



CAPITAL GROWTH
BUCHALTER

PROPERTY AVAILABLE

GROUND LEASE, BTS, SALE

0.80 Acres Available

West Avenue & Charley Harper Drive
Cartersville, GA 30120

CONTACT

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PROPERTY OVERVIEW

West Avenue & Charley Harper Drive / Cartersville, GA 30120



This last remaining outparcel opportunity is located on heavily traveled West Avenue in rapidly expanding West Cartersville. Multiple national tenants surround the site with many more coming to the market shortly.

LOCATED NEAR

-  Multiple housing communities
-  22,000 AADT
-  Schools and higher education
-  Employment Opportunities
-  All Major Utilities

MAJOR BRANDS



MAJOR INTERSECTIONS

West Ave. & Burnt Hickory / 33,800 VPD

DEMOGRAPHICS

West Avenue & Charley Harper Drive / Cartersville, GA 30120

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Population	7,269	32,282	66,520
2029 Projected Population	7,103	33,477	73,591
Projected Annual Growth (2024-2029)	(-0.46%)	.73%	2.04%

HOUSEHOLDS	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Households	2,986	12,311	24,741
2029 Projected Households	2,965	12,908	27,688

HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Average Totals	\$111,534	\$109,750	\$107,720

BUSINESS	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Total Businesses	686	1,651	2,684
2024 Estimated Total Employees	6,496	15,998	32,001



\$107,720

Average Income



66,520

Population



24,741

Households



2.5%

Unemployment



92,915

Labor Force

LOCATION OVERVIEW

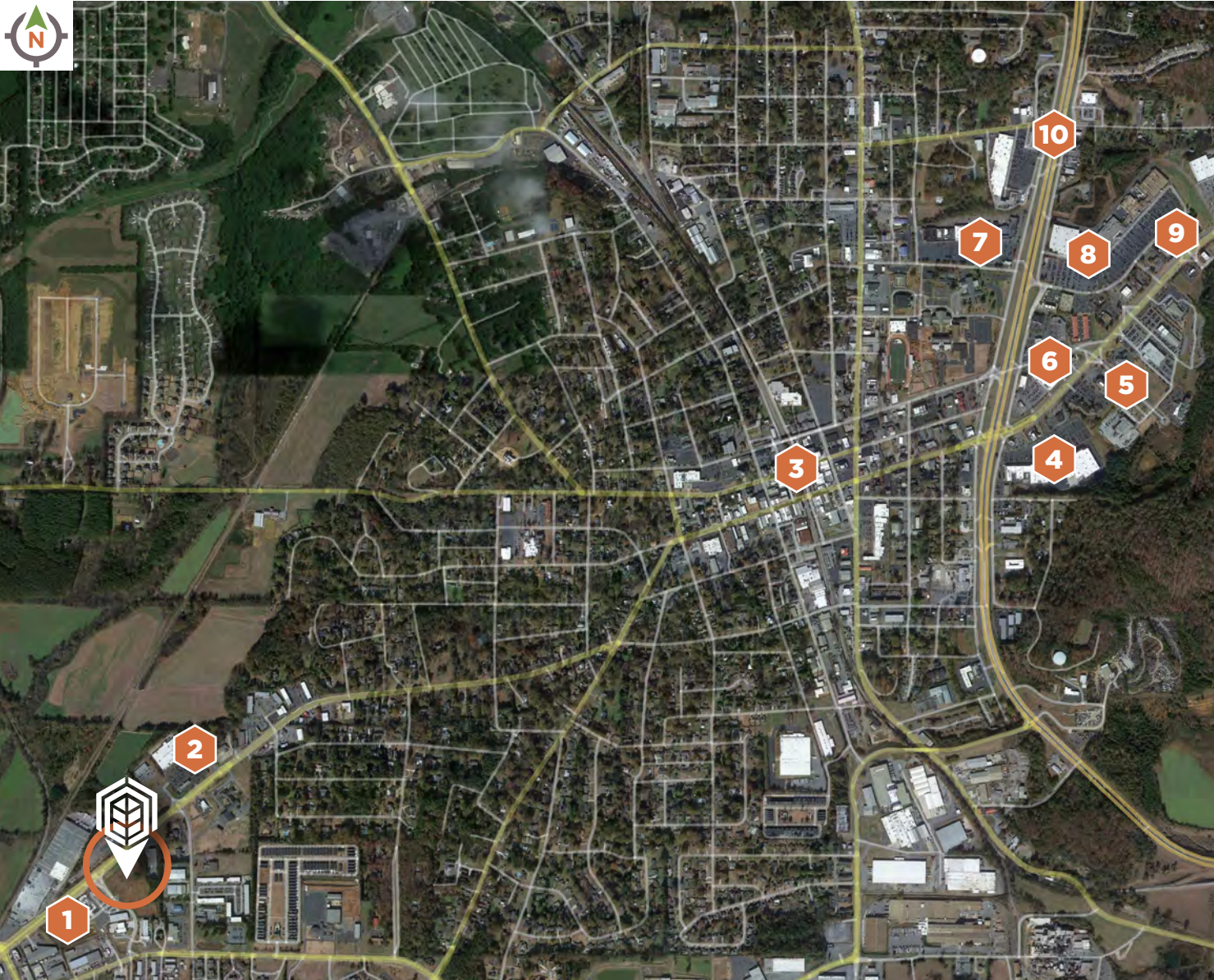
West Avenue & Charley Harper Drive / Cartersville, GA 30120



