



# WEST TOWNE SQUARE

Retail for Lease  
31,248 SQ FT

2210 SHORTER AVENUE  
SUITE 101  
ROME, GA 30165

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**DON EDWARDS**  
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## Property Description

This retail space offers a generous 31,248 square feet of floor area, perfect for a variety of retail businesses. It benefits from high visibility and accessibility due to its proximity to major roadways, with a traffic count of 25,700 vehicles daily. The location also boasts strong anchor tenants, including Advent Health and Harbor Freight Tools, which draw a consistent flow of potential customers to the area.



Address: 2210 Shorter Avenue, Suite 101

Rome, GA 30165

Available SF: 31,248 SF

County: Floyd

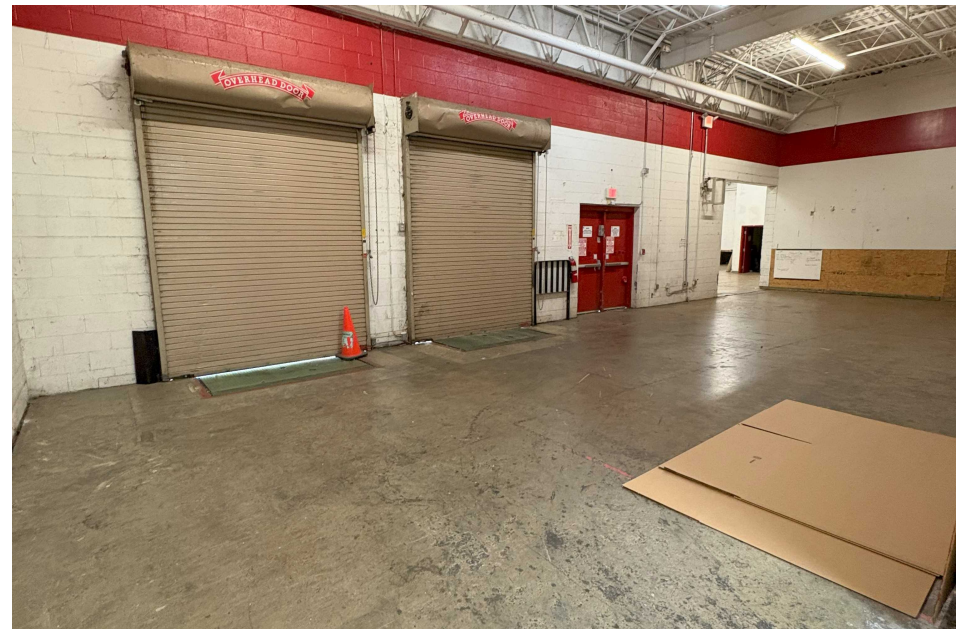
Lease Rate: \$14.00

NNN: \$3.35



## Property Overview

The property features two dock high roll-up doors, facilitating easy loading and unloading of merchandise. It was previously occupied by Bargain Hunt, a discount retail chain, suggesting its suitability for similar businesses or those requiring large, open floor plans.

