



Property Highlights

8,400 SF center on the Walmart Outparcel heading into Rome, located at US Highway 441 and GA-1 Loop.

Walmart is currently generating approx. 20,000 customer trips per week as they are the only grocer between Cartersville and Rome on US Highway 441.

GA-1 Loop is the main route from I-75 to the Rome Braves (177,531 annual patrons) and Berry College (2,225 students).

Current tenants in the center include Antigua Mexican Restaurant, US Nails & Spa, Rome Vapor, & Sunny Massage.

Two 1,400 SF spaces available...can be combined to create a 2,800 SF endcap fronting US Highway 441 (27,300 VPD).

TRAFFIC COUNTS

27,300 VPD - US Highway 441 (west of center)
17,700 VPD - US Highway 441 (east of center)
13,300 VPD - GA-1 Loop

Total Population
Total Households
Avg. HH Income

	3-mile	5-mile	10-mile
Total Population	15,583	38,546	89,114
Total Households	6,313	15,041	32,911
Avg. HH Income	\$60,419	\$57,969	\$58,944

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



* UNIT 843 & UNIT 847 can be combined to create 2,800 SF