



# NOURISON HOME

8 & 20 RIVER DR, CARTERSVILLE, GA 30120



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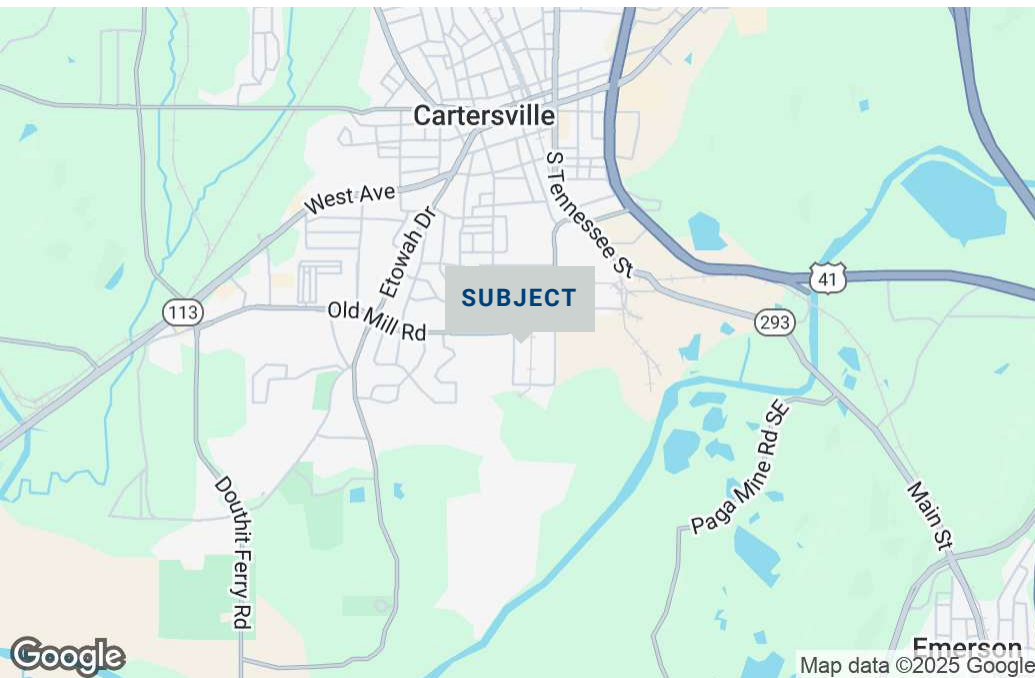
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## LOCATION DESCRIPTION

Bartow County has a diverse economy with several key industries. Manufacturing, logistics, and healthcare are significant contributors to the local economy. The county is known for its industrial and manufacturing facilities, including those in the automotive and aerospace sectors.

Some of the major employers in Bartow County include Anheuser-Busch InBev, Shaw Industries, Toyo Tire, and the Cartersville Medical Center. The labor force in Bartow County is well-educated, and it benefits from its proximity to the metropolitan Atlanta area, which offers a wide range of employment opportunities.

The county's strategic location along major transportation routes, including I-75 and railroads, makes it attractive for distribution and logistics companies. While Bartow County is becoming increasingly industrialized, agriculture still plays a role in the local economy, with farms producing crops like cotton, poultry, and beef.

Retail and commercial businesses are also significant contributors to the local economy, with shopping centers and restaurants catering to both residents and visitors. Bartow County benefits from tourism due to its proximity to Lake Allatoona and recreational areas. The area offers opportunities for outdoor activities and water sports. Education is an essential part of the economy, with institutions like Georgia Highlands College and several public school districts providing employment and educational services.

