

AVAILABLE! | 2.06 Acres
Divisible

Commercial sites for lease at fast food and
retail development fronting GA Hwy. 113

VH
VILLAGE HILL



H&H REALTY, LLC.

VILLAGE HILL COMMERCE & BUSINESS PARK

1160 WEST AVENUE | CARTERSVILLE, GA 30120

H&H REALTY, LLC. | 770.386.1400

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OVERALL LOT SITE MAP

*availability subject to change



- Ground leases and build-to-suits available
- Build to suit opportunities for credit tenants
- 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

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.
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 Houshold Income	\$79,799	\$67,945	\$67,507

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RETAIL MAP



KEY SURROUNDING NEIGHBORS

- | | | |
|--|---|--------------------------------------|
| McDonald's | Dollar General | Subway |
| Ingles with Starbucks | Martin's | TCBY |
| Arby's | Toad's Beverage | Waffle House |
| CVS | Tom's Place Bar & Grill | Styles Collision Center |
| Dunkin Donuts | Ladd's Farm Supply | Anytime Fitness |
| Taco Bell | Cartersville Elementary School (975 students) | Sixes Tavern |
| Wendy's | Cartersville Primary School (898 students) | Angelo's New York Bistro |
| Zaxby's | Cartersville Middle School (1,057 students) | Johnny Mitchell's Smokehouse |
| Ace Hardware | Excel Christian Academy (170 students) | Dellinger Park |
| Shaw Industries Plant (400 employees) | Boys & Girls Club | Waterford Subdivision (477 homes) |
| Shaw Industries R&D (Opening Soon) | Cartersville Beverage Outlet | Grove Park Center |
| Shaw Industries Office (600 employees) | First Baptist Church (1,500 Seats) | Carter Grove Subdivision (147 homes) |
| El Nopal Mexican Cuisine | Advance Auto Parts | Grove Park Subdivision (101 homes) |
| Renasant Bank | | Deerfield Subdivision |
| Coosa Valley Credit Union | | |

FOR MORE INFORMATION CONTACT:

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