



Mike's
SUBS

FOR LEAS
JOEL MORRI
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METROWEST
REALTY
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1623 ALABAMA AVENUE - UNIT C

OFFERED AT \$32 PER SQ FT + CAM
1623 ALABAMA AVENUE, BREMEN GA 30110

THE SPACE

Location	1623 Alabama Avenue Bremen, GA 30110
County	Carroll
APN	Z52 0064
Cross Street	Highway 27
Traffic Count	6000



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
632	9,881	17,449

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,284	\$99,249	\$96,585

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
212	3,616	6,403

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	1,850
LAND ACRES	1.45
YEAR BUILT	2020
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Shared lot
NUMBER OF PADS	1
CORNER LOCATION	Yes

NEIGHBORING PROPERTIES

NORTH	Ingles
EAST	Dunkin
WEST	Autozone

MECHANICAL

HVAC	Y
FIRE SPRINKLERS	Y
ELECTRICAL / POWER	Y
LIGHTING	Led

TENANT INFORMATION

MAJOR TENANT/S	Dunkin / Jersey Mike's
SHADOW ANCHOR	Ingles
LEASE TYPE	NNN

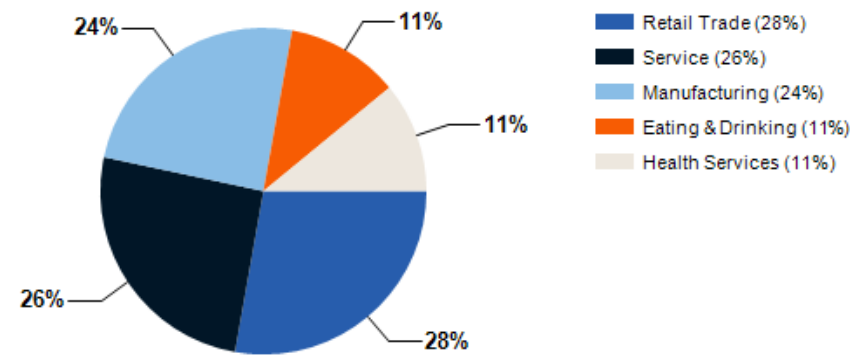
- The plaza sits along a retail/commercial strip on Alabama Avenue. There are also local service providers and potential nearby rehab services

Development was strong around 2020, attracting national chains in the growing local market

Co-located in Haralson and Carroll counties, one of two ZIPs for the city.

Population ~7,185 (2020 census) and home to local schools, hospital, and community events

