



OLLIE'S
GOOD STUFF CHEAP

SONIC

Winslette
Pharmacy

POPEYES

LOWE'S

Lyons Dr

Shorter Ave

TITLEMAX

Pelican's
ANORALLI
EST. 1989

STARBUCKS

23,900 AADT '25

BW

U-HAUL

Los Portales
Mexican Restaurant

SITE
0.90 AC

Cash America

Tondee's
Furniture & Co.

ZAXBY'S

ZAXBY'S

TRUIST

PENSKE

FOR SALE

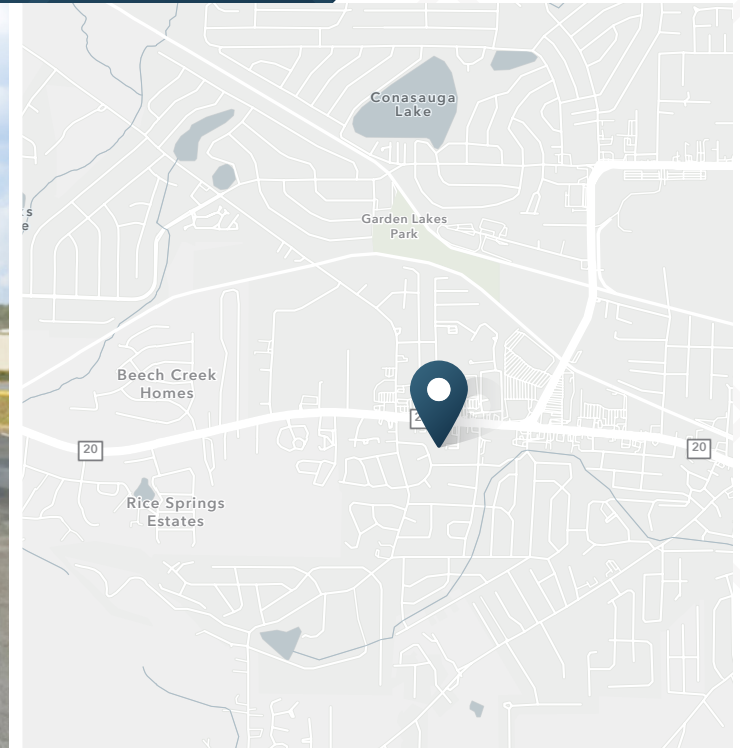
Former Restaurant with Drive-Thru

2435 Shorter Ave | Rome, GA

SRS

Former Restaurant with Drive-Thru

2435 Shorter Ave | Rome, GA 30165



0.90 AC

Site

\$1,500,000

For Sale

\$80,000/ yr NNN

For Lease

ABOUT THE PROPERTY

- 2,997 SF building with drive-thru
- Over 23k vehicles per day on Shorter Ave
- 42 parking spaces
- Property is at a signalized intersection with full access
- Located in a major retail node with tenants including Lowe's, Walmart, and Sam's Club

