

LAND FOR SALE

INVESTMENT OR COMMERCIAL PROPERTY ON HWY 278

1981 Rockmart Hwy, Cedartown, GA 30125



OFFERING SUMMARY

SALE PRICE:	\$64,900
LOT SIZE:	0.38 Acres
ZONING:	Res
MARKET:	NW Georgia
SUBMARKET:	Cedartown
TRAFFIC COUNT:	14,000

PROPERTY OVERVIEW

Income producing investment or commercial property sits on 1/3+- acres with road frontage on Rockmart Highway. Level grade. Property has 1,180 sq ft 2 bed/1 bath home in need of updating. High traffic count of 14,000. Near Rome Bypass/ Hwy 27. Close to Floyd Medical and Ford Dealership

PROPERTY HIGHLIGHTS

- Income Producing Rental Property
- Potential Commercial
- Road Frontage on Rockmart Hwy/Hwy 278
- Convenient to Retail, Dining and More

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
info@garrettlandbrokers.com
GA #339795

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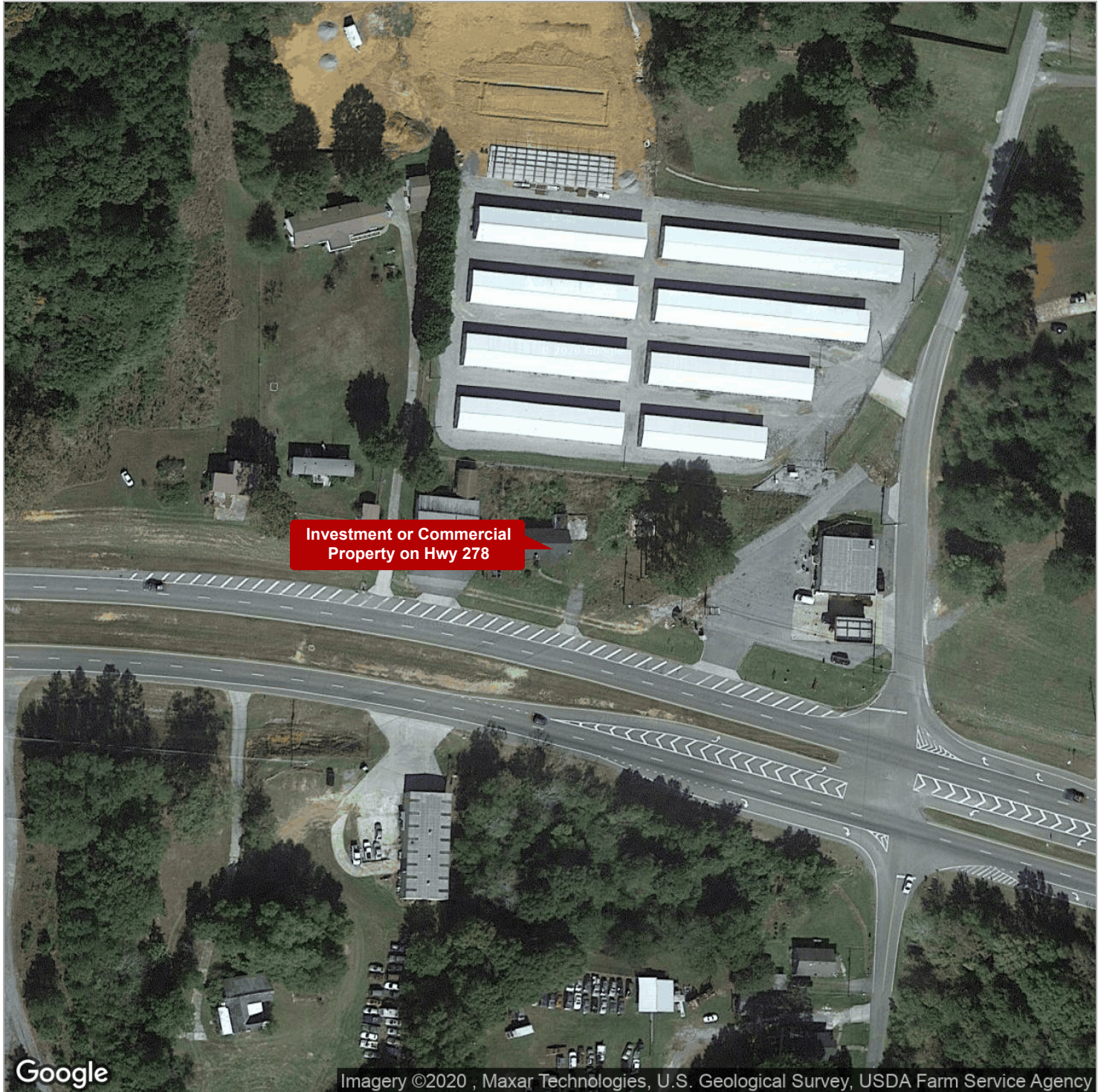
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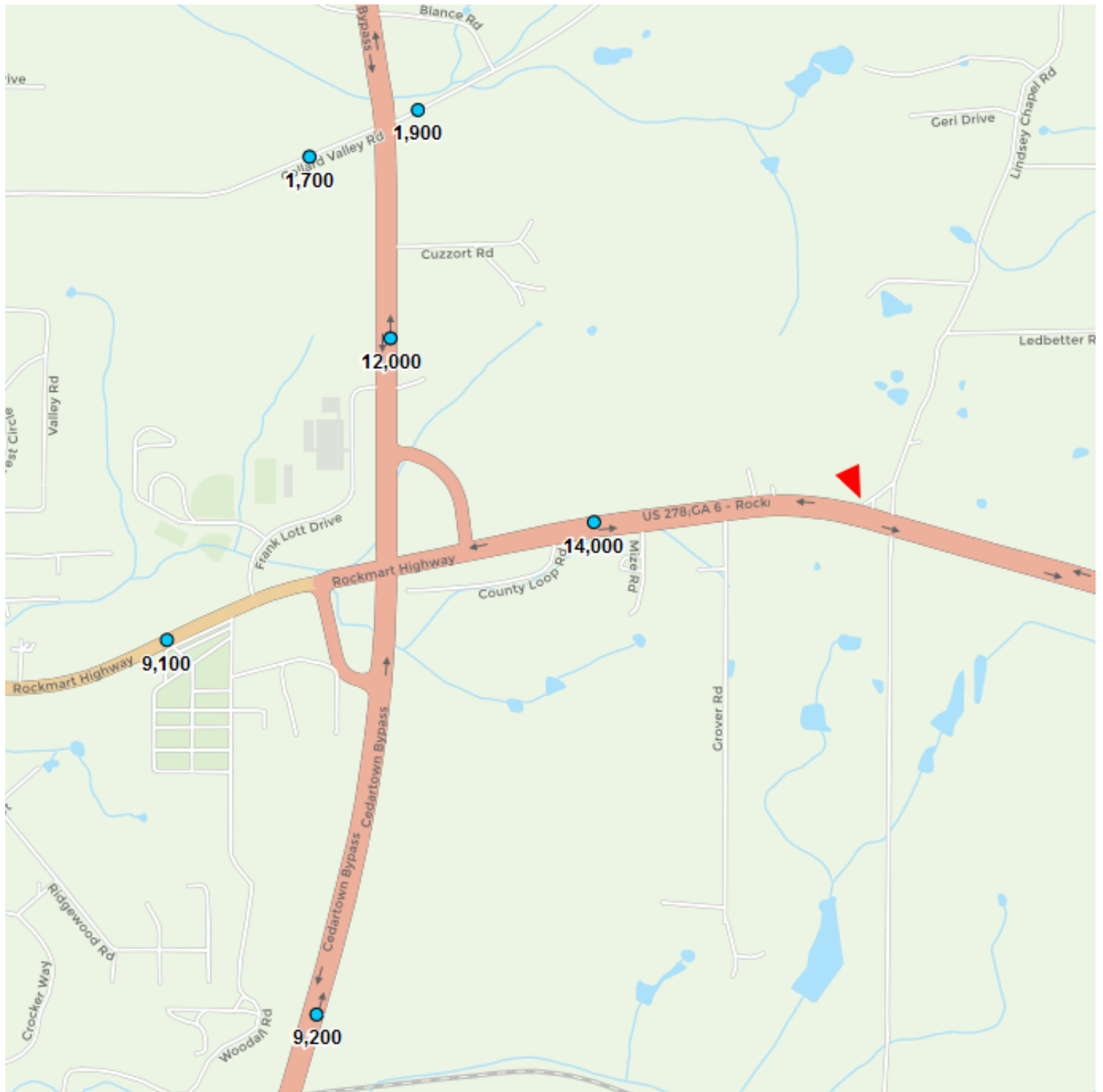
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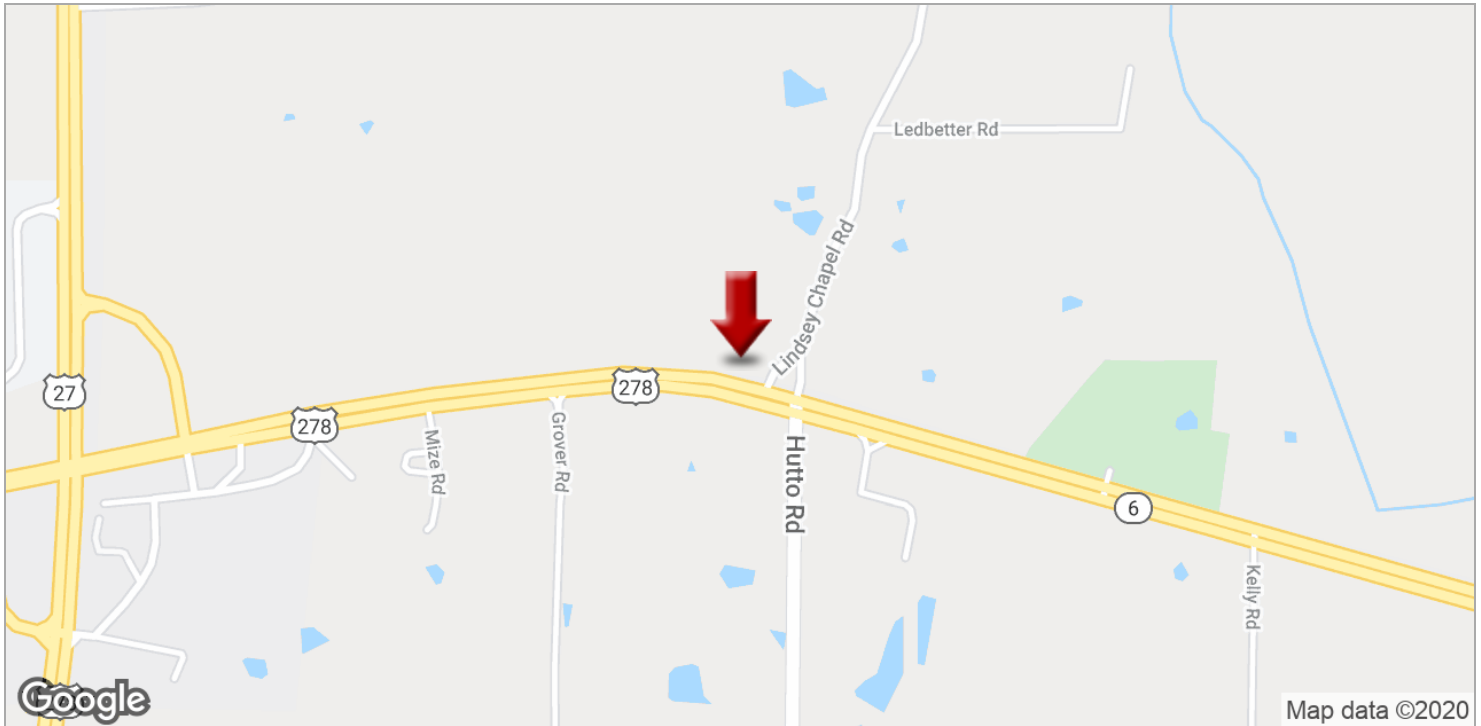
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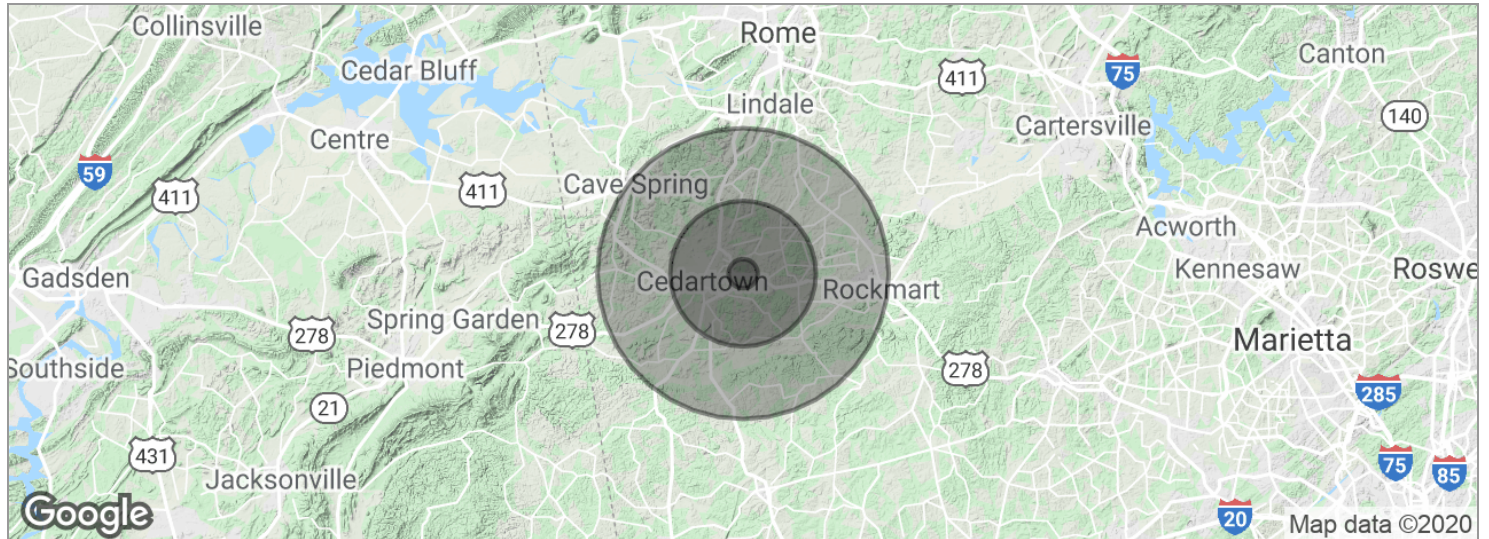
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	695	15,857	42,511
Median age	38.6	38.1	38.2
Median age (male)	38.9	38.0	36.5
Median age (Female)	39.4	38.9	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	244	5,562	15,044
# of persons per HH	2.8	2.9	2.8
Average HH income	\$51,839	\$50,332	\$50,647
Average house value	\$146,124	\$146,048	\$149,976

* Demographic data derived from 2010 US Census

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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