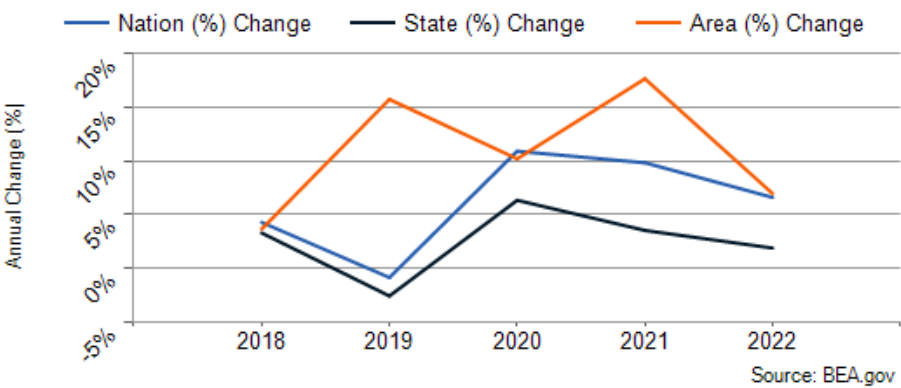
Major Industries by Employee Count

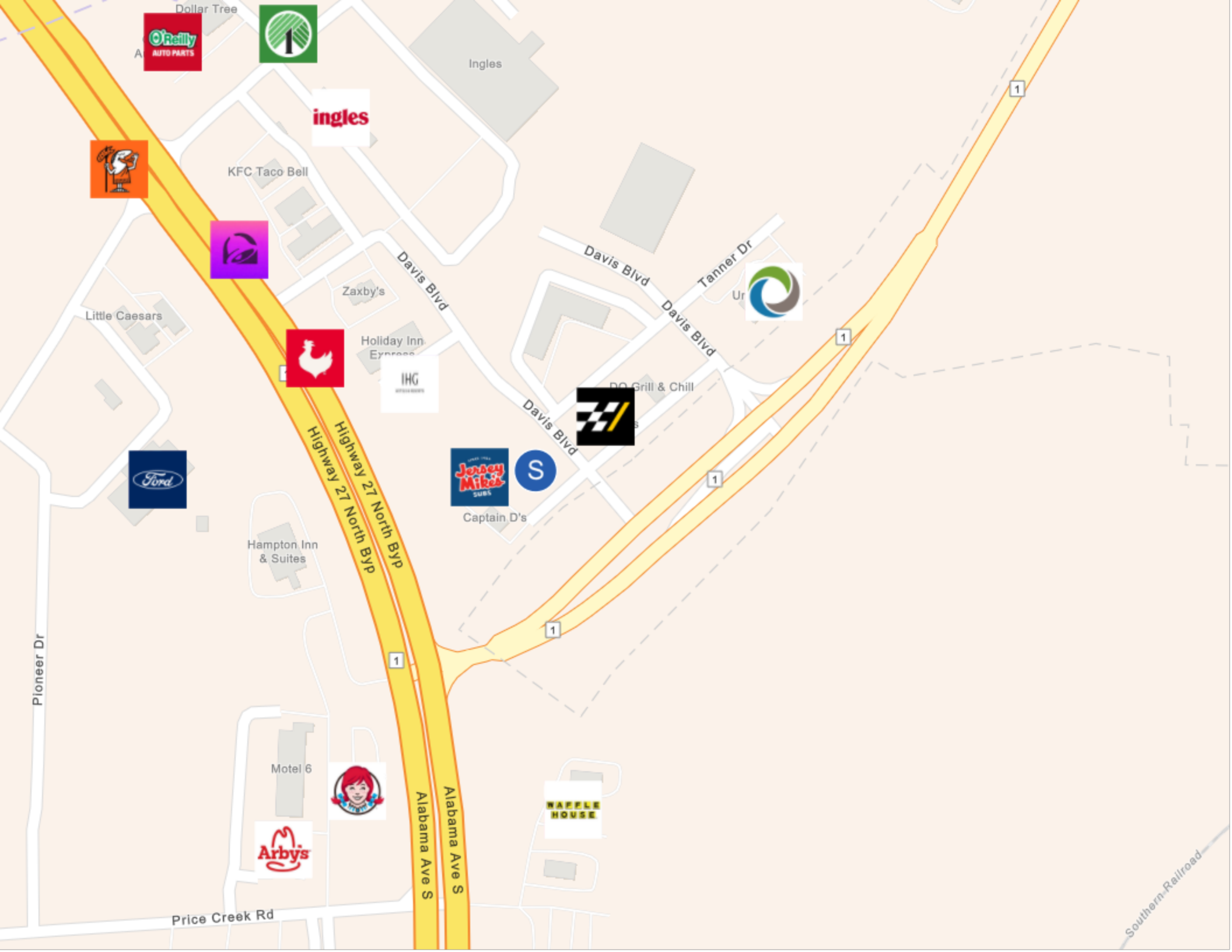


Largest Employers

Southwire Company	2,900
Higgins General Hospital	200
Bremen City School District	96
Synovus Bank	50
1st Franklin Financial	13
Aubrey Silvey Enterprises	50
JET Infrastructure	50
AT&T	10