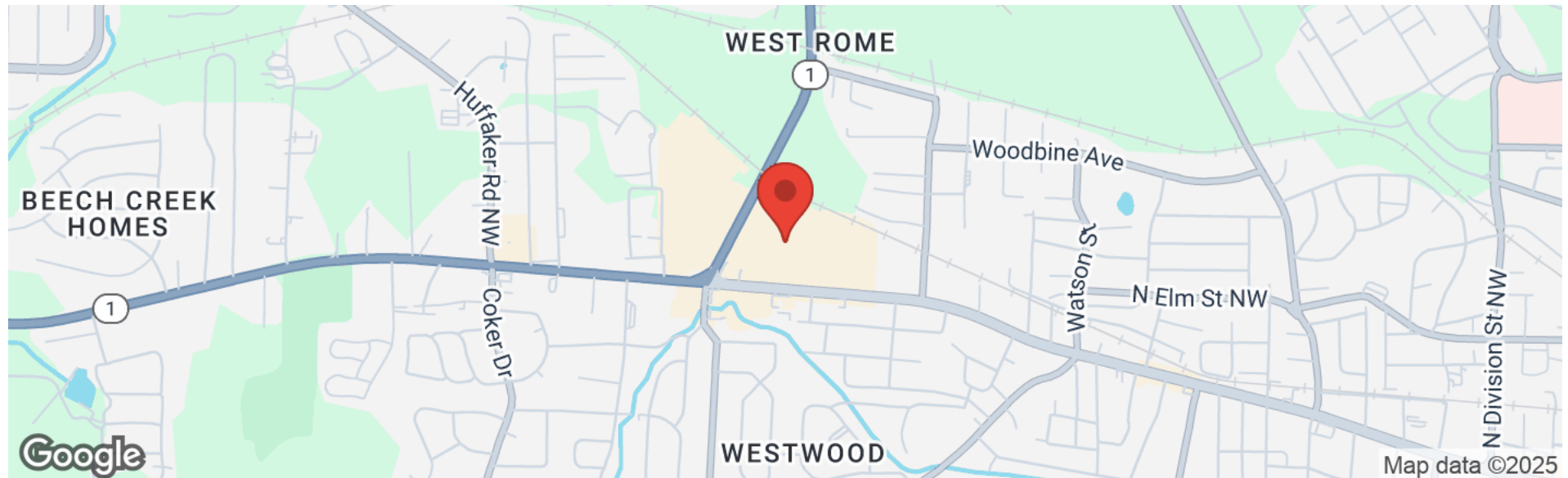


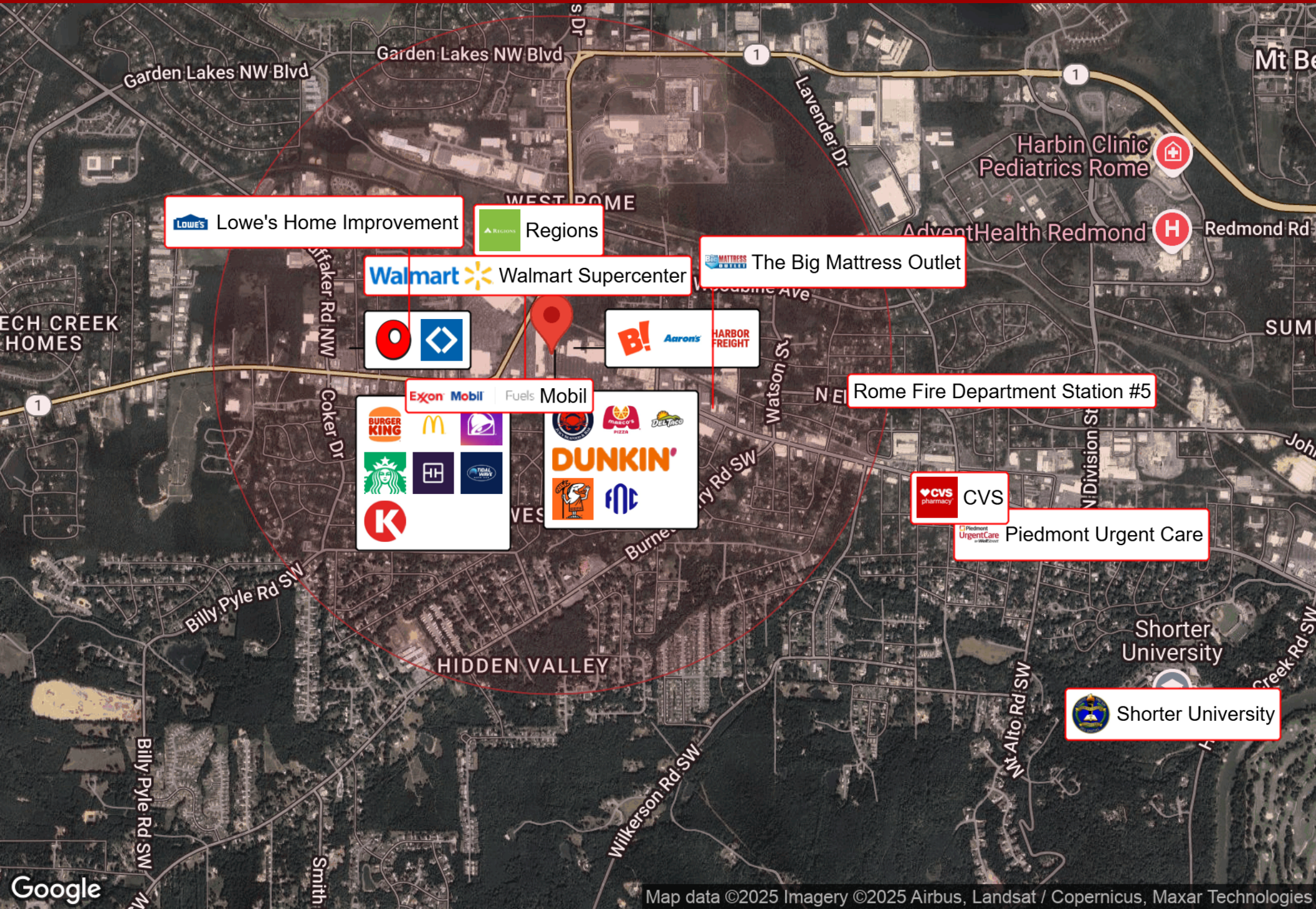
## Location Overview


This retail space is advantageously situated on the west side of Rome, specifically within the bustling West Towne Square shopping center. The high-traffic area boasts a substantial traffic count of 25,700 vehicles daily, ensuring consistent exposure to potential customers.

The surrounding area is a thriving retail hub, with neighboring establishments including well-known retailers such as Lowe's, Harbor Freight, and Sam's Club, further increasing the area's attractiveness to shoppers.

The location also benefits from its proximity to essential community services and educational institutions. AdventHealth Redmond Hospital and Shorter University are conveniently located just 3 miles away, while Berry College is within a 5-mile radius.