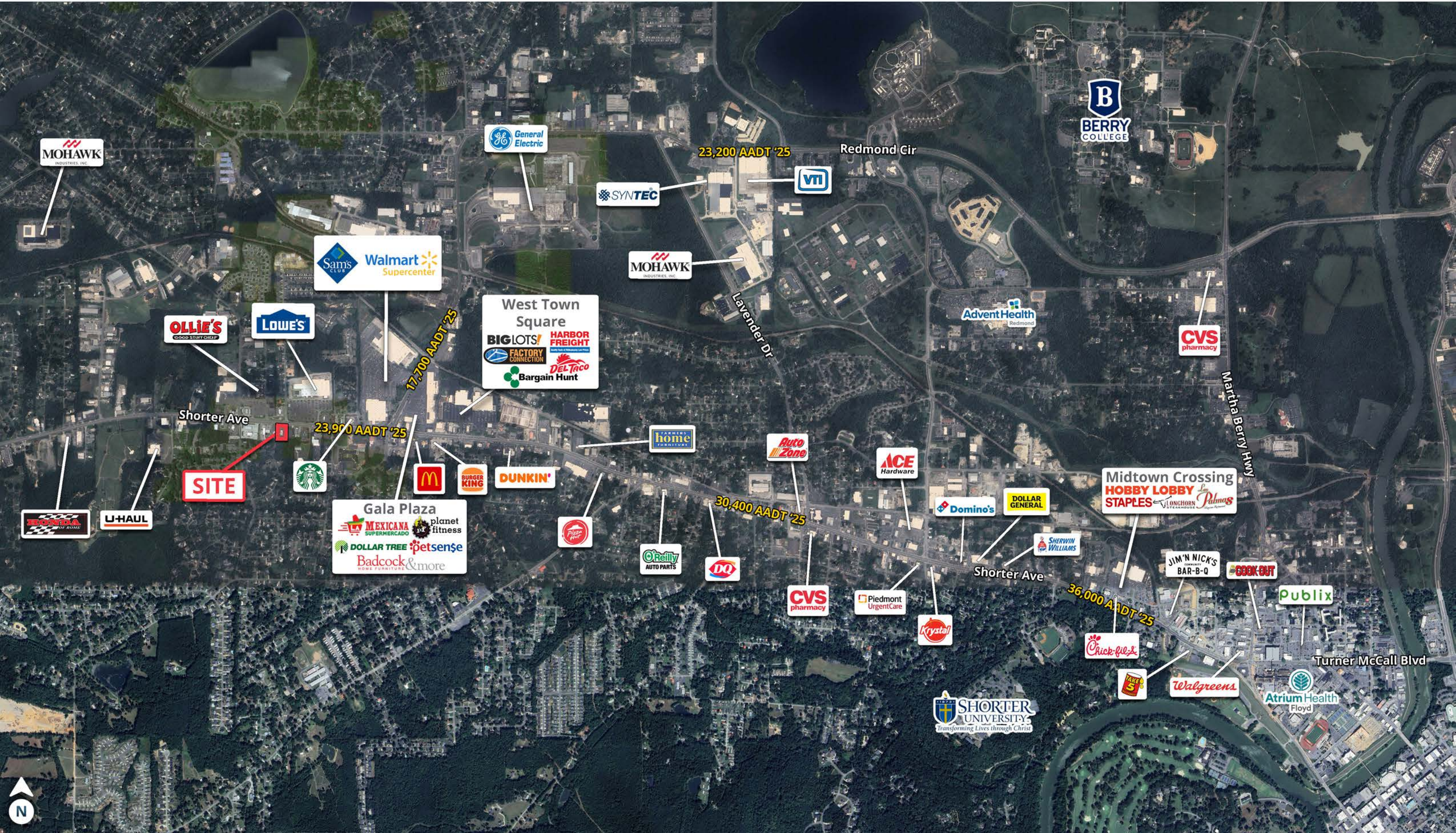
JOIN THESE RETAILERS



TRAFFIC COUNTS

Shorter Ave NW	23,900 VPD
Redmond Cir NW	17,700 VPD
E Rome Byp	23,200 VPD

Year: 2025 | Source: GDOT



SITE

23,200 AADT '25

23,900 AADT '25

30,400 AADT '25

36,000 AADT '25

17,700 AADT '25



Intersection Aerial

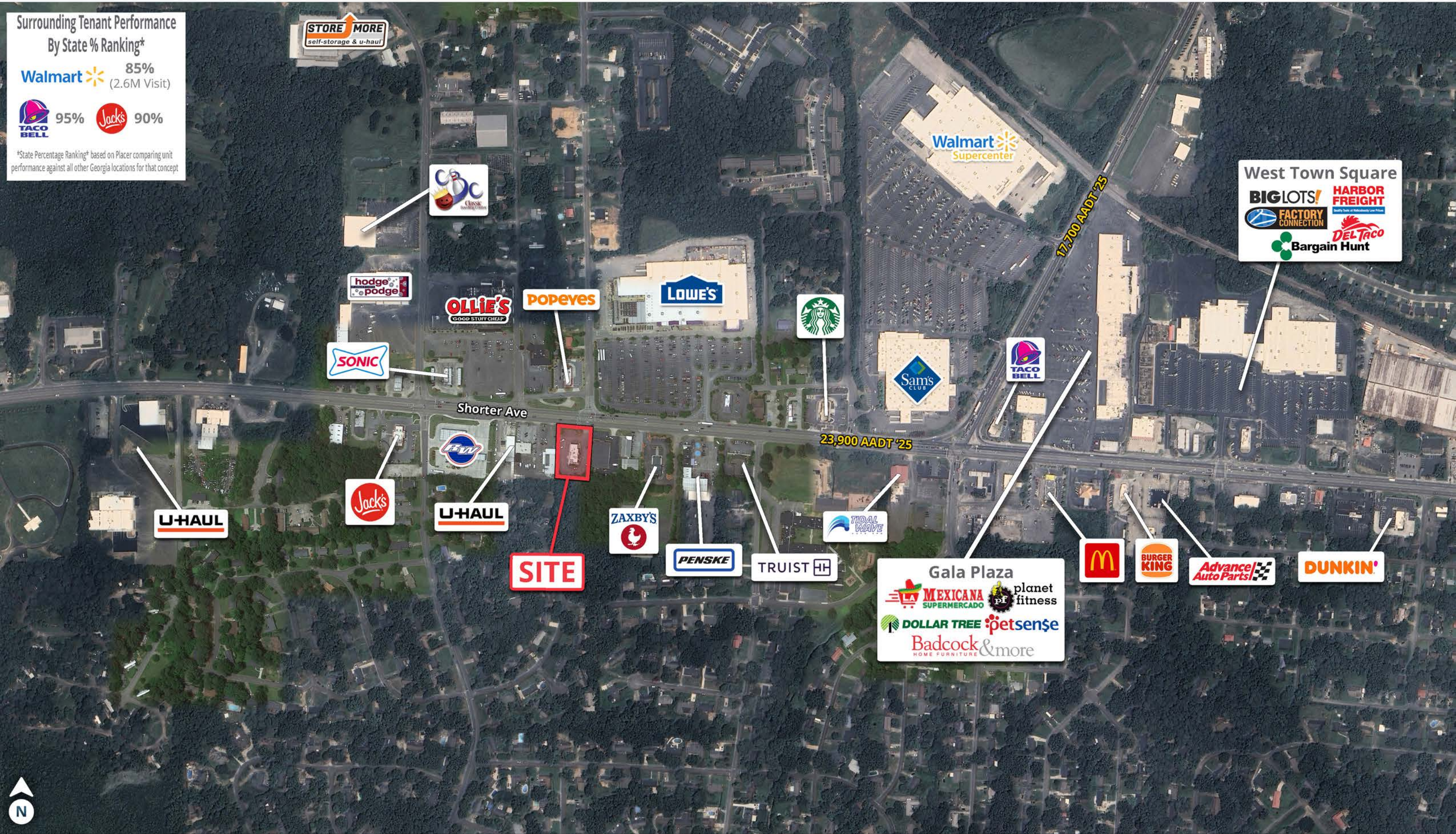
Rome, GA

Surrounding Tenant Performance By State % Ranking*

Walmart 85%
(2.6M Visit)

TACO BELL 95% **Jack's** 90%

State Percentage Ranking based on Placer comparing unit performance against all other Georgia locations for that concept



STORE MORE
self-storage & u-haul

CRISSE
Bakery Center

hodge
podge

OLLIE'S
GOOD STUFF CHEAP

POPEYES

LOWE'S

Starbucks

Walmart
Supercenter

17,700 AADT '25

West Town Square

BIG LOTS! **HARBOR FREIGHT**
FACTORY CONNECTION **DEL TACO**
Bargain Hunt

SONIC

Shorter Ave

23,900 AADT '25

TACO BELL

SAM'S CLUB

U-HAUL

Jack's

U-HAUL

SITE

ZAXBY'S

PENSKE

TRUIST

TIDAL WAVE

Gala Plaza

MEXICANA SUPERMERCADO **planet fitness**
DOLLAR TREE **petsense**
Badcock & more
HOME FURNITURE

