



CAPITAL GROWTH
BUCHALTER

PROPERTY AVAILABLE

GROUND LEASE, BTS, SALE

3.5 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



Site is located on West Ave, and benefits from excellent frontage, visibility, & access to over 20,000 VPD. Site is also located near recently completed QSR's: Taco Bell, Wendy's, & Dunkin'.

LOCATED NEAR

-  New Residential Communities
-  20,000 VPD in front of Site
-  4 Schools with 4,630 students
-  #4 Nationally Ranked Ingles
-  All Major Utilities

MAJOR BRANDS



MAJOR INTERSECTIONS

West Ave & Burnt Hickory Rd / 32,000 VPD
West Ave & Euharlee Rd / 41,250 VPD

DEMOGRAPHICS

West Avenue & Charley Harper Drive / Cartersville, GA 30120

| POPULATION | 1 MILES | 3 MILES | 5 MILES |
|--|---------|---------|---------|
| 2022 Estimated Population | 3,075 | 23,111 | 48,511 |
| 2027 Projected Population | 3,129 | 22,756 | 52,373 |
| Projected Annual Growth (2022-2027) | 0.35% | (0.31%) | 1.54% |

| HOUSEHOLDS | 1 MILES | 3 MILES | 5 MILES |
|---------------------------|---------|---------|---------|
| 2022 Estimated Households | 1,219 | 8,876 | 18,458 |
| 2027 Projected Households | 1,251 | 8,822 | 19,924 |

| HOUSEHOLD INCOME | 1 MILES | 3 MILES | 5 MILES |
|------------------------------|----------|----------|----------|
| 2022 Estimated Median Totals | \$60,137 | \$57,944 | \$58,896 |

| BUSINESS | 1 MILES | 3 MILES | 5 MILES |
|---------------------------------|---------|---------|---------|
| 2022 Estimated Total Businesses | 244 | 1,484 | 2,387 |
| 2022 Estimated Total Employees | 2,147 | 14,193 | 23,309 |



