

# Publix #1403 - Charles Hight Square

435 Turner McCall Boulevard NE  
Rome, GA 30165  
Lat 34.262, Long -85.178

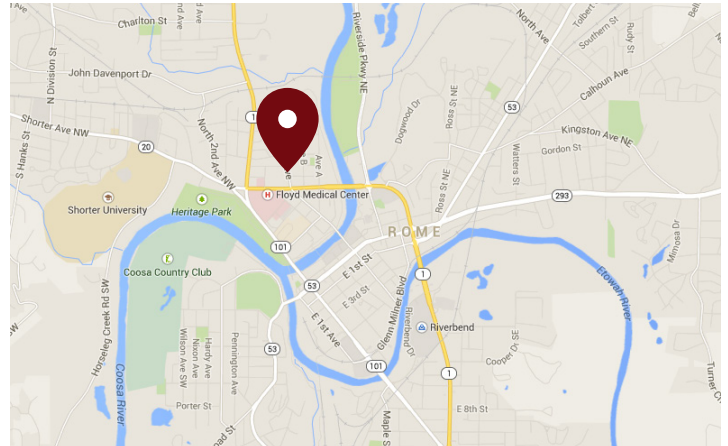
FOR LEASE



2,800 - 5,718 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Only Publix-Anchored Center in Rome, GA Generating an Average of 110,000 Customers per Month
- Strategically Positioned Directly Across from Floyd Medical Center (304 beds) – the Largest Employer in Rome (3,380 employees) and Adjacent to Shorter University (1,394 students)
- Located Along GA-1 Loop Which is the Main Thoroughfare from Interstate 75 to Berry College (2,006 Students) and State Mutual Stadium (Home of the Rome Emperors) Attracting over 175,000 Annual Visitors
- Rome is the Regional Center of Northwest Georgia for Retail, Education, Healthcare, Hospitality and Manufacturing



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,043	33,243	61,032
Daytime Population	14,448	47,807	72,628
Total Households	1,490	11,758	22,177
Avg. HH Income	\$58,298	\$65,364	\$74,860

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Melody Holley

Office: 770.541.0881 | Cell: 678.414.8989 | [mholley@crossmanco.com](mailto:mholley@crossmanco.com)  
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

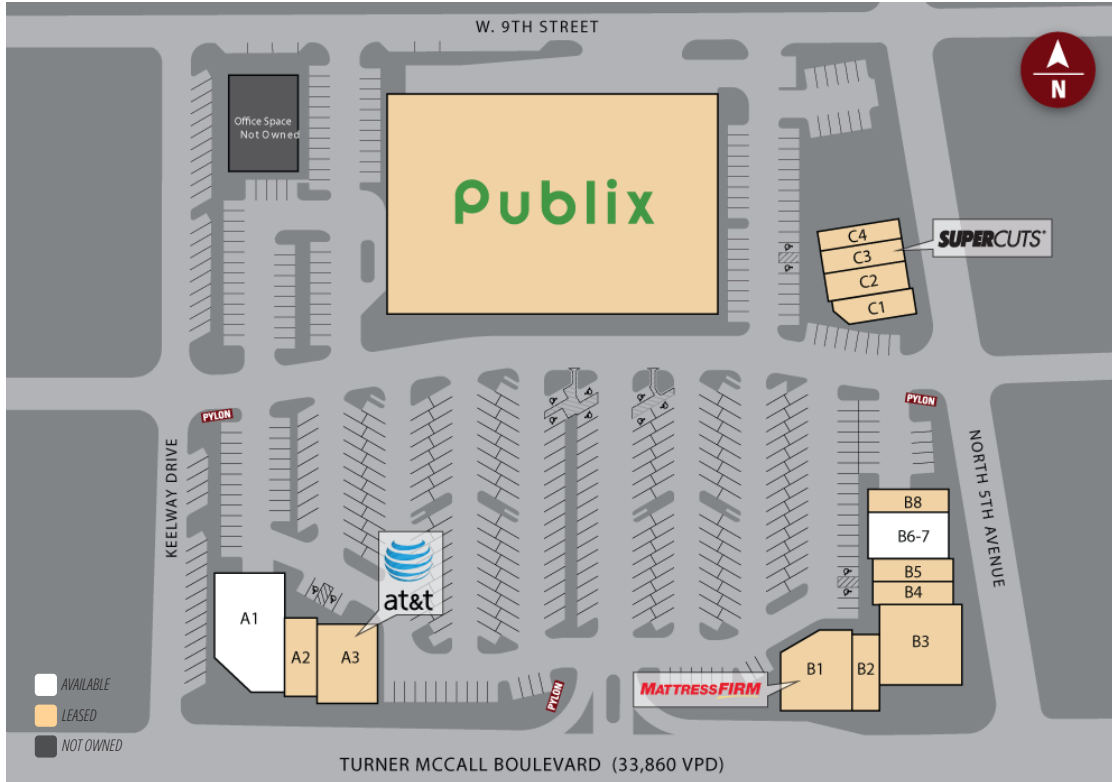
# Publix #1403 - Charles Hight Square

435 Turner McCall Boulevard NE

Rome, GA 30165

Lat 34.262, Long -85.178

## SITE PLAN



Suite	Tenant	Size
ANC	Publix	54,360
A1	AVAILABLE	5,718
A2	Nothing Bundt Cakes	1,885
A3	AT&T	3,530
B1	Mattress Firm	4,006
B2	Crumbl Cookies	1,584
B3	Ichiban Japanese	4,993
B4	Miracle Ear	1,400
B5	Sweet Frog Yogurt	1,400
B6-7	AVAILABLE	2,800
B8	Lendmark Financial	1,400
C1	Happy Wok	1,395
C2	Asurion Tech Repair & Solutions	1,680
C3	Supercuts	1,400
C4	Luxury Nails Spa	1,190

