

AVAILABLE FOR LEASE

# Flexible Retail & Office Suites

10 Hamilton Blvd NW — Cartersville, GA 30120



**SUITES K - M AVAILABLE**

**±1,250 - 3,750 SF**



## LEASE RATE

\$17.62 SF



## CAM

\$3.57 SF



## TOTAL RATE

\$21.19 SF  
(RENT + CAM)



## PARKING

Ample On-Site  
Parking



## ACCESS

Front & Rear  
Entry

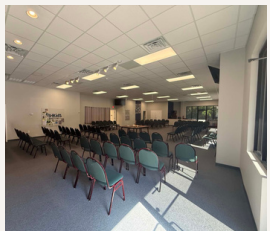


## AVAILABILITY

30-60 Days

## INTERIOR FEATURES:

- ✓ Open-layout suite configurations
- ✓ Abundant natural lighting
- ✓ Flexible Suite Options
- ✓ Restrooms/Offices
- ✓ Large Store Front Room
- ✓ Functional Layouts



## IDEAL FOR —



### RETAIL

Store Front  
Services



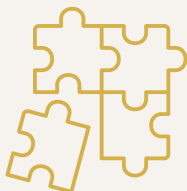
### OFFICE

Creative  
Office



### WELLNESS

Fitness/  
Studio



## FLEXIBLE LEASING OPPORTUNITIES

Suites K-M may be combined for users seeking larger contiguous space or leased individually to accommodate a variety of retail, office, wellness, or service-oriented uses.

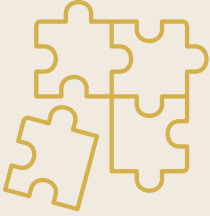
The property offers adaptable layouts, excellent accessibility, and a professionally maintained environment suitable for a wide range of business operations

## PROPERTY HIGHLIGHTS:

- ✔ Suites K-M available for lease
- ✔ Flexible suite configurations
- ✔ Suites may be leased individually or combined
- ✔ ± 1,250 to ±3,750 SF Available
- ✔ 30 Day occupancy available for contiguous tenant (±3,750 SF)
- ✔ Divided suite delivery available within approximately 60 days
- ✔ Retail, Service, Studio, Office compatibility
- ✔ Front and rear suite access
- ✔ Outdoor side patio and entry included with suite M
- ✔ Ample customer and employee parking
- ✔ Convenient access to major Cartersville corridors



### FLEXIBLE LEASING OPPORTUNITIES



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The property offers adaptable layouts, excellent accessibility, and a professionally maintained environment suitable for a wide range of business operations.



## STRATEGIC CARTERSVILLE LOCATION

Position your business in one of Cartersville's growing commercial corridors with convenient access to surrounding residential communities, retail services, and major transportation routes.



- ✔ Convenient access to major Cartersville access points
- ✔ Established surrounding commercial and residential corridors
- ✔ Strong residential growth throughout the area
- ✔ Easily accessible for customers and employees
- ✔ High-visibility commercial environment in high traffic count area



### INTERESTED? LET'S TALK.

Rebecca Davis, Summit Real Estate

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