Carroll County GDP Trend





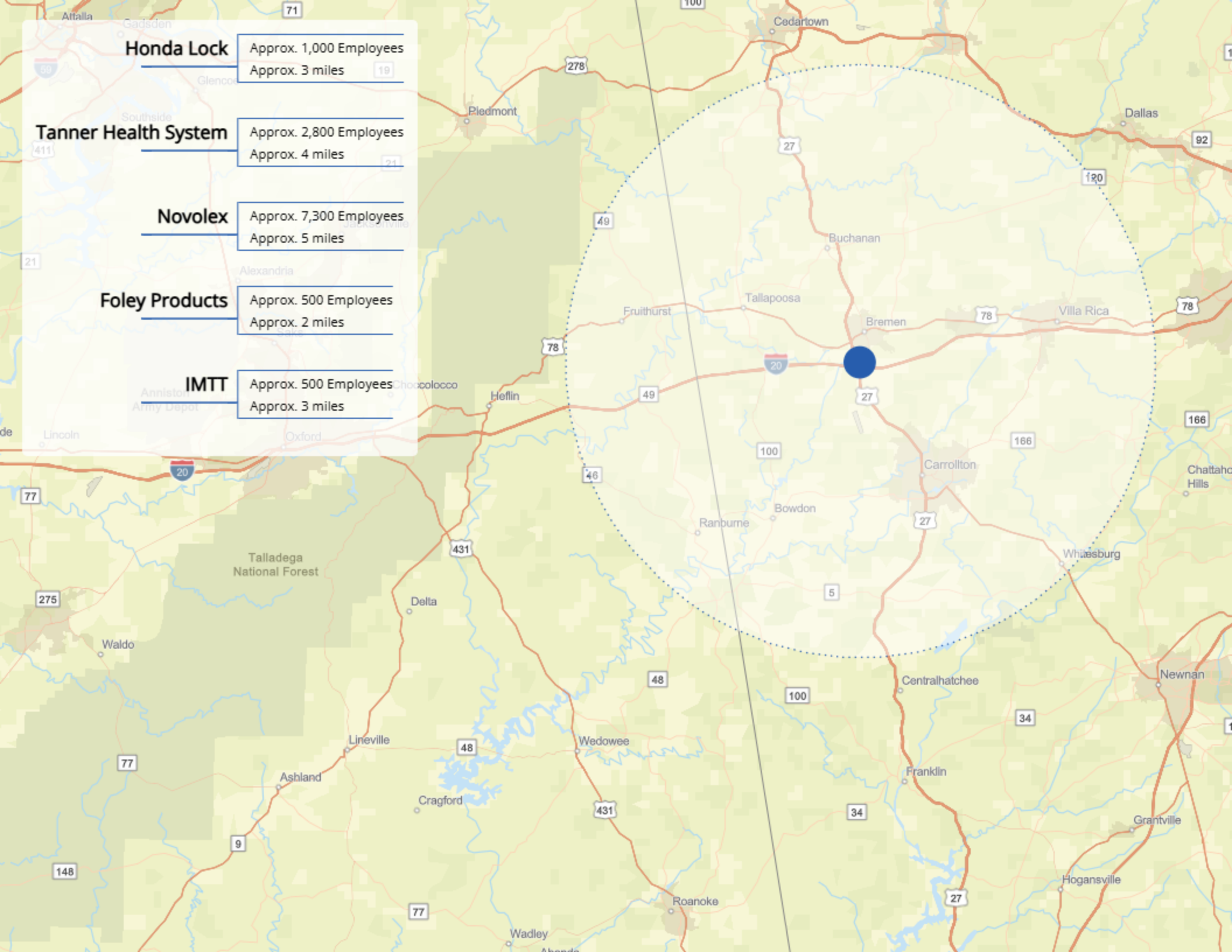
Approx. 1,000 Employees
Approx. 3 miles

Approx. 2,800 Employees
Approx. 4 miles

Approx. 7,300 Employees
Approx. 5 miles

Approx. 500 Employees
Approx. 2 miles

Approx. 500 Employees
Approx. 3 miles





Bremen Bypass

27

BUS.
27

BUS.
27

BUS.
27

BUS.
27





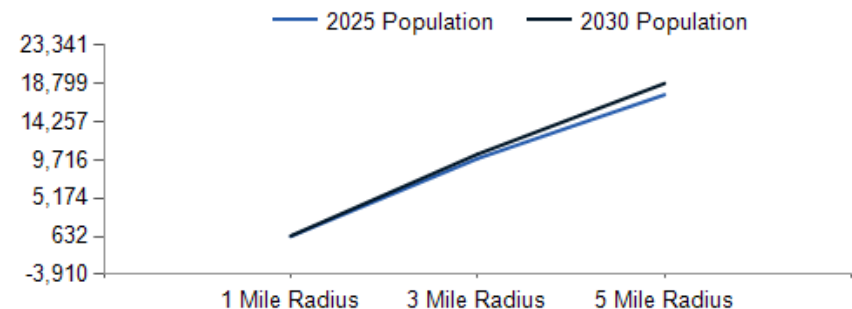




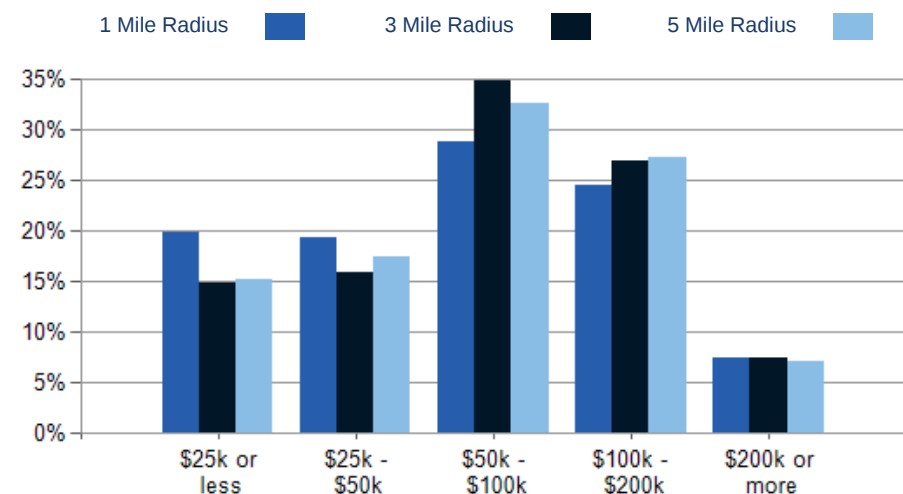


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	451	7,048	12,455
2010 Population	534	8,273	14,787
2025 Population	632	9,881	17,449
2030 Population	688	10,399	18,799
2025 African American	79	760	1,478
2025 American Indian	2	27	57
2025 Asian	12	123	201
2025 Hispanic	10	290	588
