

Expand. Develop. Invest.

Commercial Land & Building: Sale or Lease Opportunity

FOR SALE/LEASE FLYER | 5561 NEW CALHOUN HIGHWAY NORTHEAST | ROME, GA

Exclusively Listed by

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Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

5561 New Calhoun Highway NE offers a 5,434SF commercial building situated on approximately 6.93 acres in Rome, Georgia. The property is zoned C-C (Community Commercial), allowing for a wide variety of commercial uses including retail, office, restaurant, health and fitness, contractor services, and more.

The expansive site provides ample space for expansion, outdoor storage, or future development, making it well suited for owner-users, investors, or redevelopment. Utilities include county water and septic, and the property offers convenient access to Downtown Rome, Highway 140, and Interstate 75.

The property is offered for sale at \$650,000. The seller is also willing to lease the existing building for \$7,000 per month.

Property Highlights

- 5,434-SF Commercial Building on 6.93 Acres
- Zoned C-C (Community Commercial) for a Wide Variety of Commercial Uses
- Offered for Sale at \$650,000
- Existing Building Available for Lease at \$7,000 per Month
- Ample Room for Expansion, Outdoor Storage, or Future Development
- Convenient Access to Downtown Rome, Highway 140 & Interstate 75

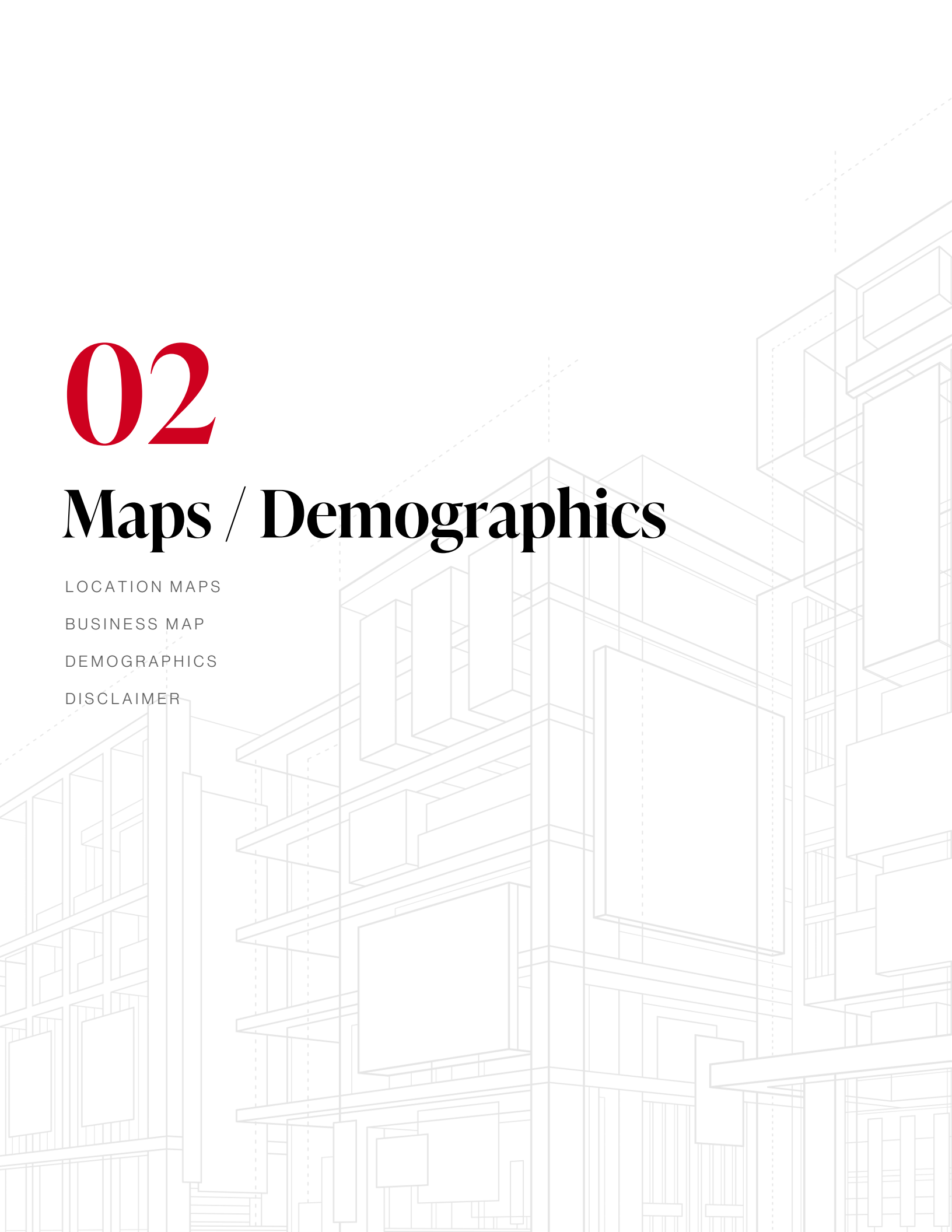
Price For Sale:	\$650,00
Price For Lease:	\$7,000 month
Lot Size:	6.93 Acres
Building SF	5,434
Permitted Uses:	Retail
Utilities:	County Water, Septic
Zoning:	C-C Community Commercial
APN:	M11X006

