

±3,750 SF Retail Opportunity

FOR LEASE

3064 Cleveland Hwy, Dalton, Georgia 30721



PROPERTY OVERVIEW

- ±3,750 SF, fully renovated, retail space for lease for \$3,500 per month with tenant responsible for utilities and maintenance.
- Minimum 5-year lease.
- Turnkey operation for a convenience store, but Landlord open to other types of retail use.
- Game machines in store can be transferred to Tenant's name.
- Available immediately.
- Traffic counts: ±19,400 vehicles per day south of the site and ±15,600 vehicles per day north of the site.
- Located just over 6 miles north of Downtown Dalton, the county seat of Whitfield County, near Interstate 75.
- Dalton is a major hub for U.S. carpet manufacturing with strong local employment and traffic.
- Property is also available for sale for \$525,000.



LEASE RATE:
\$3,500/Month MG



SPACE SIZE:
±3,750 SF



BUILDING SIZE:
±4,975 SF



SITE SIZE:
±0.68 AC

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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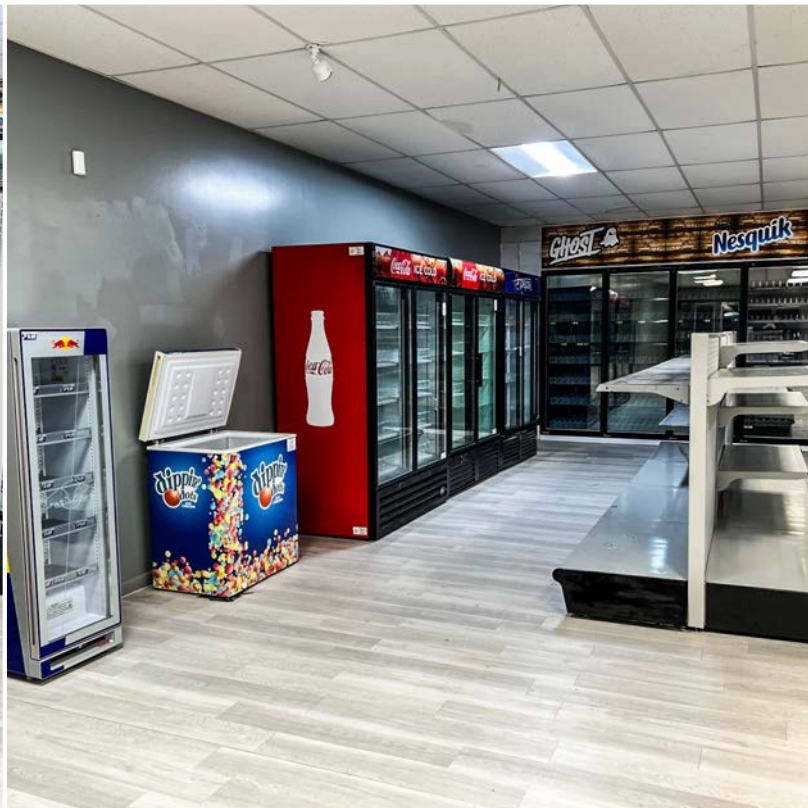
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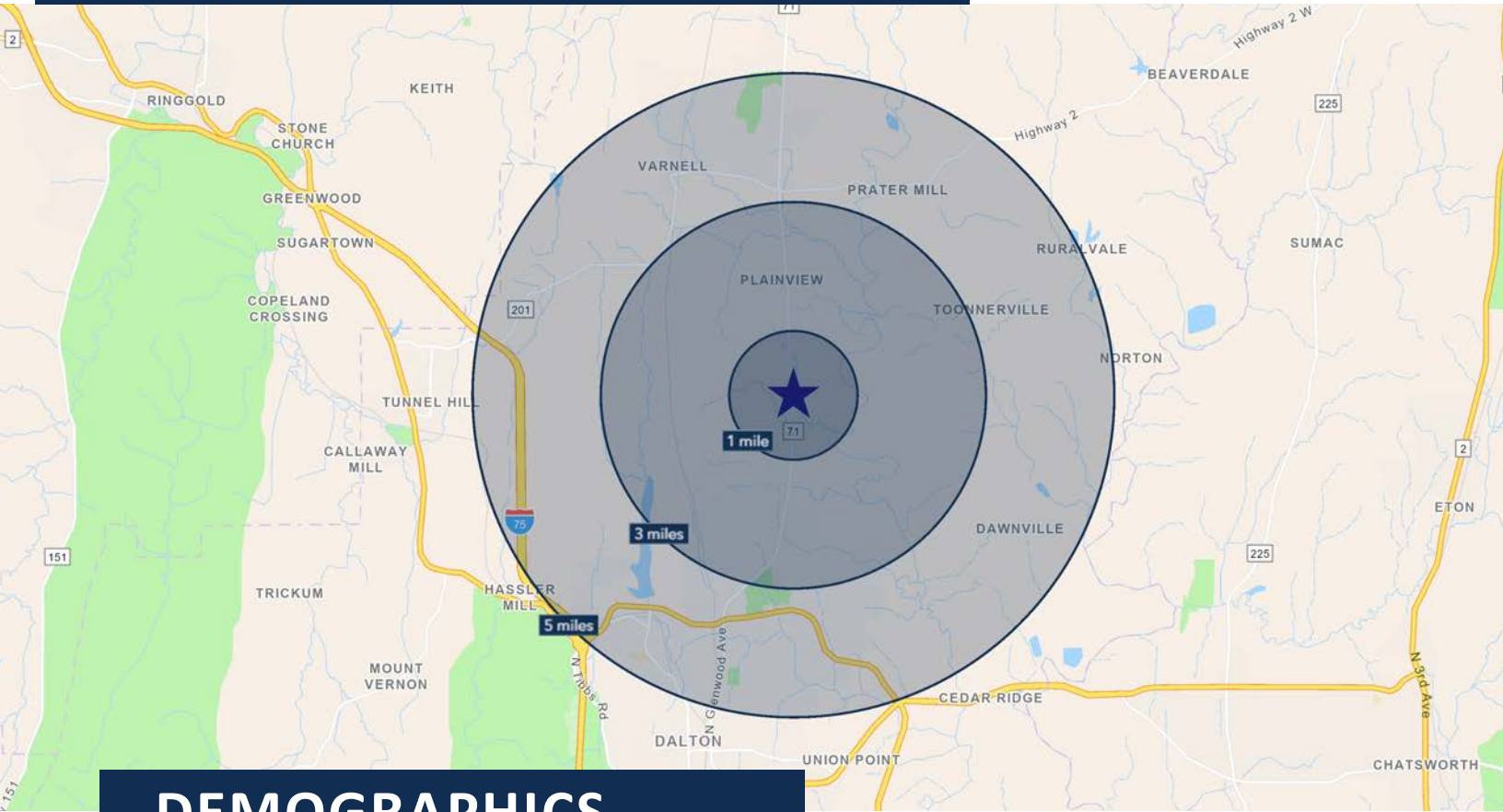
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	1,886	16,749	39,420
 Households	647	5,785	13,635
 Avg. Household Income	\$67,214	\$93,283	\$95,190

Source: 2025 ESRI

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