2025 Other Race	4	103	235
2025 White	504	8,327	14,501
2025 Multiracial	31	533	967
2025-2030: Population: Growth Rate	8.55%	5.15%	7.50%

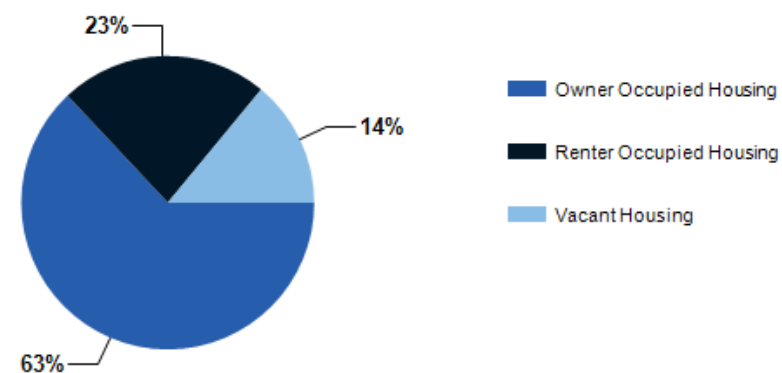
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	27	237	447
\$15,000-\$24,999	15	301	534
\$25,000-\$34,999	10	143	343
\$35,000-\$49,999	31	431	778
\$50,000-\$74,999	32	779	1,266
\$75,000-\$99,999	29	481	828
\$100,000-\$149,999	32	469	912
\$150,000-\$199,999	20	505	839
\$200,000 or greater	16	270	456
Median HH Income	\$67,180	\$71,881	\$71,127
Average HH Income	\$89,284	\$99,249	\$96,585



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

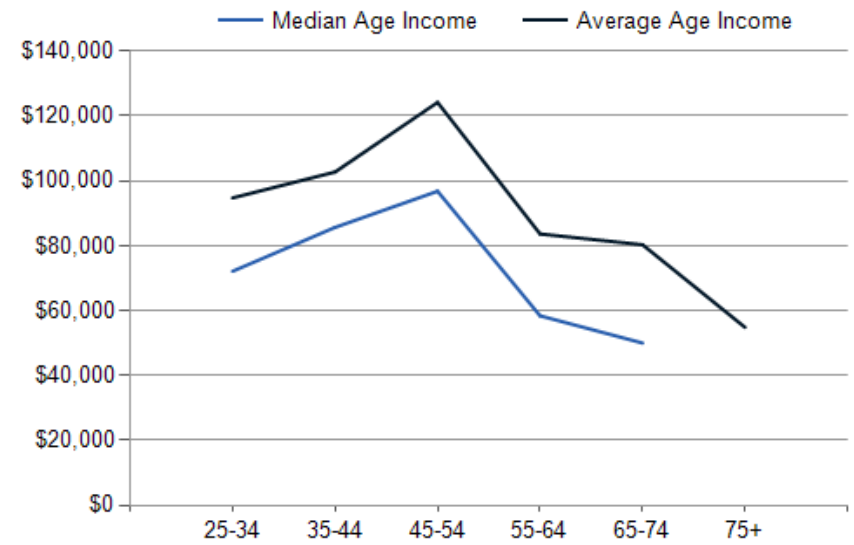
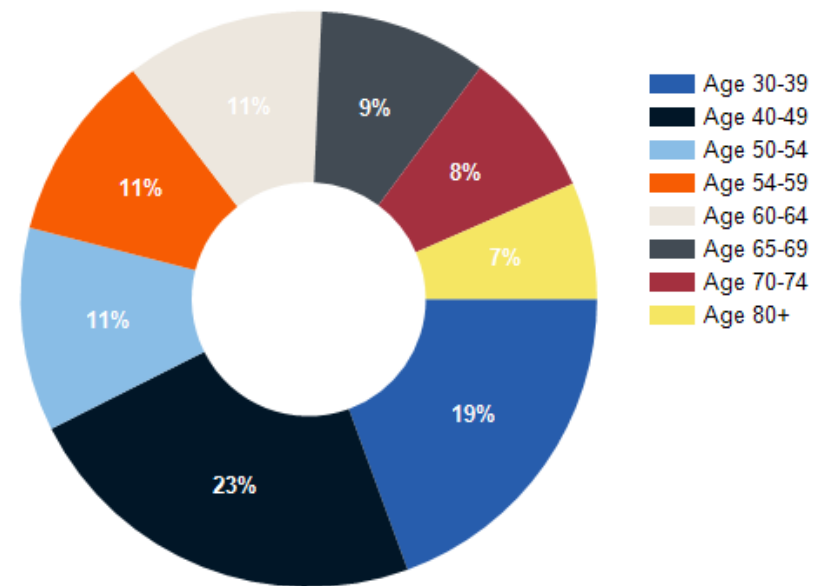