## LOCATION DETAILS

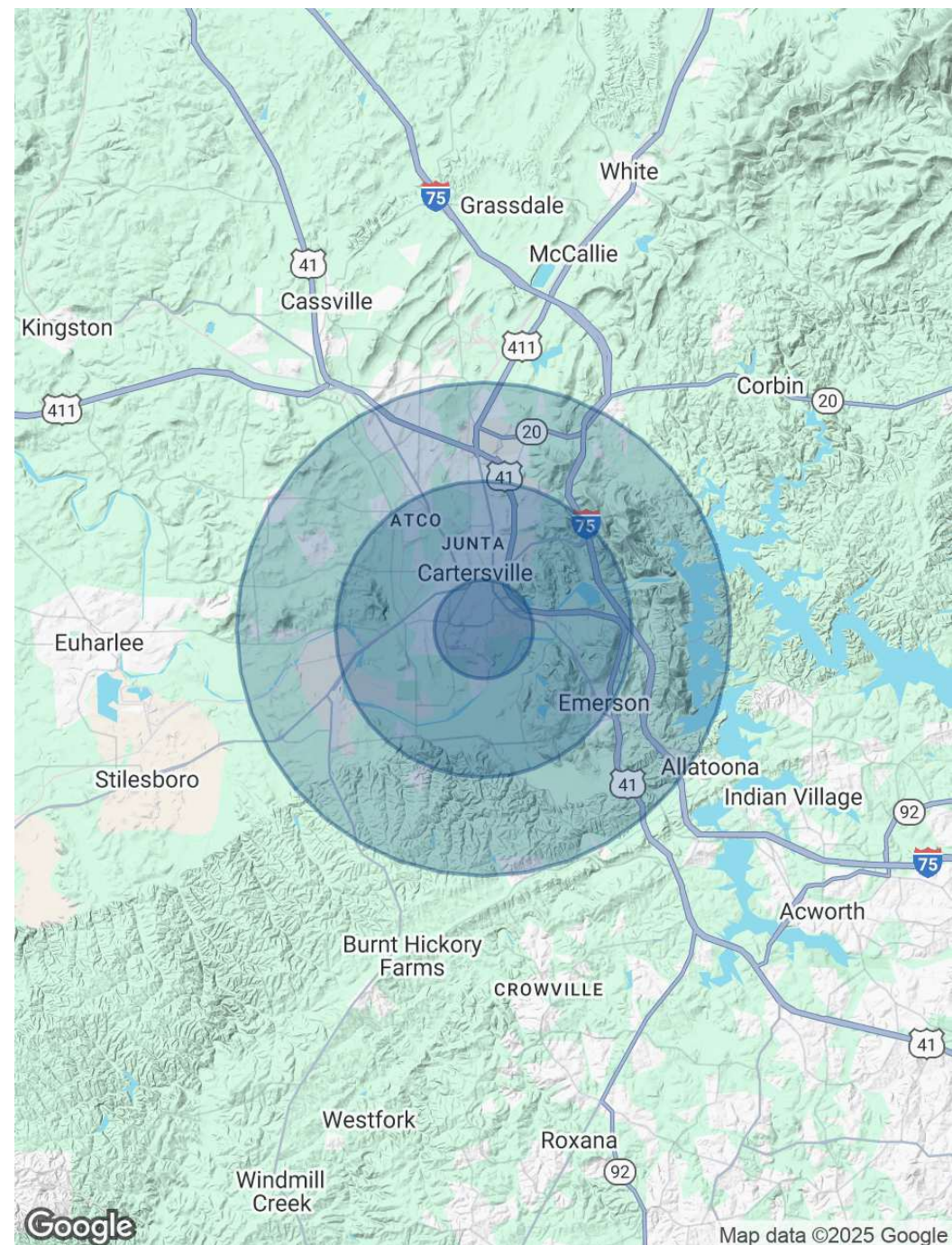
County

Bartow



# DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	3 MILES	1 MILE
Total Population	41,891	19,118	2,988
Average Age	36.5	34.3	37.2
Average Age (Male)	35.5	33.3	34.0
Average Age (Female)	38.3	35.8	41.2
HOUSEHOLDS & INCOME	5 MILES	3 MILES	1 MILE
Total Households	16,785	7,843	1,284
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$68,996	\$69,151	\$74,011
Average House Value	\$187,234	\$199,887	\$235,492
RACE	5 MILES	3 MILES	1 MILE
Total Population - White	31,305	13,573	2,625
Total Population - Black	6,424	3,261	219
Total Population - Asian	299	235	5
Total Population - Hawaiian	48	0	0
Total Population - American Indian	78	37	0
Total Population - Other	1,074	349	17





## PROPERTY HIGHLIGHTS

- Owner/User Opportunity – With a limited supply of warehouse space under ±72000 square feet, this opportunity will fit a size requirement that is heavily requested but not readily available.

- Strong Market Fundamentals – The property is positioned strategically in the NW Atlanta submarket, which has a well below-market vacancy rate of 3.4%. With strong access to Atlanta, the City's dense population centers, and markets throughout the Southeast, Cartersville will continue to benefit from elevated interest from tenants, developers, and investors in the coming years.

- High-Quality Facility – This single-story industrial building features 1 drive-in, 7 dock level doors, 22' clear height, and masonry construction.

- Excellent Demographics – Local HH Incomes above \$74,000

- 3.6 Miles to I-75

## BUILDING 1 SPECS

Office Buildout	4,540 SF (2,270 SF Finished Upper Story)
Clear Height	22'
Construction	Masonry
Docks/Drive-Ins	7/1
Power	Three-phase 277/480*

## BUILDING 2 SPECS

Construction	Masonry, Metal
Docks/Roll Up	1 Ext/2
Roof	New TPO membrane on North Side of property