Property Photos



Property Photos





02

Maps / Demographics

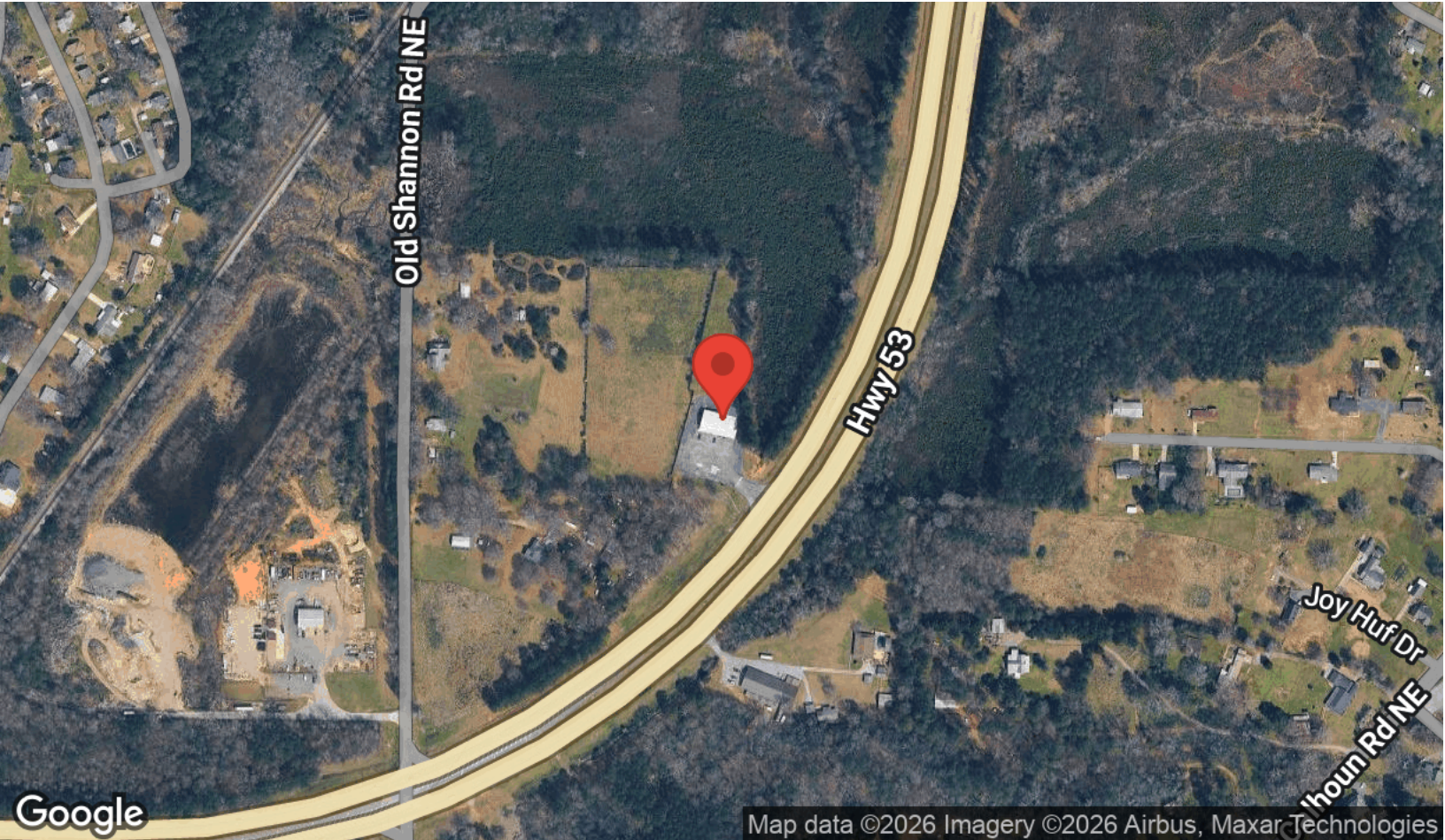
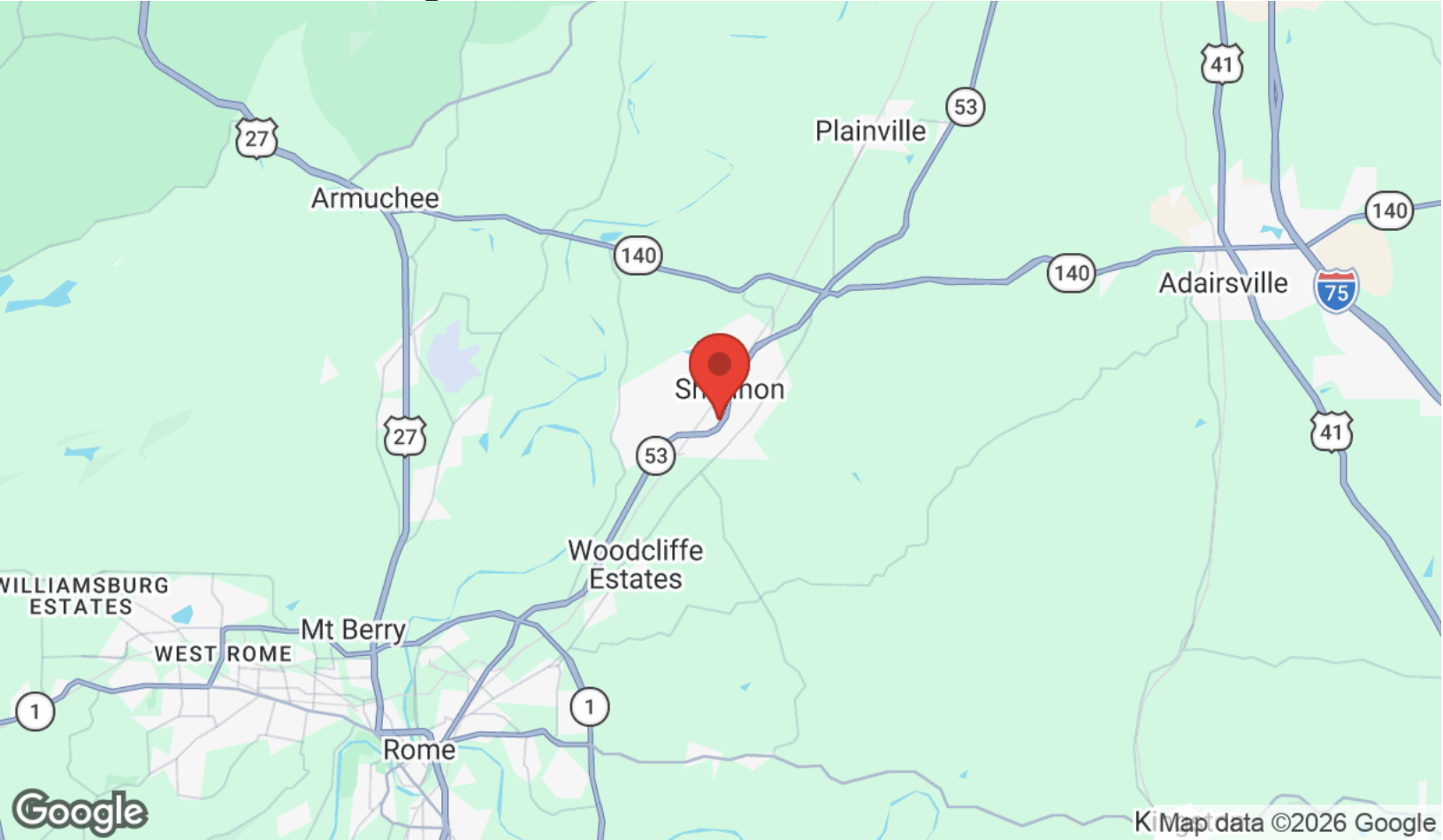
LOCATION MAPS

