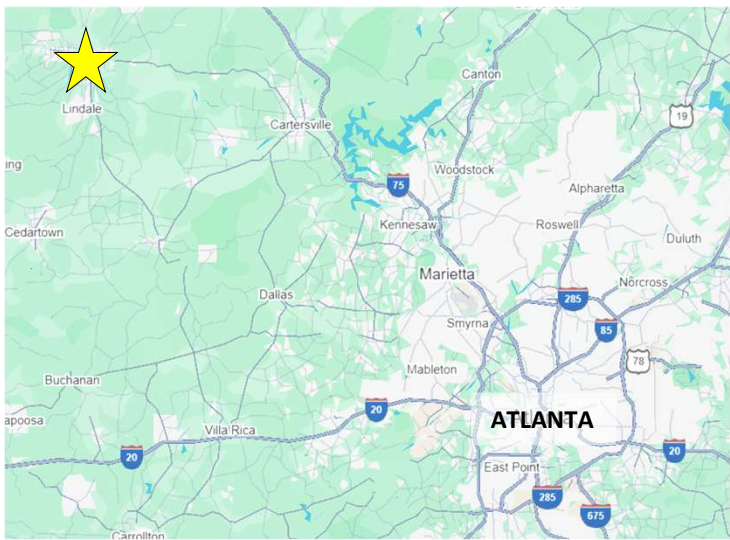


LEASE



PROJECT HIGHLIGHTS

FOR LEASE: 4,212 SF (0.33 AC) Freestanding Building located off Turner McCall Blvd in Rome, GA.

The property sits down the street from the **Riverbend Shopping Center (3.7 million annual visits)** and **East Bend Shopping Center (2.1 million annual visits)** with retailers such as: Kroger, Home Depot, T.J. Maxx, ULTA, Ross, and Michaels.

Adjacent to the property is the top performing McDonald's in Georgia with **1 million annual visits**.

The property has two full access curb cuts.



TRAFFIC COUNTS
33,900 VPD – Turner McCall Blvd
10,447 VPD – E 2nd Ave

	1-Mile	3-Mile	5-Mile
Total Population:	5,404	30,671	57,640
Total Households:	2,260	12,062	21,241
Avg. HH Income:	\$82,149	\$68,888	\$72,679

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



FREESTANDING BUILDING

Property Aerial



#1 McDonald's in GA

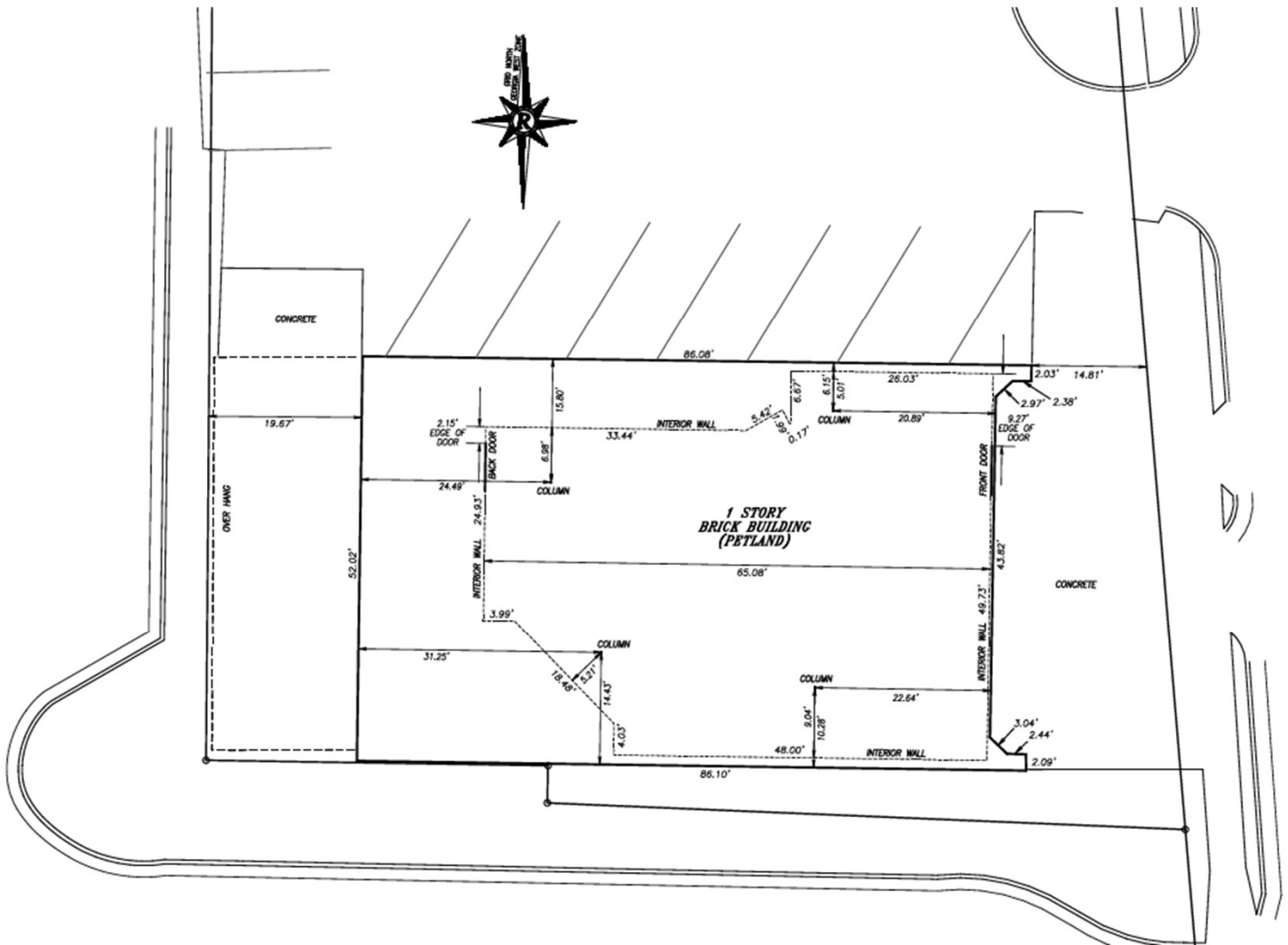
Two Full Access Points

4,212 SF
(.33 AC)



33,900 VPD

SMS
St. Mary's
(189 Students)



TURNER McCALL
BOULEVARD