AVAILABLE! 2.06 Acres Divisible

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





VILLAGE HILL COMMERCE & BUSINESS PARK

1160 WEST AVENUE | CARTERSVILLE, GA 30120

H&H REALTY, LLC. | 770.386.1400

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- 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





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 interparcel 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.

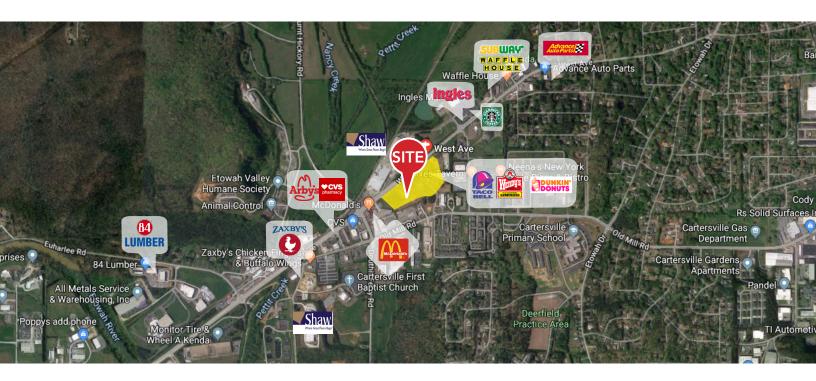
DEMOGRAPHICS

	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

Ingles with Starbucks

CVS

Dunkin Donuts

Taco Bell

Mandyla

vvendys

Aca Hardwar

Shaw Industries Plant (400 employees

Shaw Industries Office (600 employees)

El Nopal Mexican Cuisine

Renasant Banl

Coosa Valley Credit Union

Dollar General

Martin

Toad's Beverage

Tom's Place Bar & Gri

Ladd's Farm Supply

Cartersville Elementary School (97

students

Cartersville Primary School (898 students

Cartersville Middle School (1,057

students)

Excel Christian Academy (170 students

Boys & Girls Cluk

Cartersville Beverage Outlet

First Baptist Church (1.500 Seats)

Advance Auto Parts

Subwa

Waffle House

Styles Collision Center

Anytime Fitnes

Sixes Taverr

Angelo's New York Bistro

Johnny Mitchell's Smokehouse

Dellinger Park

Waterford Subdivision (477 homes)

Grove Park Cente

Carter Grove Subdivision (147 homes)

Grove Park Subdivision (101 homes)

Deerfield Subdivision

FOR MORE INFORMATION CONTACT:

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