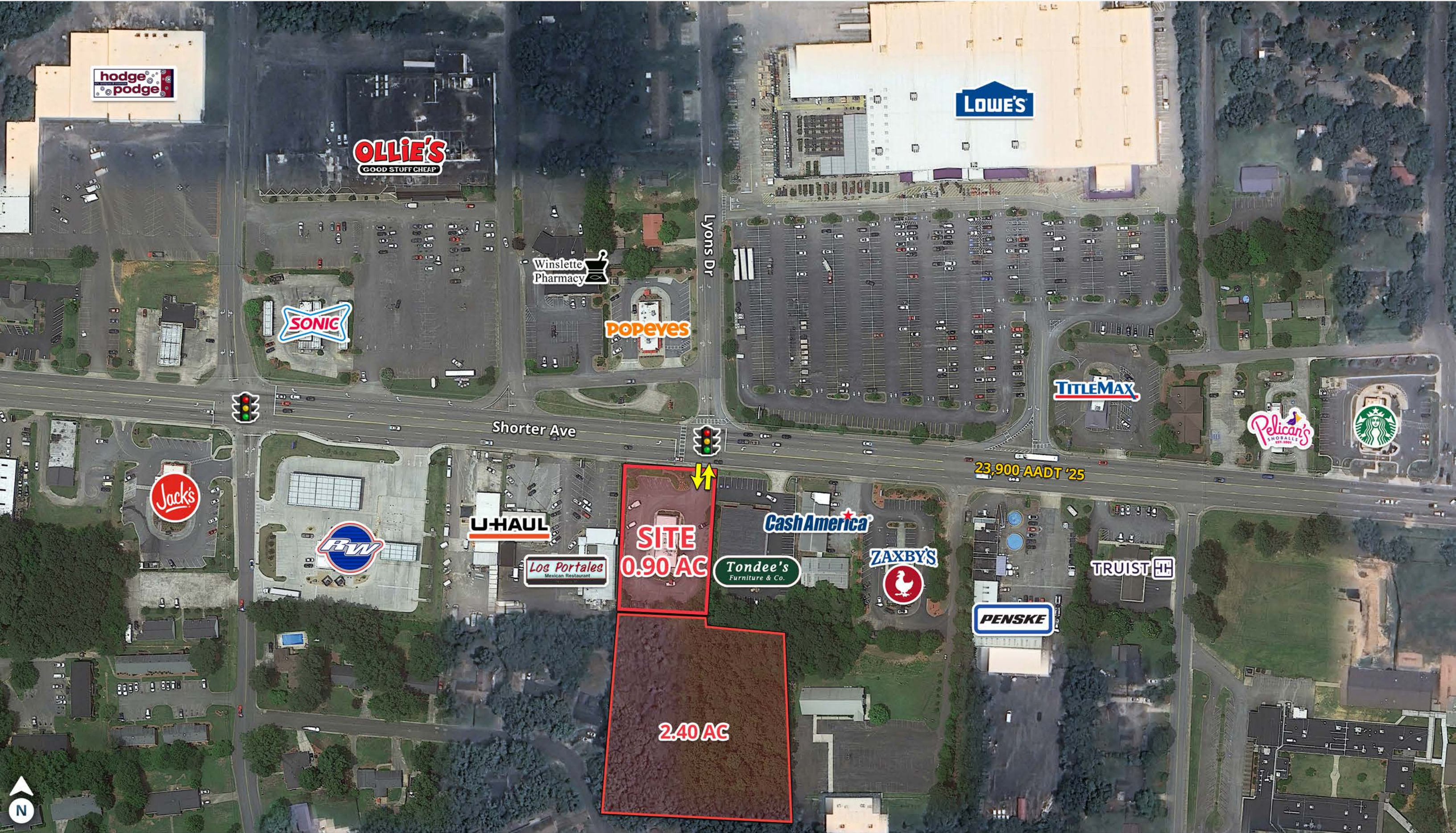
McDonald's

BURGER KING

Advance Auto Parts

DUNKIN'