\*Buyer to Confirm





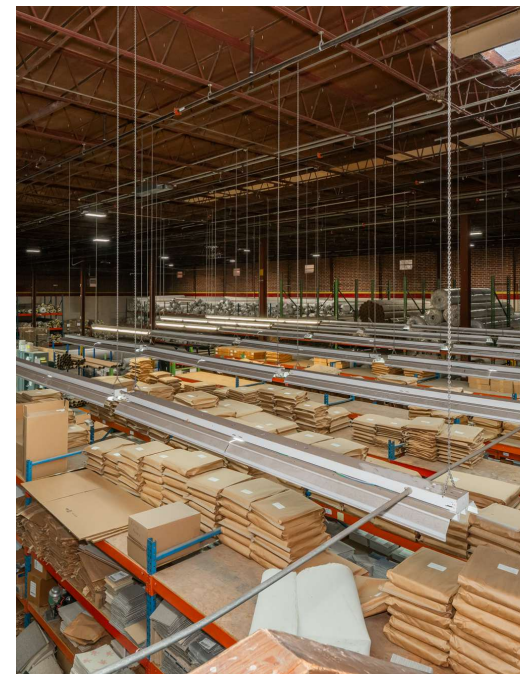




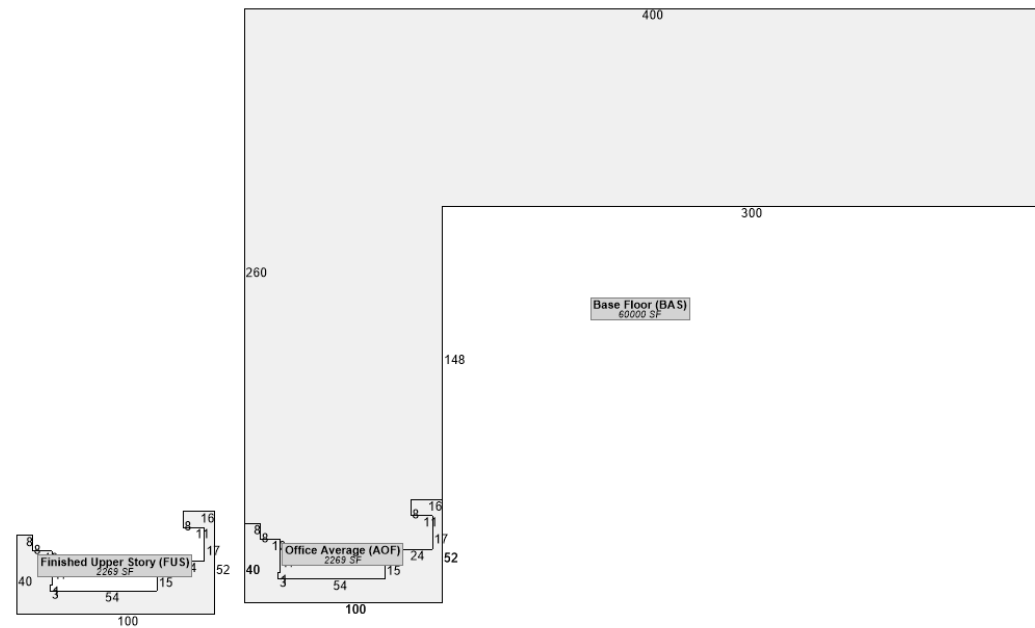
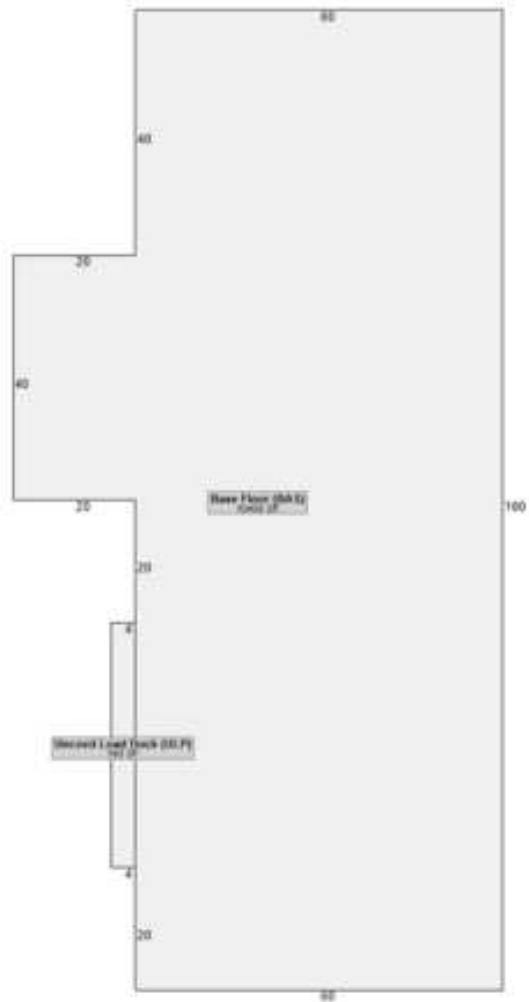




## ■ ■ ■ ADDITIONAL PHOTOS









PROPERTY SUMMARY

Address	8 & 20 River Dr Cartersville, GA, 30120
Year Built / Renov.	1965
Building 1 GLA	62,269
Building 2 GLA	10,400
Building 1 Lot Size	3.71 AC
Building 2 Lot Size	0.75 AC
Zoning	L-1
Type of Ownership	Fee Simple

OFFERING SUMMARY

Sale Price	\$5,995,000
Price/SF	\$82.49

LEASE INFORMATION

Rent	\$20,000/Month
Lease Type	NNN
Lease Commencement	7/1/2024
Lease Expiration	6/30/2026
Notice to Terminate	120 Days

