

DEVELOPMENT OPPORTUNITY

30 PATTERSON DRIVE & US-41, CARTERSVILLE, GA 30120

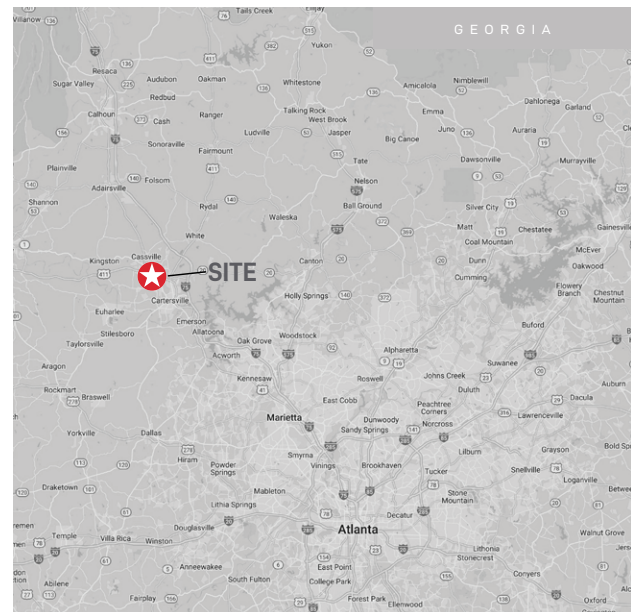


PROPERTY INFORMATION

- 7.5 acres available for ground lease or build-to-suit in Cartersville, one of the fastest-growing suburbs in the Atlanta area.
- Signalized intersection with 37,087 VPD on Joe Frank Harris Pkwy
- Over 1,200 feet of frontage with ability to subdivide into 1-acre lots
- Zoned C-1 which includes drive-thru restaurants, convenience stores, and car washes
- A \$5 billion battery plant is currently under construction nearby. Located within 5-miles of the site, the plant is expected to bring an excess of 3,500 jobs to the area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	7,225	29,972	54,138
Population 2028	8,189	33,521	60,182
Average Household Income	\$76,199	\$84,677	\$90,790



CONTACT

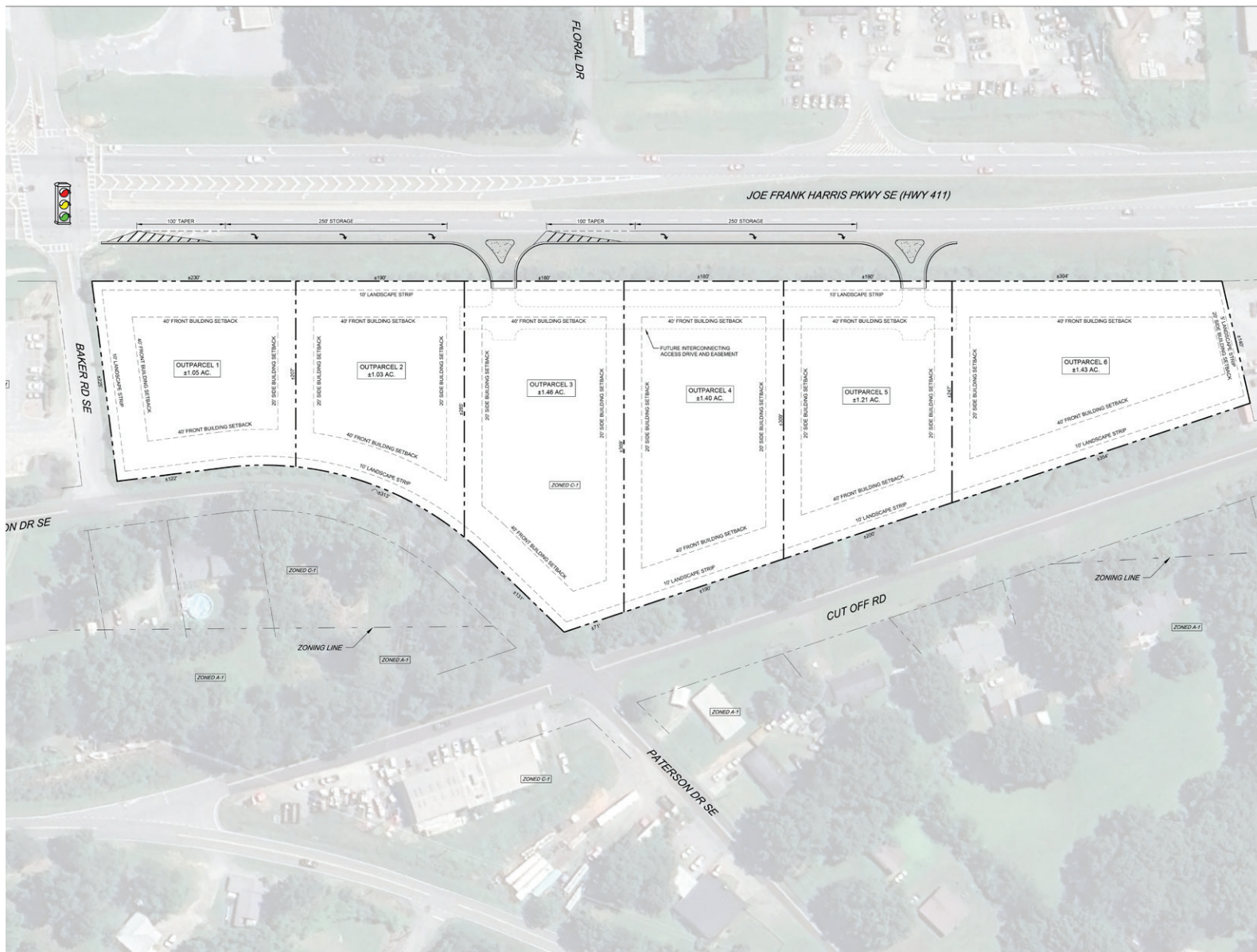
Nick Addison p / 404.256.9100 e / nickaddison@staffordprop.com

