

# Calhoun Place

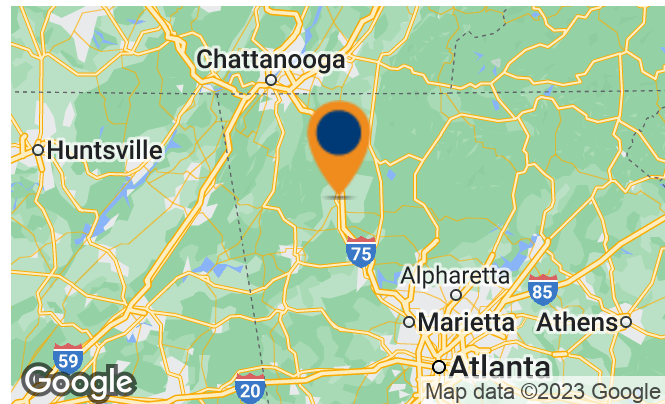
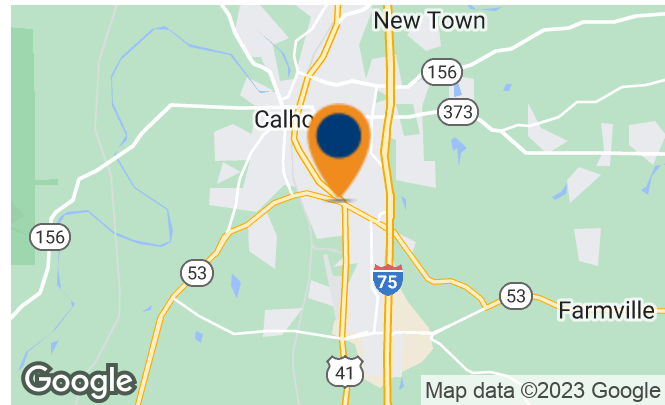
136 West Belmont Drive NW  
Calhoun, GA 30701



## 3,333 SF AVAILABLE

### Property Highlights

- Kroger-anchored shopping center located just off I-75 in the heart of Calhoun's main retail corridor at the intersection of GA-53 and Highway 41, two of Georgia's most highly trafficked state highways.
- Site has excellent visibility from GA-53 with monument signage along both GA-53 and Highway 41 to 23,000 VPD and multiple access points across both roads.
- Calhoun is the county seat for Gordon County and has experienced tremendous population growth over the last decade.
- Nearby retailers include Walmart, Ross, Five Below, Tractor Supply, Starbucks and Buc-ee's, and includes regional attractions such as Calhoun Outlet Marketplace and New Echota State Historical site.



Demographics	5 Mile	7 Miles	10 Miles
Total Households	12,483	16,721	62,753
Total Population	33,162	45,506	23,186
Average HH Income	\$72,087	\$73,120	\$73,547

### Josh Wulz

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Unit	Tenant	SF	Unit	Tenant	SF
2	AVAILABLE	3,333	8	Premier Dry Cleaners	2,100
3	Eye Dr. Now	1,750	9	Sally Beauty	2,150
4	Relentless Chiropractic	3,271	10	China Palace	1,365
5	Randstad	1,050	11	Pak Mail	1,050
6	Great Clips	1,050	12	Advance Rehabilitation and Consulting	3,200
7	Nail Trix	1,050	13	Flash Lending Group	2,300



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