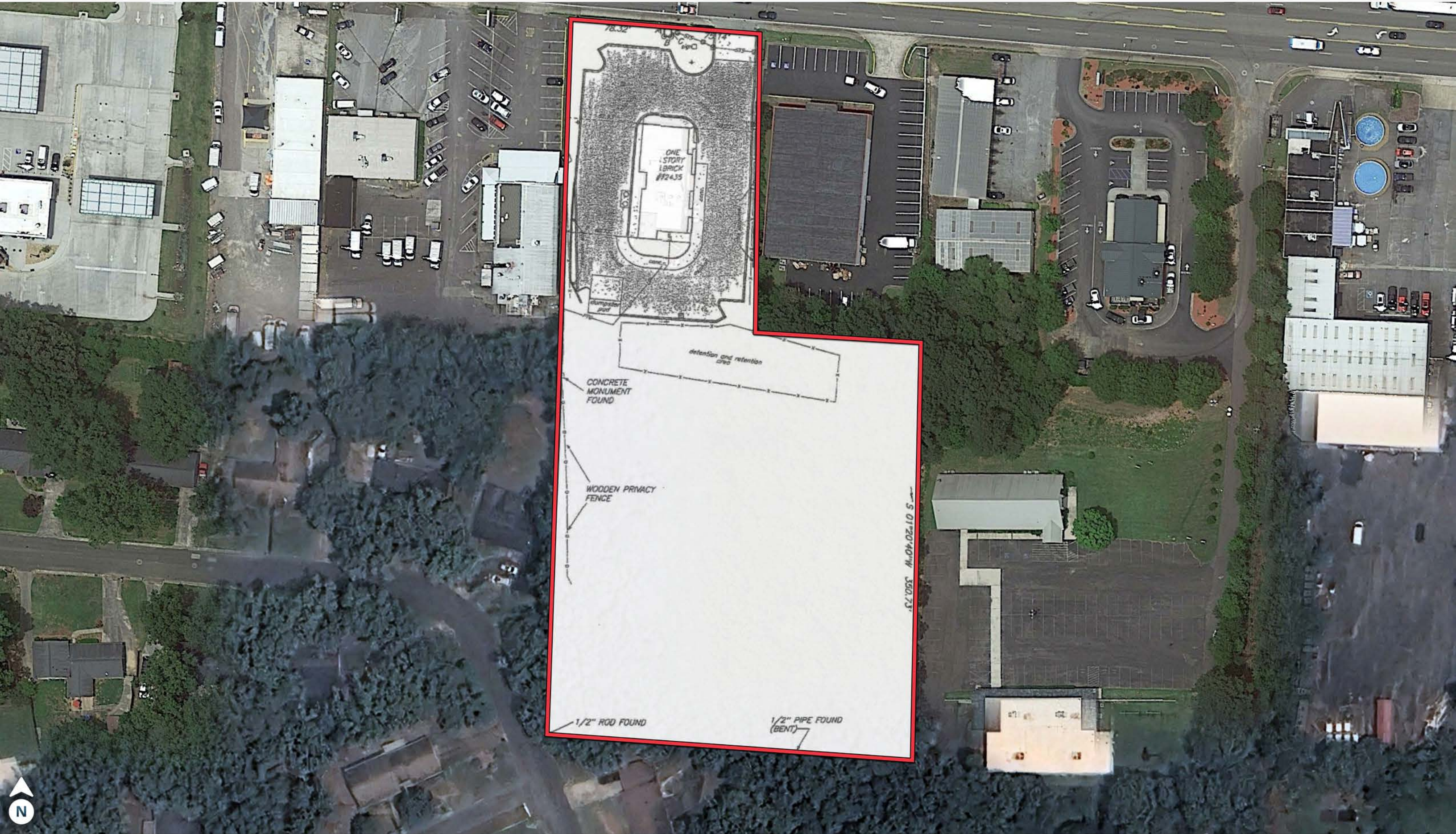


SITE
0.90 AC

2.40 AC

23,900 AADT '25





Former Restaurant with Drive-Thru

2435 Shorter Ave | Rome, GA 30165



DEMOGRAPHIC HIGHLIGHTS

1 MILE

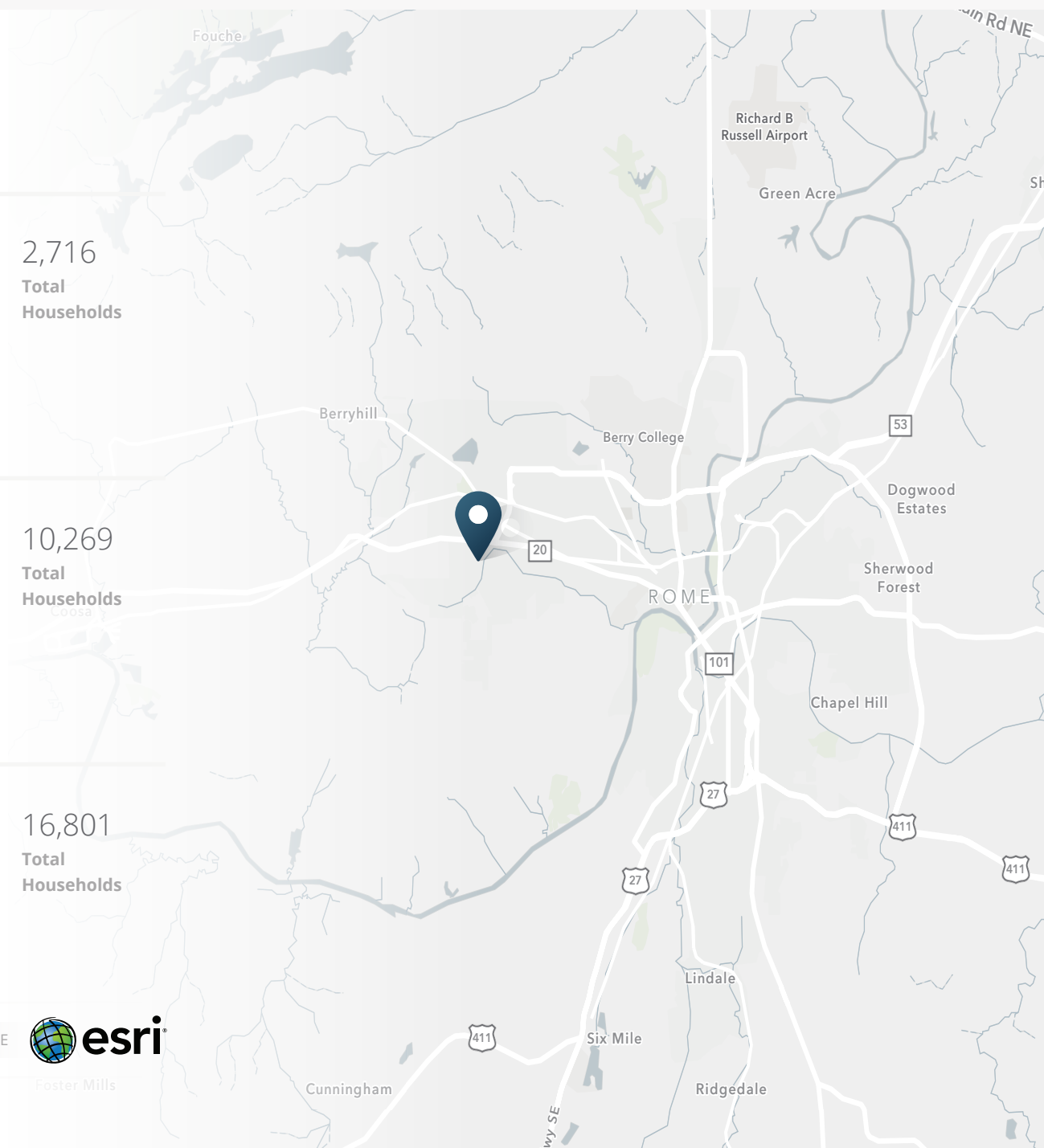
7,396 Population	7,184 Total Daytime Population	\$88,453 Average Household Income	2,716 Total Households
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3 MILES

29,412 Population	28,591 Total Daytime Population	\$87,990 Average Household Income	10,269 Total Households
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5 MILES

47,113 Population	60,889 Total Daytime Population	\$84,114 Average Household Income	16,801 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Former Restaurant with Drive-Thru

2435 Shorter Ave | Rome, GA 30165



Former Restaurant with Drive-Thru

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VICINITY MAP (NOT TO SCALE)

SURVEY FOR RONALD RESH, BLX AND LAWYERS TITLE INSURANCE CORPORATION

BEING LOTS 34, 32A, 33A, 34A AND PART OF LOTS 32 AND 33 OF THE W.H. COKER ESTATES (P.B. 6, Pg. 66) LOCATED IN LAND LOTS 130 AND 159 OF THE 4th DISTRICT - 4th SECTION OF FLOYD COUNTY, GEORGIA, THIRD WARD CITY OF ROME, GEORGIA.

SCALE: 1" = 50' FIELD WORK DATE: 11/15/2006
PLAT DATE: 12/06/2006

LEGAL DESCRIPTION

All that tract or parcel of land situated, lying and being in Land Lots 130 and 159 of the 4th District and 4th Section of Floyd County, and in the Third Ward of the City of Rome, Georgia and being lots 32A, 33A, 34, and 34A, and part of lots 32 and 33 of W.H. Coker Estates as shown on a plat recorded in Plat Book 6, Page 66 in the office of the Clerk of Superior Court of Floyd County, Georgia, and being more particularly described as follows:

To find the point of beginning, Commence at a concrete monument on the point where the westerly right of way of Coker Drive (R/W varies) intersects the southerly right of way of Shorter Avenue (R/W varies);

