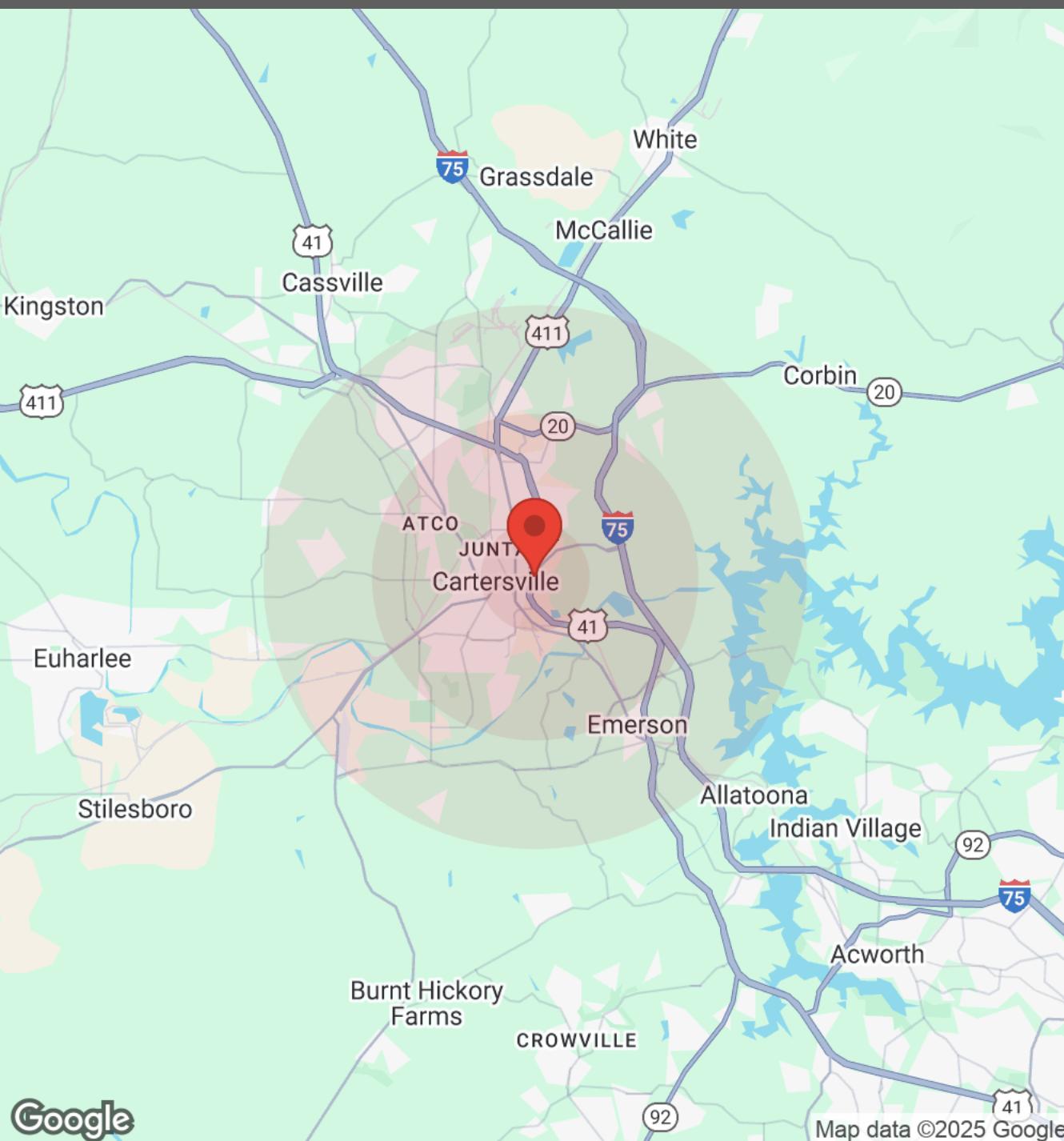


## Cartersville, GA

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. Near by an abundance of parks and outdoor recreation areas, including Red Top Mountain State Park and Lake Allatoona.

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| 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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