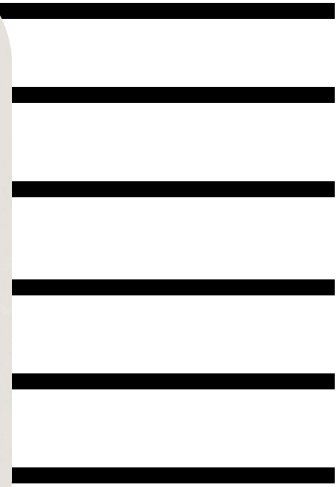




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Prime corner lot ready for development at Center Road and Wansley Drive in Cartersville, GA 30121.

Positioned at a high-visibility corner in Cartersville, Georgia, this nearly one-acre commercial parcel offers a rare blend of readiness, accessibility, and long-term growth potential. With fully approved city and county plans already in place, the site is development-ready—saving valuable time and reducing upfront entitlement risk. Zoned G-C (General Commercial), the property supports a wide range of commercial uses, making it adaptable for retail, office, service-based business, or mixed commercial concepts. Its flat topography, city utilities, and dual frontage along Center Road and Wansley Drive create an efficient and flexible building footprint ideal for modern commercial design.

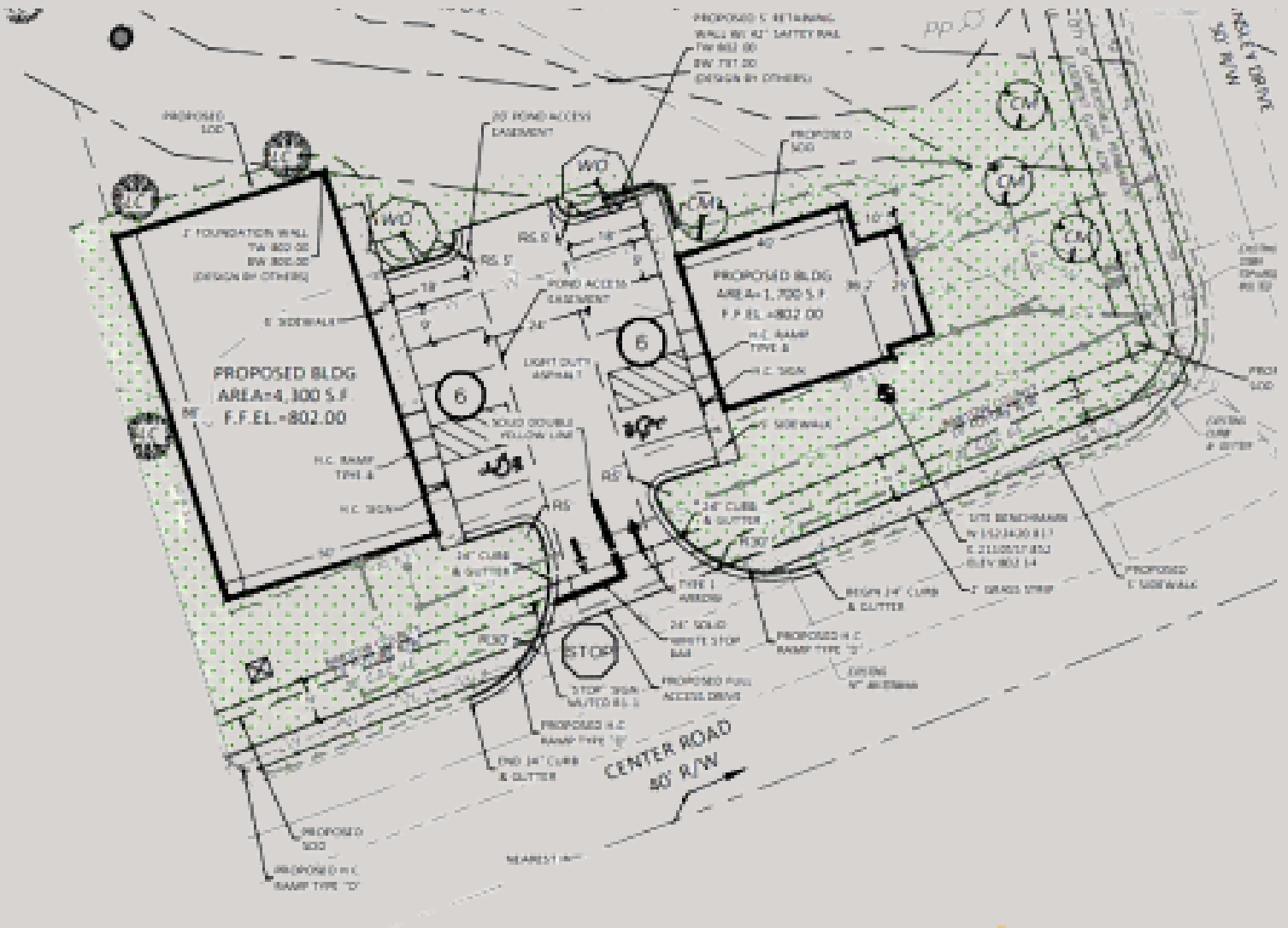


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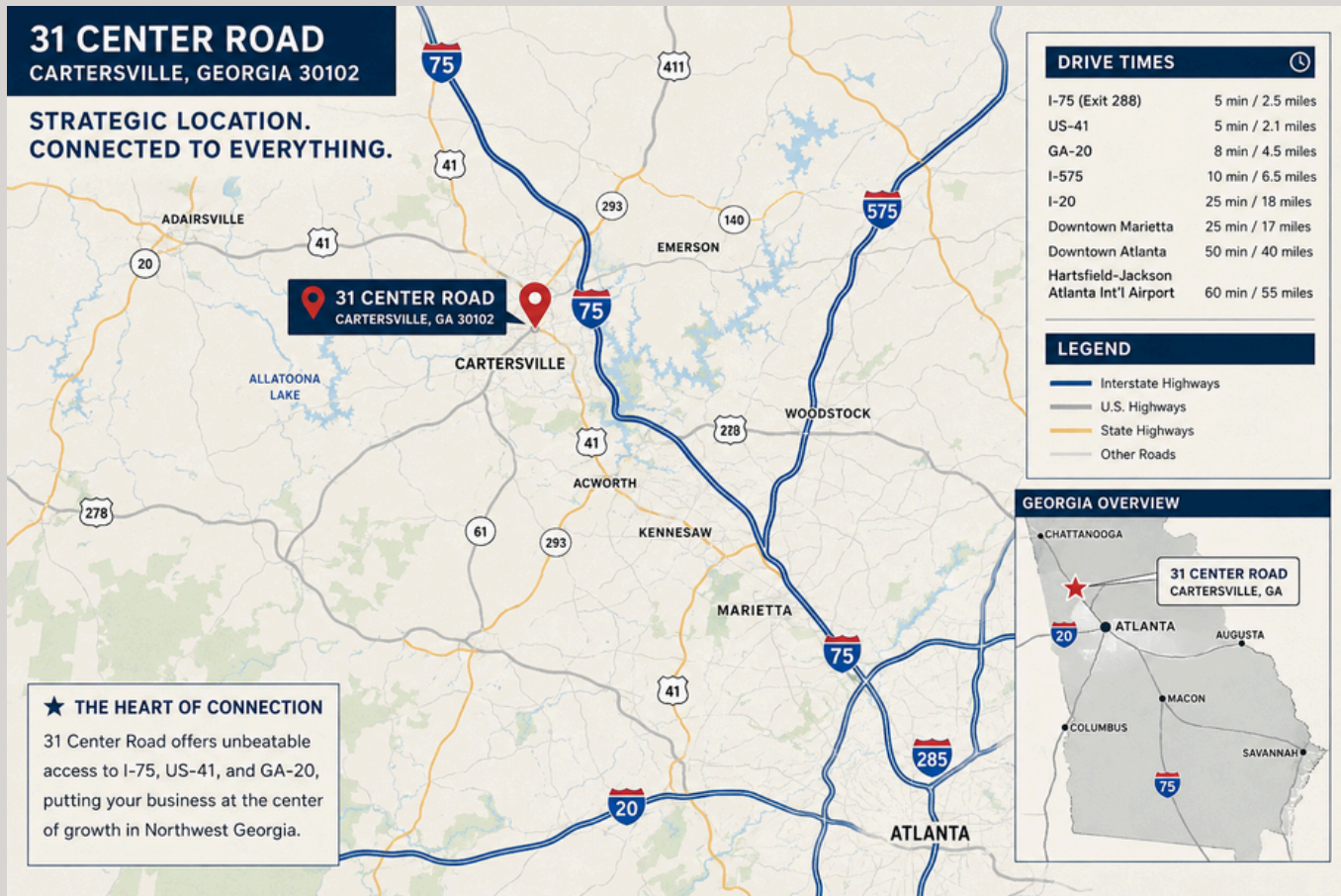
This 0.97 +/- acre property is zoned GC (General Commercial). City of Cartersville and Bartow County approvals are complete, with approved plans for a 4,300 sq. ft. building, a 1,700 sq. ft. building, with centralized parking. The current owner is a builder and developer and can build the project, or the site can be customized to fit your needs.



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What truly elevates this location is its strategic positioning within a growing commercial corridor. The site offers strong regional connectivity, located just minutes from US-41 (Joe Frank Harris Parkway) and approximately 11 minutes from I-75, a major north-south interstate. This places the property within easy reach of both local traffic and regional commuters, enhancing visibility and customer access. Surrounding commercial activity—including nearby retail, automotive services, restaurants, and national brands—adds to the area's established economic momentum. With approximately 233 feet of frontage on Center Road, the property is naturally suited for strong signage exposure and high-traffic business concepts, making it a compelling foundation for a long-term commercial investment or owner-user development.

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