10 MILES FROM ACWORTH
19 MILES FROM CANTON
20 MILES FROM ROME
21 MILES FROM MARIETTA
22 MILES FROM CALHOUN
23 MILES FROM POWDER SPRINGS
30 MILES FROM ALPHARETTA
37 MILES FROM ATLANTA
39 MILES FROM CUMMING

SURROUNDING MARKET

West Avenue & Charley Harper Drive / Cartersville, GA 30120



- 1    
- 2   
- 3 
- 4   
- 5   
- 6   
- 7   
- 8   
- 9   
- 10   

CONTACT

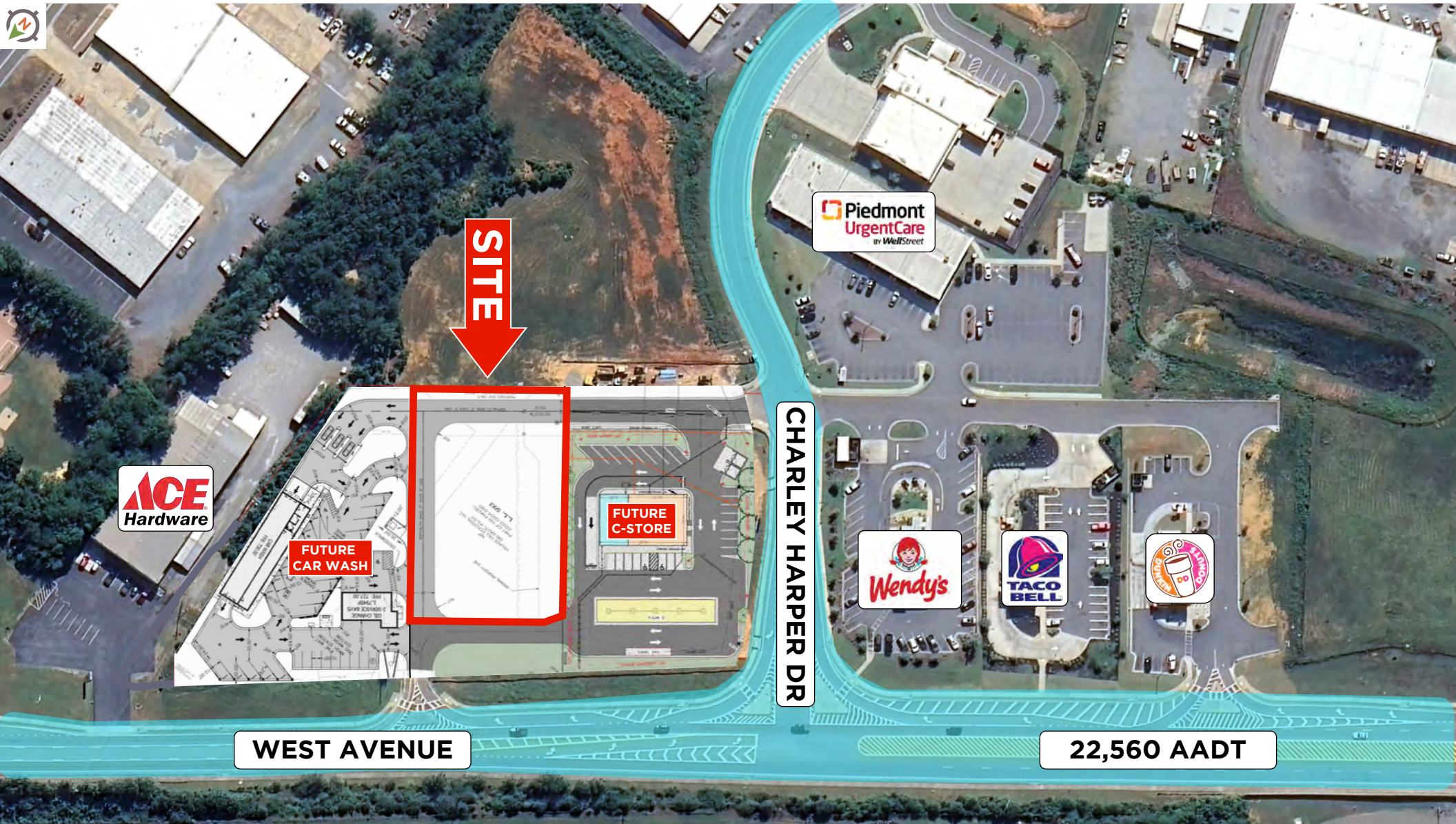
TRADE AREA VIEW

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PROPERTY SITE PLAN

West Avenue & Charley Harper Drive / Cartersville, GA 30120





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TO INQUIRE ABOUT THIS PROPERTY

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