

HICKORY SPRINGS

CARTERSVILLE

790, 800, 802 Burnt Hickory Road
 Cartersville, GA 30120

LENDER OWNED
 RETAIL / OFFICE

FOR SALE OR LEASE



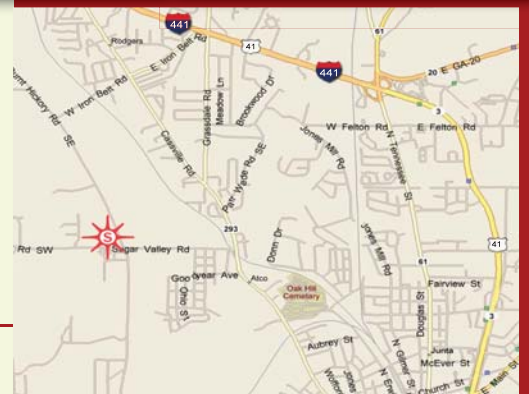
KEY FEATURES

- Reduced Price Provides Opportunity to Own at well Below the Cost of Construction
- Under New Ownership!!!
- Great New Center in growing area
- Excellent visibility with easy access to Burnt Hickory Road and Sugar Valley Road
- 1,100 - 12,768 SF Available
- Total center SF is 30,201 SF in all 3 buildings



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,301	25,165	46,722
Households	817	9,190	16,554
Average Household Income	\$66,905	\$59,284	\$63,860
Median Household Income	\$48,983	\$47,869	\$53,072



Nate Melchior

Office: (480) 949-9011

Cell: (480) 278-2892

nmelchior@sandcapital.net

www.sandordev.com

10689 N. Pennsylvania St. Suite 100, Indianapolis, In 46280

p. 877.925.9011

5725 N. Scottsdale Road, Ste. C-195, Scottsdale, Az 85250

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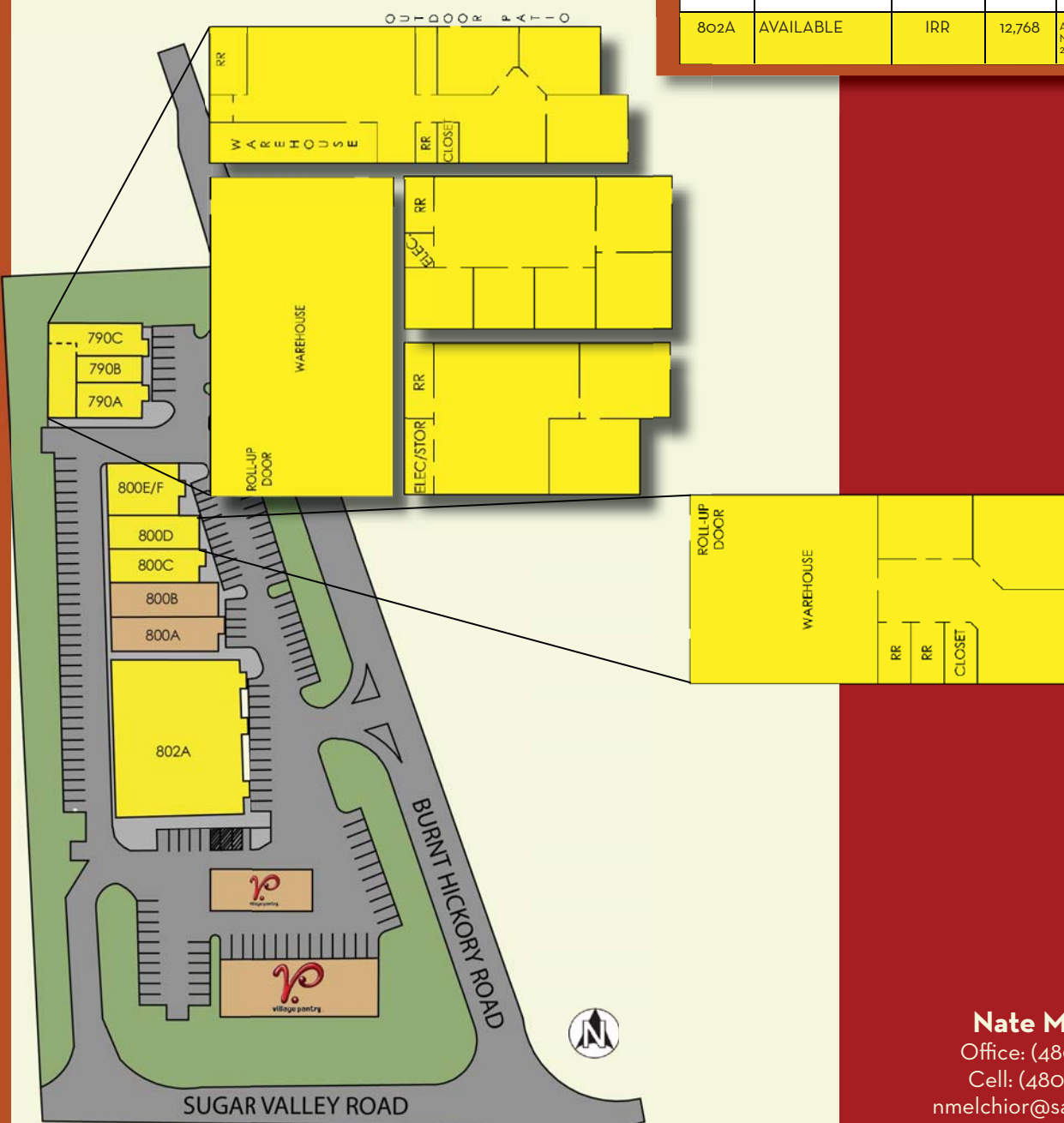


SITE DATA

SANDOR SHOPS				
UNIT	TENANT	DIMS.	SQ. FT.	CONDITION
790A	AVAILABLE	25 X IRR	1,138	BUILT OUT. RETAIL/OFFICE. CONTAINS CARPET, HVAC, & ROLL-UP DOOR
790B	AVAILABLE	25 X 44	1,100	BUILT OUT. RETAIL/OFFICE. CONTAINS HARDWOOD FLOORS, & HVAC
790C	AVAILABLE	IRR	3,410	BUILT OUT. RETAIL/OFFICE. CONTAINS HARDWOOD FLOORS, & HVAC

SANDOR SHOPS(cont.)				
UNIT	TENANT	DIMS.	SQ. FT.	CONDITION
800E/F	AVAILABLE	53 X IRR	3,062	GREY SHELL. NO DEMISING WALLS. NO HVAC
800D	AVAILABLE	27 X 73	1,971	BUILT OUT. CONTAINS HVAC
800C	AVAILABLE	27.5 X IRR	2,047	GREY SHELL. NO HVAC. ROLL-UP DOOR
800B	THE CUTTING CREW	27 X 88	2,376	BUILT-OUT FOR CURRENT TENANT
800A	ISLAND GLOW	26.5 X IRR	2,420	BUILT-OUT FOR CURRENT TENANT. ROLL-UP DOOR
802A	AVAILABLE	IRR	12,768	ALL GREY SHELL. NO HVAC. NO DEMISING WALLS. 2 ROLL-UP DOORS.

SITE MAP



GRAPHICS ARE FOR ILLUSTRATION PURPOSES ONLY.



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