THENCE South 86 degrees 04 minutes 22 seconds East for a distance of 591.41 feet along the right of way of Shorter Avenue to a 2" pipe and the POINT OF BEGINNING;

THENCE South 86 degrees 05 minutes 28 seconds East for a distance of 78.32 feet along the right of way of Shorter Avenue to a point;

THENCE South 03 degrees 54 minutes 32 seconds West for a distance of 6.00 feet along said right of way to a point;

THENCE South 86 degrees 05 minutes 28 seconds East for a distance of 6.00 feet along said right of way to a point;

THENCE North 03 degrees 54 minutes 32 seconds East for a distance of 6.00 feet along said right of way to a point;

THENCE South 86 degrees 05 minutes 28 seconds East for a distance of 75.14 feet along said right of way to a 1/2" rod;

THENCE South 01 degrees 23 minutes 15 seconds West for a distance of 250.56 feet to a 5/8" rod;

THENCE South 86 degrees 18 minutes 05 seconds East for a distance of 140.87 feet to a 1" rod;

THENCE South 01 degrees 20 minutes 40 seconds West for a distance of 350.73 feet to a 1" pipe;

THENCE North 85 degrees 44 minutes 46 seconds West for a distance of 98.23 feet to a 1/2" pipe;

THENCE North 86 degrees 02 minutes 49 seconds West for a distance of 202.01 feet to a 1/2" rod;

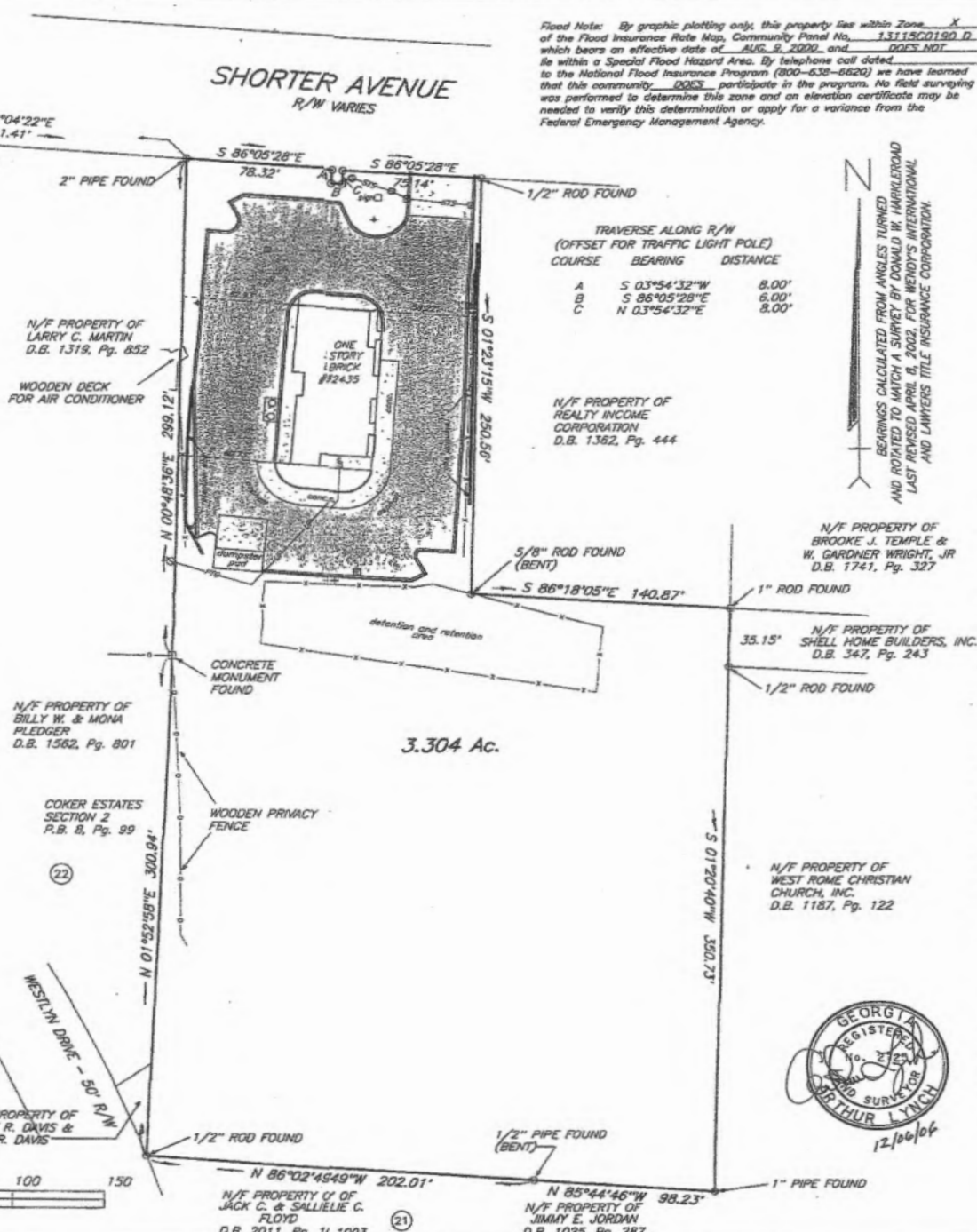
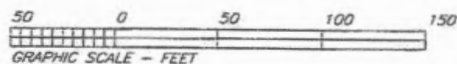
THENCE North 01 degrees 32 minutes 58 seconds East for a distance of 300.94 feet to a concrete monument;

