

COMMERCIAL PROPERTY FOR SALE OR LEASE

1321 Joe Frank Harris Pkwy SE

Cartersville, GA 30120

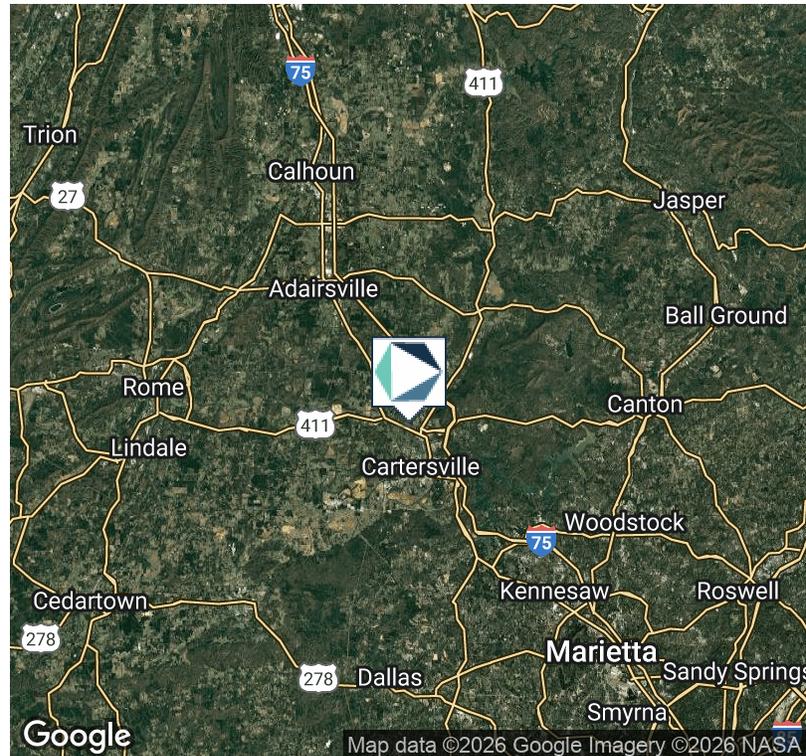


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PROPERTY HIGHLIGHTS

- 7,040 SF in Two Buildings on .71 Acres
- Building One 3,840 SF
- Building Two 3,200 SF
- Zoned C-1 for Neighborhood Commercial Use
- Prime location in Cartersville
- 16,000 SF of Outside Fenced Storage
- Great Retail Frontage with Over 35,000 Cars Per Day
- Two 12' x 12' and Two 14' x 14' Grade Level Drivein Doors
- 10 Front Parking Spots



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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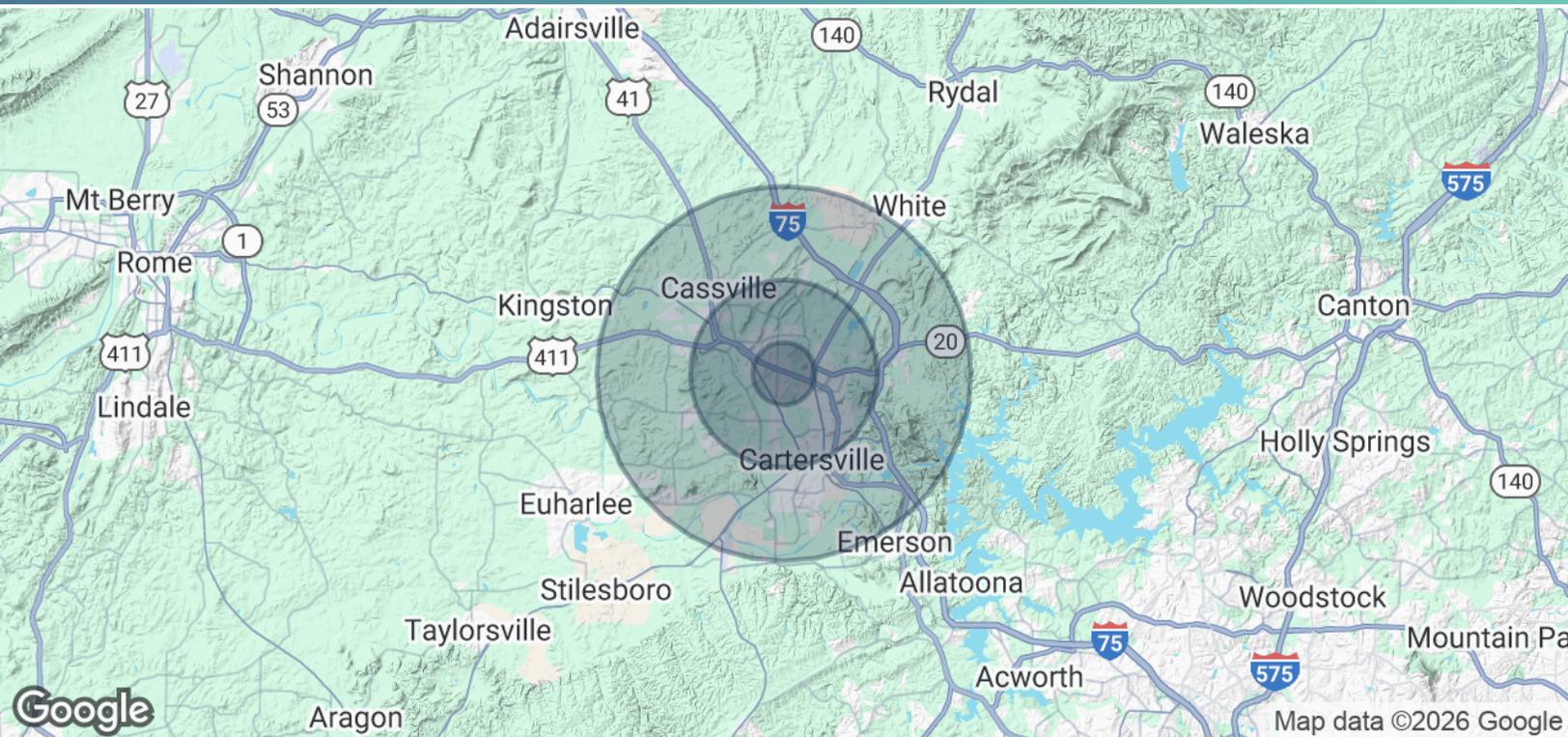
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POPULATION	1 MILE	3 MILES	6 MILES
Total Population	6,683	33,019	62,821
Average Age	40	39	40
Average Age (Male)	38	37	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	2,791	12,444	23,599
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$86,303	\$84,686	\$91,242
Average House Value	\$236,107	\$264,916	\$290,652

Demographics data derived from AlphaMap



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