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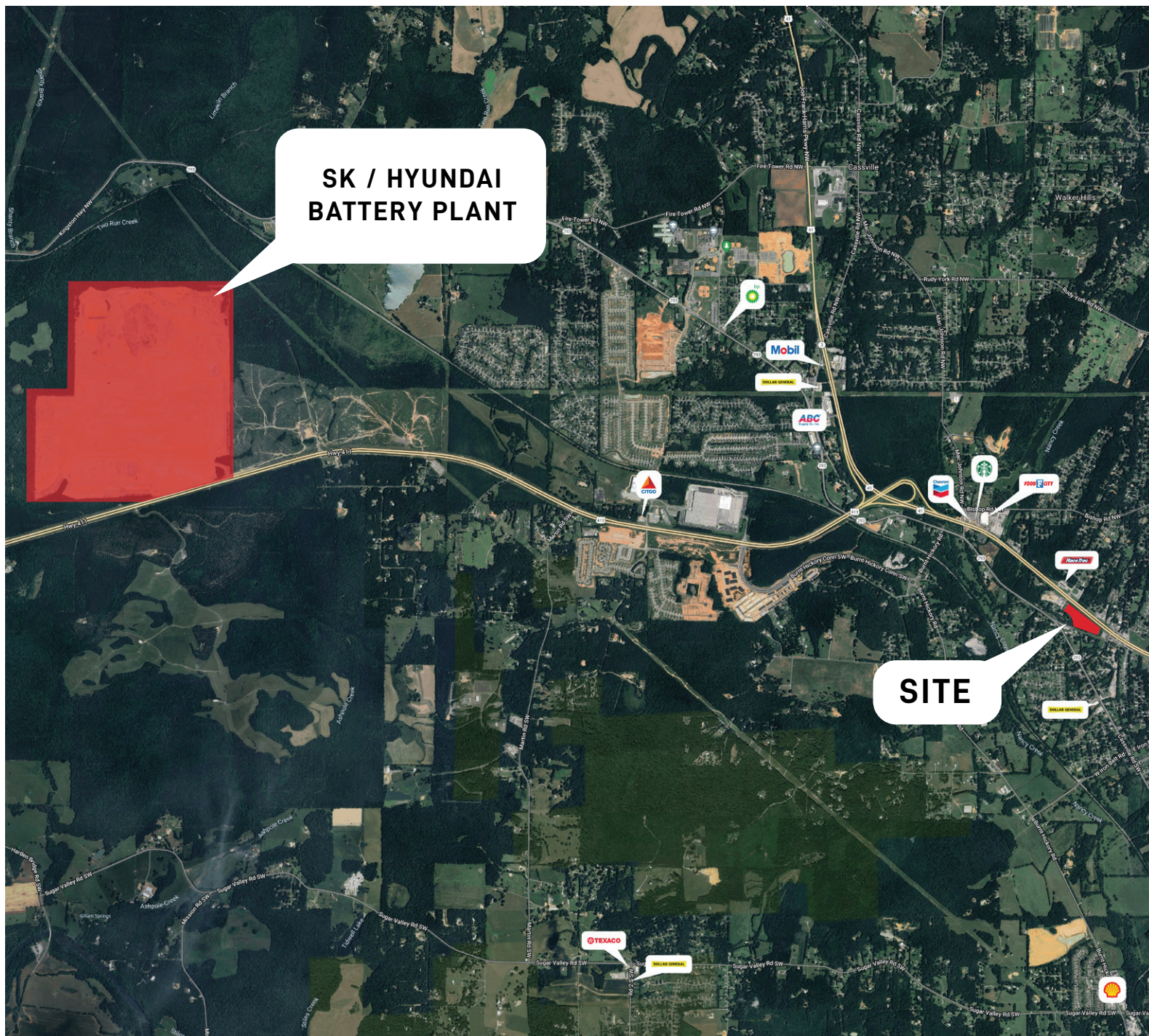
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