 Lowe's Home Improvement

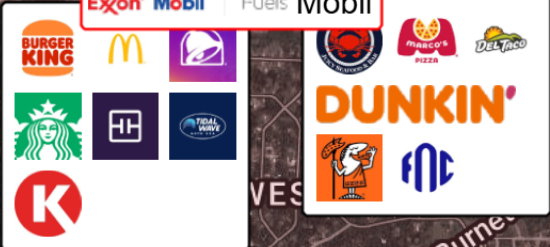
 Regions

 Walmart Supercenter

 The Big Mattress Outlet




 Exxon Mobil Fuels Mobil

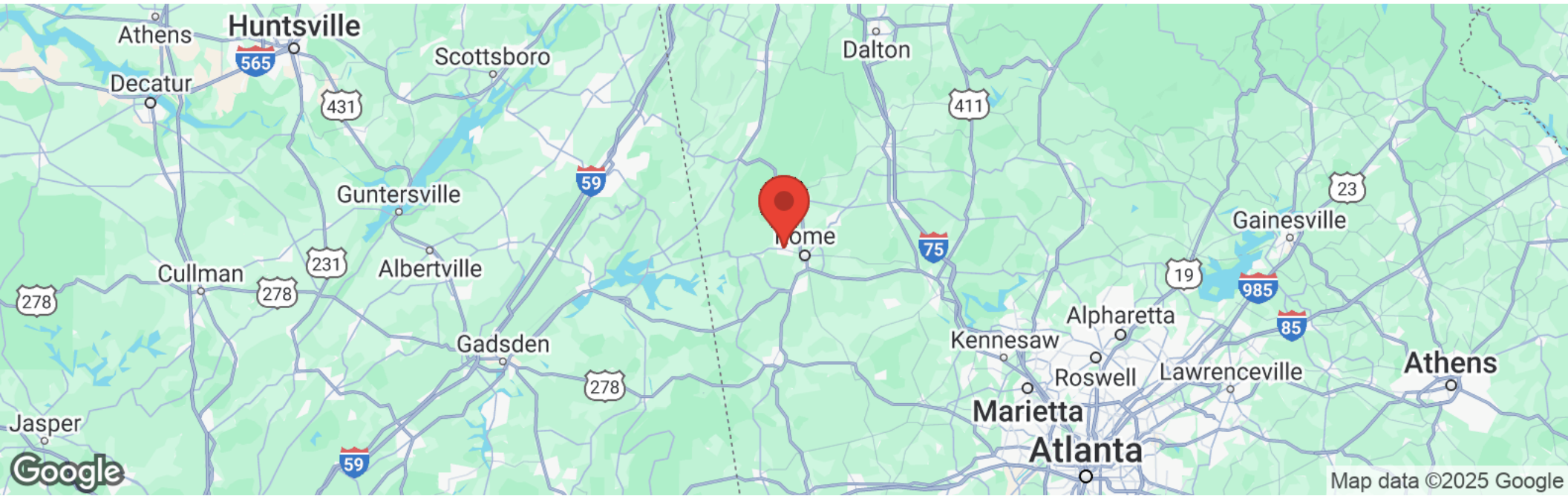


Rome Fire Department Station #5

 CVS

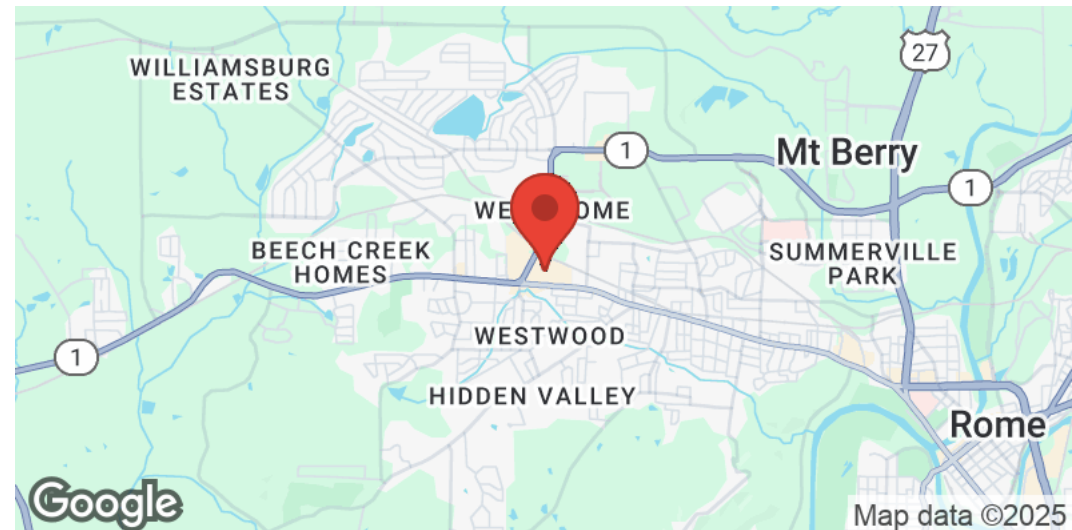
 Piedmont Urgent Care

 Shorter University



## Rome

Rome, Georgia, situated in the foothills of the Appalachian Mountains, is the county seat and largest city in Floyd County. It is the economic, financial and medical hub of NW Georgia. The city is home to two higher education institutions: Berry College, recognized for having the world's largest campus, and Shorter University. Rome also boasts a rich sports culture, with the Rome Braves, a Class A affiliate of the Atlanta Braves, playing their home games in the city.





## DONALD B EDWARDS JR

### KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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