THENCE North 00 degrees 49 minutes 39 seconds East for a distance of 299.12 feet to the POINT OF BEGINNING.

Said property contains 3.304 acres.

NOTICE:

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE ACROSS SEAL ARE NOT VALID.



Flood Note: By graphic plotting only, this property lies within Zone X of the Flood Insurance Rate Map, Community Panel No. 13115C0190 D which bears an effective date of AUG. 8, 2006, and DOES NOT lie within a Special Flood Hazard Area. By telephone call dated 06/25/07 to the National Flood Insurance Program (800-638-6620) we have learned that this community DOES participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

TRAVERSE ALONG R/W (OFFSET FOR TRAFFIC LIGHT POLE)

COURSE	BEARING	DISTANCE
A	S 03°54'32" W	8.00'
B	S 86°05'28" E	6.00'
C	N 03°54'32" E	8.00'

BEARINGS CALCULATED FROM ANGLES TURNED AND ROTATED TO MATCH A SURVEY BY DONALD W. HARKLEROD LAST REVISED APRIL 6, 2002, FOR DENNY'S INTERNATIONAL AND LAWYERS TITLE INSURANCE CORPORATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417,390 FEET.

- NOTES:
- EQUIPMENT USED: TOPCON GTS-225 TOTAL STATION AND SECO STAKE OUT ROD.
 - FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 13,335 AND AN ANGULAR ERROR OF .03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
 - DENOTES 1/2" ROD PLACED UNLESS OTHERWISE NOTED.
 - RIGHTS OF WAY BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED.
 - THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS.

- LEGEND
- ⊕ DENOTES MANHOLE
 - SS— DENOTES SANITARY SEWER
 - G— DENOTES GAS LINE
 - W— DENOTES WATER LINE
 - PT— DENOTES POWER, CABLE, TELEPHONE
 - CV— DENOTES CABLE TV, TELEPHONE
 - P.O.B. DENOTES POINT OF BEGINNING
 - STS— DENOTES STORM SEWER
 - T— DENOTES TELEPHONE LINE
 - P— DENOTES POWER LINE
 - UP— DENOTES UNDERGROUND POWER
 - UC— DENOTES UNDERGROUND CABLE
 - UT— DENOTES UNDERGROUND TELEPHONE
 - UPP— DENOTES UNDERGROUND UTILITIES
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES WATER METER
 - ⊕ DENOTES POWER METER
 - ⊕ DENOTES GAS METER
 - ⊕ DENOTES GAS VALVE
 - ⊕ DENOTES CATCH BASIN
 - ⊕ DENOTES LIGHT POLE
 - ⊕ DENOTES MONITORING WELL
 - ⊕ DENOTES GAS FILLER VALVE
 - ⊕ DENOTES ASPHALT
 - ⊕ DENOTES CONCRETE
 - ⊕ DENOTES FIRE HYDRANT
 - ⊕ DENOTES CLEANOUT



HORNE ASSOCIATES LAND SURVEYORS
2510 SHORTER AVENUE
ROME, GEORGIA
(706) 234-5852
FILE # 3W-1024



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