TOTAL 88,741



## Melody Holley

Office: 770.541.0881 | Cell: 678.414.8989 | [mholley@crossmanco.com](mailto:mholley@crossmanco.com)

6400 Powers Ferry Road, Suite 300, Atlanta, GA

*Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.*



[www.crossmanco.com](http://www.crossmanco.com)

# Publix #1403 - Charles Hight Square

435 Turner McCall Boulevard NE  
Rome, GA 30165  
Lat 34.262, Long -85.178

## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **258,700**

EST. # OF VISITS ANNUALLY

 **1.4 Million**

AVG. VISITS / CUSTOMER

 **5.58**

AVG. LENGTH-OF-STAY / VISIT

 **46 MIN**

TOP 3 DAYS



Saturday	242,178
Friday	232,182
Sunday	221,738

# OF VISITS

TOP 3 HOURS

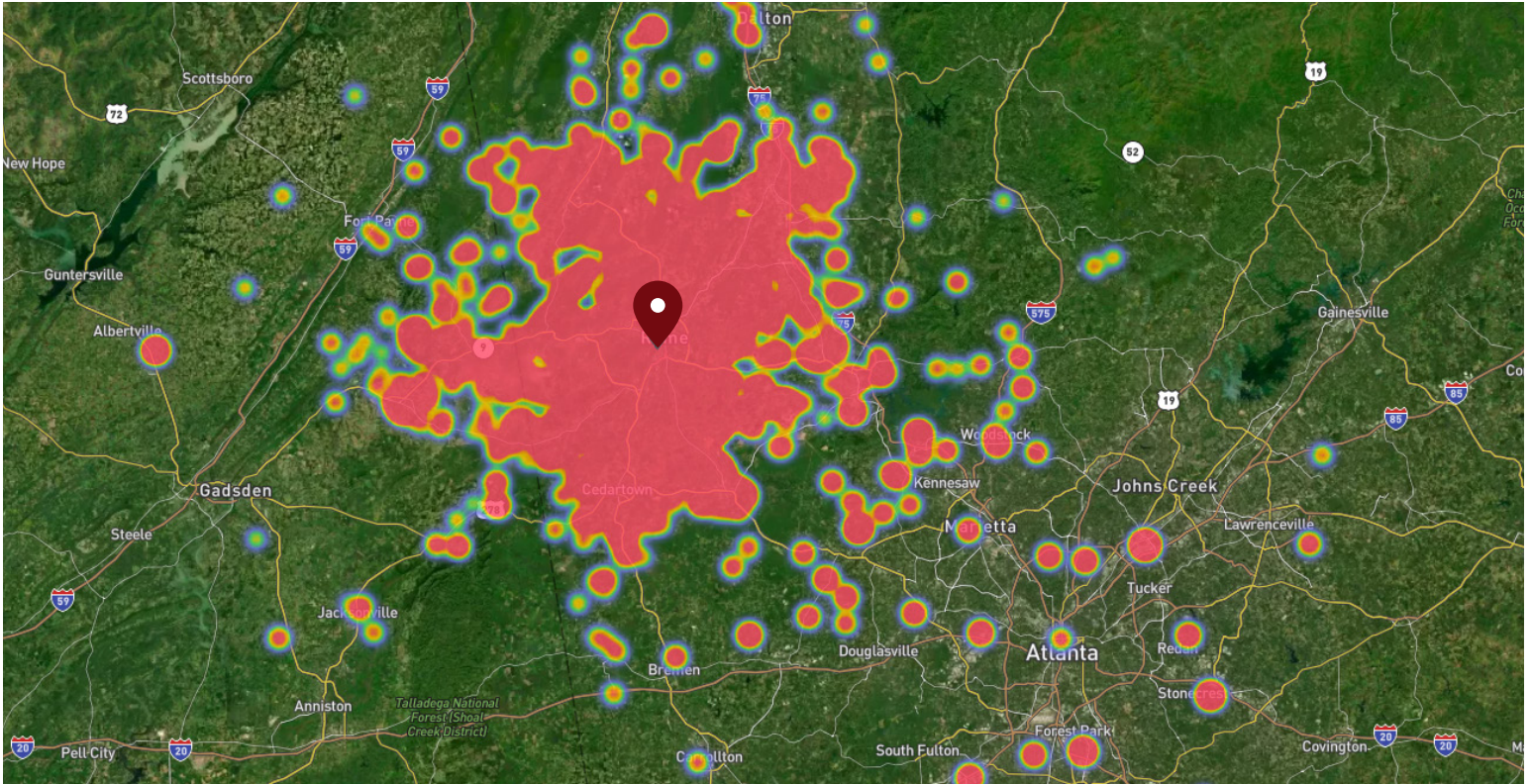


6-7 PM	287,551
5-6 PM	279,875
7-8 PM	248,521

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) March 1, 2022 - February 28, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

### Melody Holley

Office: **770.541.0881** | Cell: **678.414.8989** | [mholley@crossmanco.com](mailto:mholley@crossmanco.com)  
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)