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	31	604	1,100
2025 Population Age 35-39	37	621	1,133
2025 Population Age 40-44	44	670	1,150
2025 Population Age 45-49	37	628	1,069
2025 Population Age 50-54	40	646	1,157
2025 Population Age 55-59	37	592	1,102
2025 Population Age 60-64	39	581	1,058
2025 Population Age 65-69	33	474	876
2025 Population Age 70-74	29	424	753
2025 Population Age 75-79	23	371	631
2025 Population Age 80-84	15	227	394
2025 Population Age 85+	9	190	293
2025 Population Age 18+	480	7,534	13,342
2025 Median Age	39	39	39
2030 Median Age	40	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,118	\$73,630	\$74,415
Average Household Income 25-34	\$94,726	\$95,510	\$94,622
Median Household Income 35-44	\$85,660	\$86,270	\$85,922
Average Household Income 35-44	\$102,746	\$113,665	\$111,622
Median Household Income 45-54	\$96,817	\$92,838	\$92,478
Average Household Income 45-54	\$124,211	\$128,013	\$124,300
Median Household Income 55-64	\$58,395	\$74,371	\$74,062
Average Household Income 55-64	\$83,621	\$101,924	\$98,474
Median Household Income 65-74	\$50,000	\$57,812	\$55,155
Average Household Income 65-74	\$80,321	\$87,179	\$85,706
Average Household Income 75+	\$54,842	\$57,358	\$56,389

Population By Age





Joel Morris
Commercial Sales

Joel Morris – Commercial Real Estate Advisor, Licensed in Georgia and Alabama

Joel Morris is a Carrollton-based commercial real estate advisor, licensed in both Georgia and Alabama, focused on helping owners, tenants, and investors unlock value across Carroll County, West Georgia, and East Alabama. Grounded in a data-first approach and strong local relationships, Joel specializes in retail, office, medical, industrial, and land—everything from downtown storefronts on and around Adamson Square to highway sites along US-27 and Bankhead Highway.

Clients count on Joel for strategic site selection, lease and purchase negotiation, 1031 exchange guidance, and value-add dispositions. He is known for clear pricing opinions, sharp underwriting, and straightforward communication that keeps deals moving. Whether he's marketing a multi-tenant center, assembling land for new development, or negotiating a medical office lease near Tanner Health, Joel brings practical market knowledge and steady advocacy to every assignment.

A Carroll County native and active community connector, Joel tracks zoning and permitting timelines, traffic counts, and absorption trends, and understands how local incentives—such as TAD-district opportunities—can improve project feasibility. He maintains an up-to-the-minute buyer and tenant database and leverages targeted digital campaigns to reach the right prospects quickly.

Outside of work, Joel's life is centered on faith, family, and community. His faith guides his integrity and commitment to serving others, both personally and professionally. He values time spent with his wife and children, supports local ministries, and actively participates in initiatives that strengthen the Carrollton and West Georgia region.

If you're evaluating a move, expansion, or disposition in Carrollton, West Georgia, or East Alabama, Joel will meet you where you are, bring options you haven't considered, and guide you from first conversation to closing.

1623 Alabama Avenue - Unit C

Exclusively Marketed by:

Joel Morris

Metro West Realty

Commercial Sales

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