

Wh

VILLAGE HILL HEALTH & WELLNESS CENTER



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

**MARK HARRIS
BROKER**

770.314.3145

mark@handhrealty.net



VILLAGE HILL HEALTH & WELLNESS CENTER

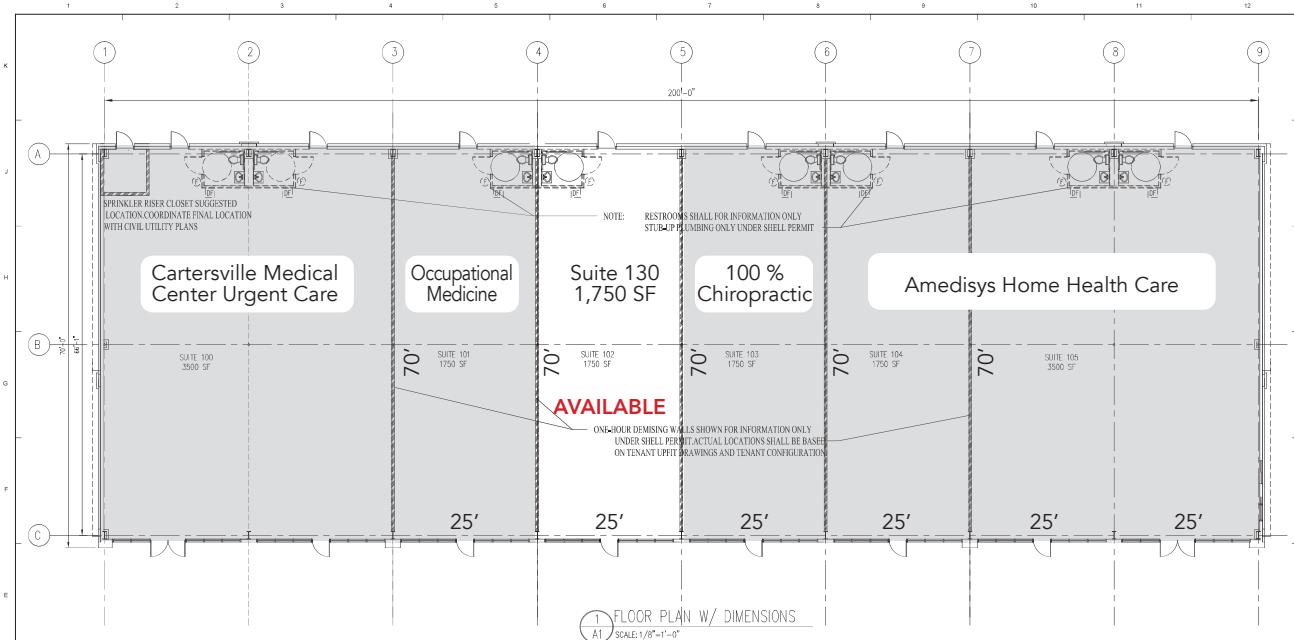
11 CHARLEY HARPER DRIVE | CARTERSVILLE, GA 30120



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.

	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 Household Income	\$79,799	\$67,945	\$67,507

VILLAGE HILL HEALTH & WELLNESS CENTER

11 CHARLEY HARPER DRIVE | CARTERSVILLE, GA 30120

RETAIL MAP



KEY SURROUNDING NEIGHBORS

McDonald's
Ingles with Starbucks
Arby's
CVS
Dunkin Donuts
Taco Bell
Wendy's
Zaxby's
Ace Hardware
Shaw Industries Plant (400 employees)
Shaw Industries R&D (Opening Soon)
Shaw Industries Office (600 employees)
El Nopal Mexican Cuisine
Renaissance Bank
Coosa Valley Credit Union

Dollar General
Martin's
Toad's Beverage
Tom's Place Bar & Grill
Ladd's Farm Supply
Cartersville Elementary School (975 students)
Cartersville Primary School (898 students)
Cartersville Middle School (1,057 students)
Excel Christian Academy (170 students)
Boys & Girls Club
Cartersville Beverage Outlet
First Baptist Church (1,500 Seats)
Advance Auto Parts

Subway
TCBY
Waffle House
Styles Collision Center
Anytime Fitness
Sixes Tavern
Angelo's New York Bistro
Johnny Mitchell's Smokehouse
Dellinger Park
Waterford Subdivision (477 homes)
Grove Park Center
Carter Grove Subdivision (147 homes)
Grove Park Subdivision (101 homes)
Deerfield Subdivision

FOR MORE INFORMATION CONTACT:

H&H REALTY, LLC. | 770.386.1400 | handhrealty.net

**MARK HARRIS
BROKER**

770.314.3145

mark@handhrealty.net