



2700 Martha Berry Hwy

2700 Martha Berry Highway presents a 24,338 SF freestanding commercial building on 4.038 acres along US Highway 27 (Martha Berry Highway)—Rome's main north-south thoroughfare capturing ~27,300 daily vehicles.

This standalone property features approximately 12,000 SF of finished front retail space and 12,000 SF of rear storage and warehouse area with loading dock, providing exceptional flexibility for retail, wholesale, distribution, or hybrid operations requiring both customer-facing and back-of-house infrastructure.

Demographics		1 MILE	3 MILE	5 MILE
	Population	913	18,559	52,899
	Daytime Population	667	24,518	57,689
	Households	221	6,578	19,470
	Household Income	\$82,700	\$72,400	\$80,800

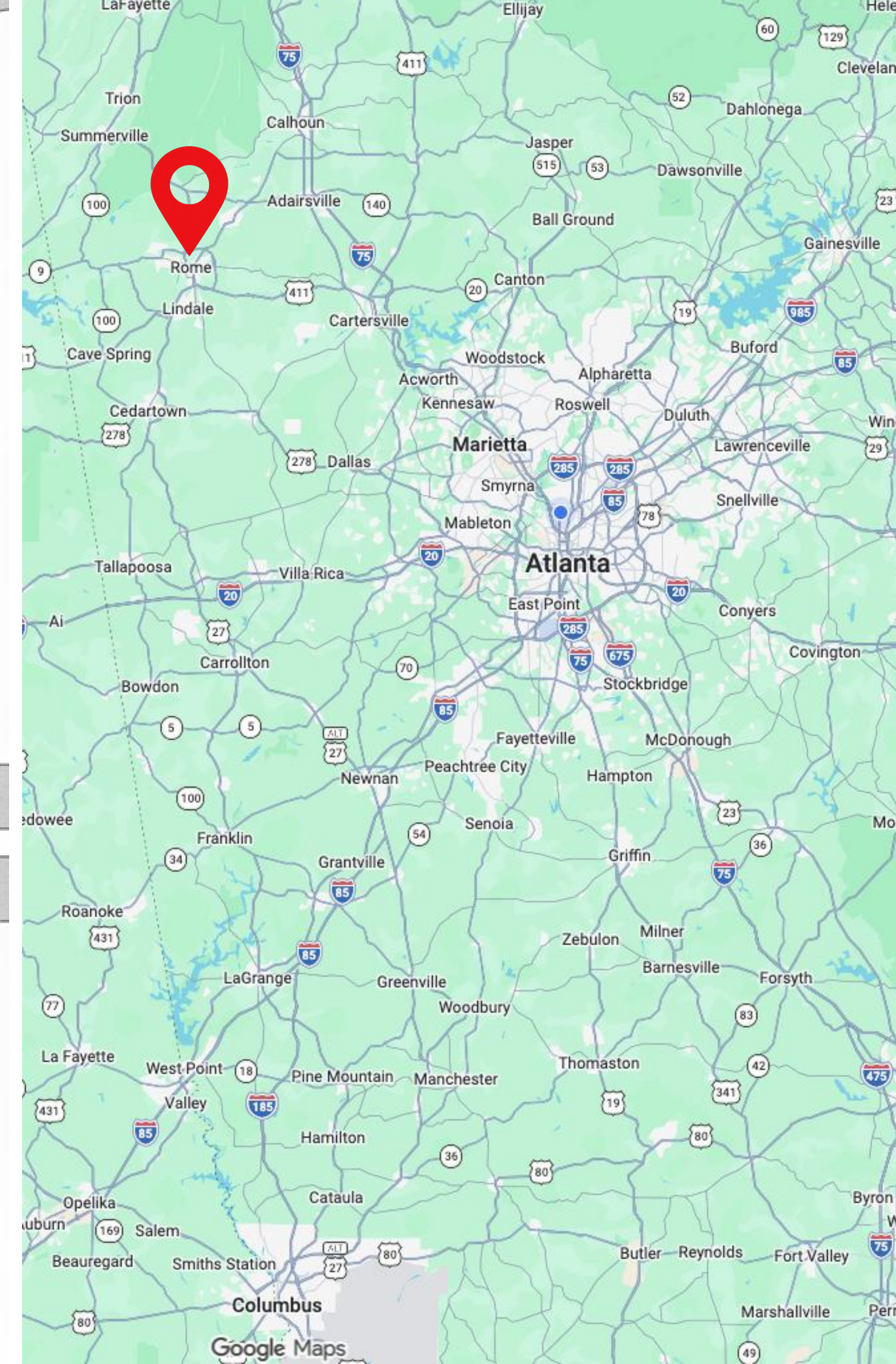
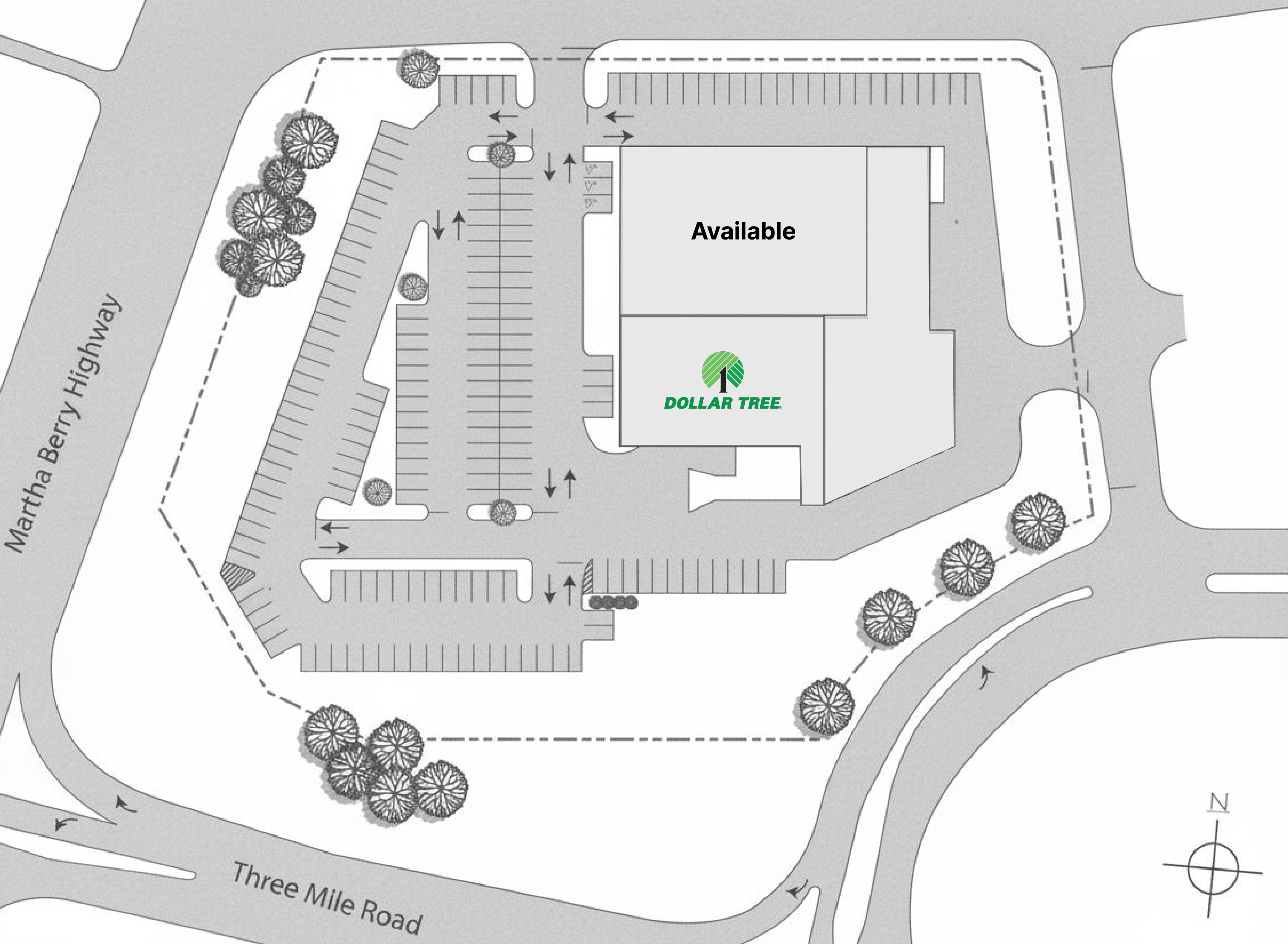


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Martha Berry Highway (US 27) is Rome's main north-south thoroughfare carrying ~27,300 daily vehicles—providing sustained visibility and regional draw from Floyd County's primary commercial artery, connecting residential neighborhoods, retail centers, employment corridors, and Berry College.