\$58,896

Median Income



48,511

Population



18,458

Households



2.48%

Unemployment



37,283

Labor Force

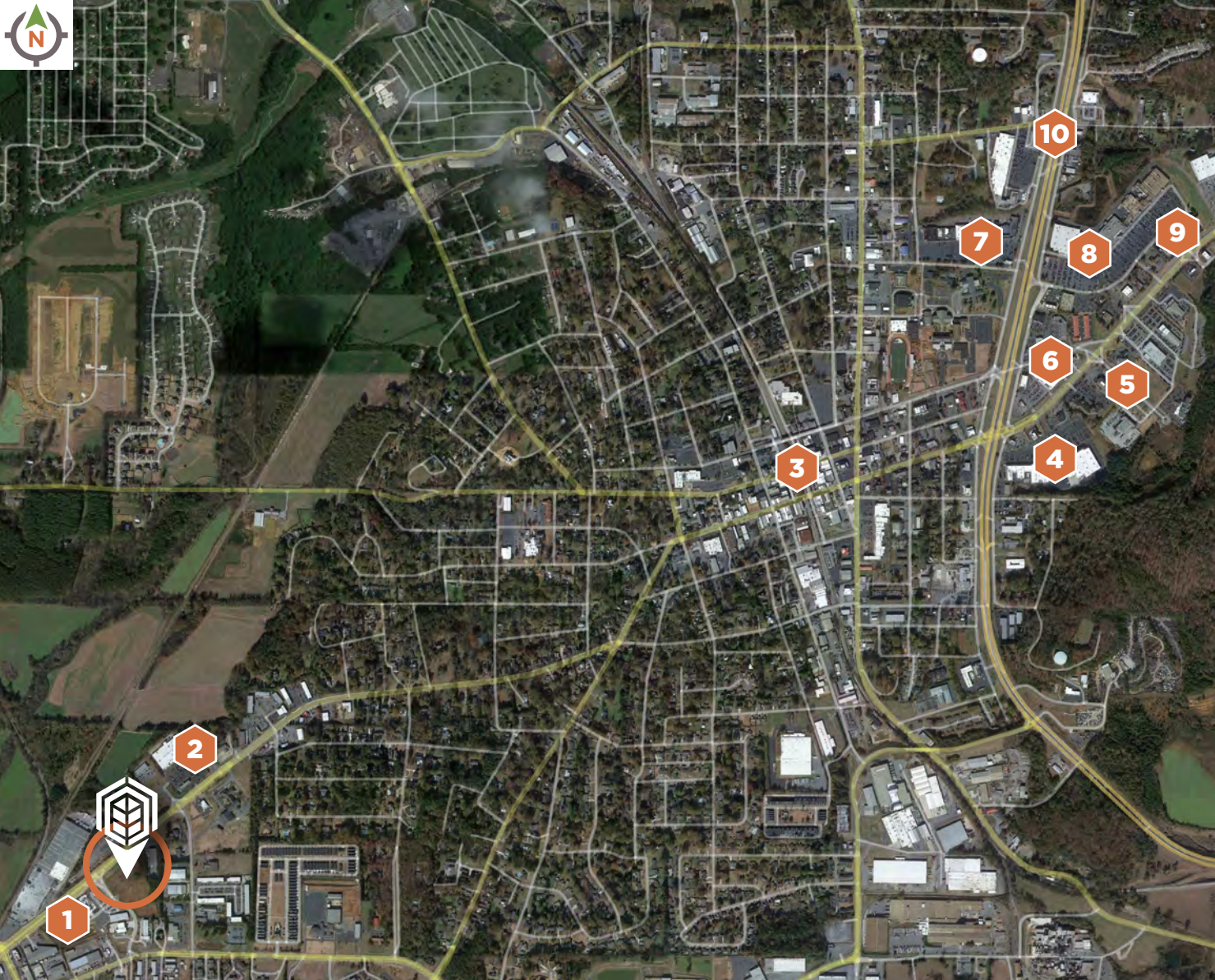
LOCATION OVERVIEW

West Avenue & Charley Harper Drive / Cartersville, GA 30120



SURROUNDING MARKET

West Avenue & Charley Harper Drive / Cartersville, GA 30120

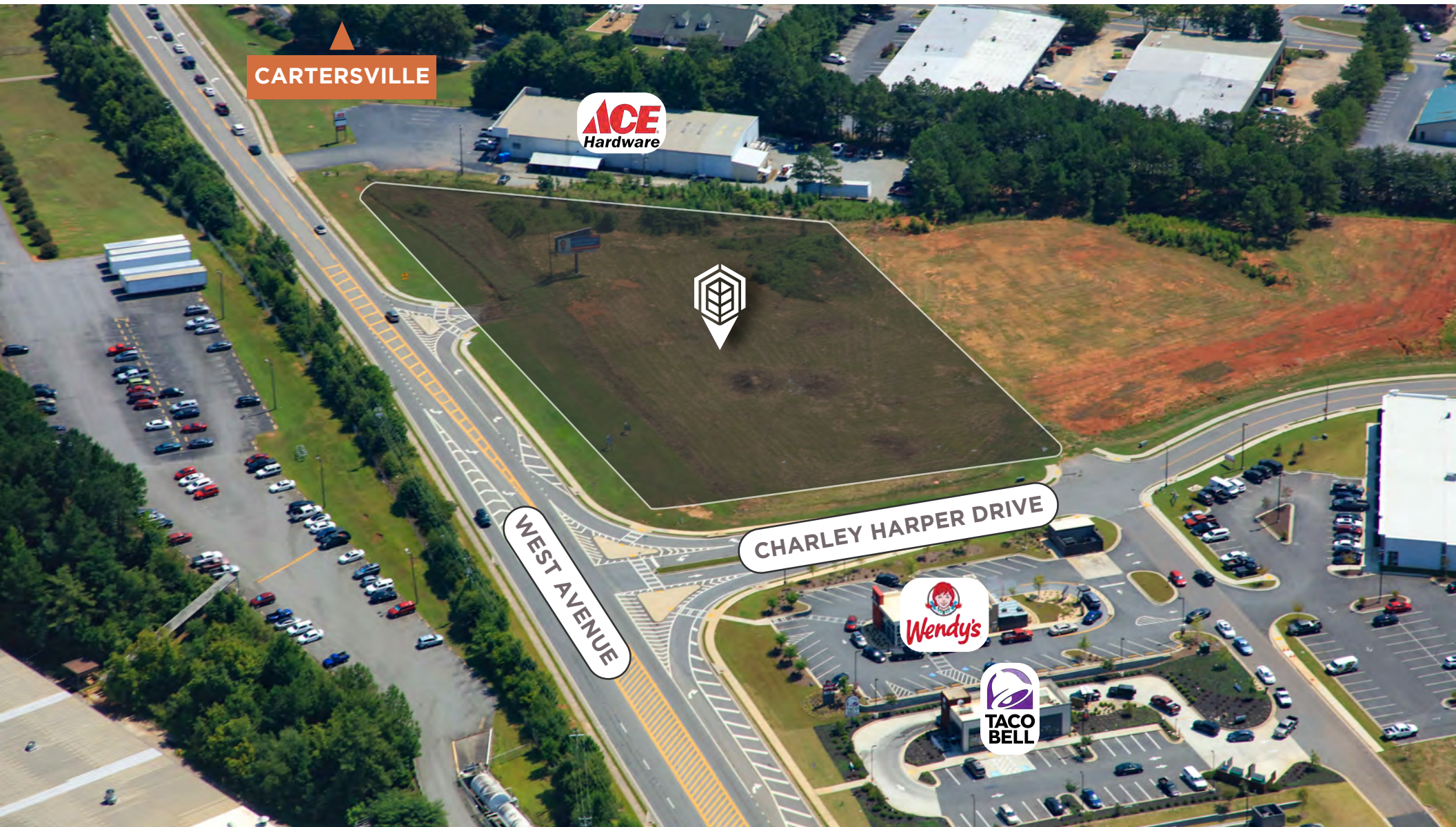


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CONTACT

PROPERTY SITE VIEW

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GROUND LEASE OR BTS

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TO INQUIRE ABOUT THIS PROPERTY

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