BUSINESS MAP

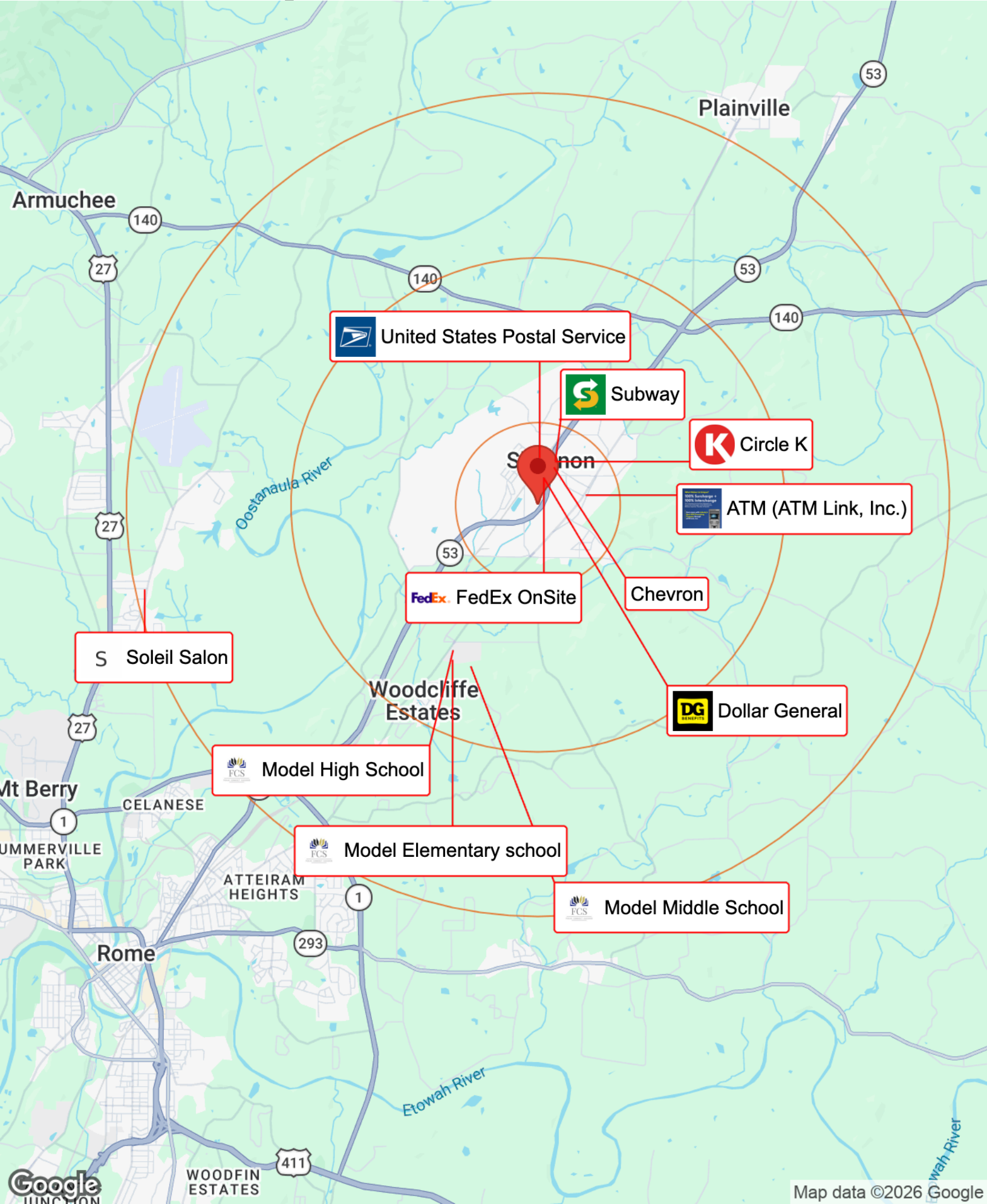
DEMOGRAPHICS

DISCLAIMER

Location Maps



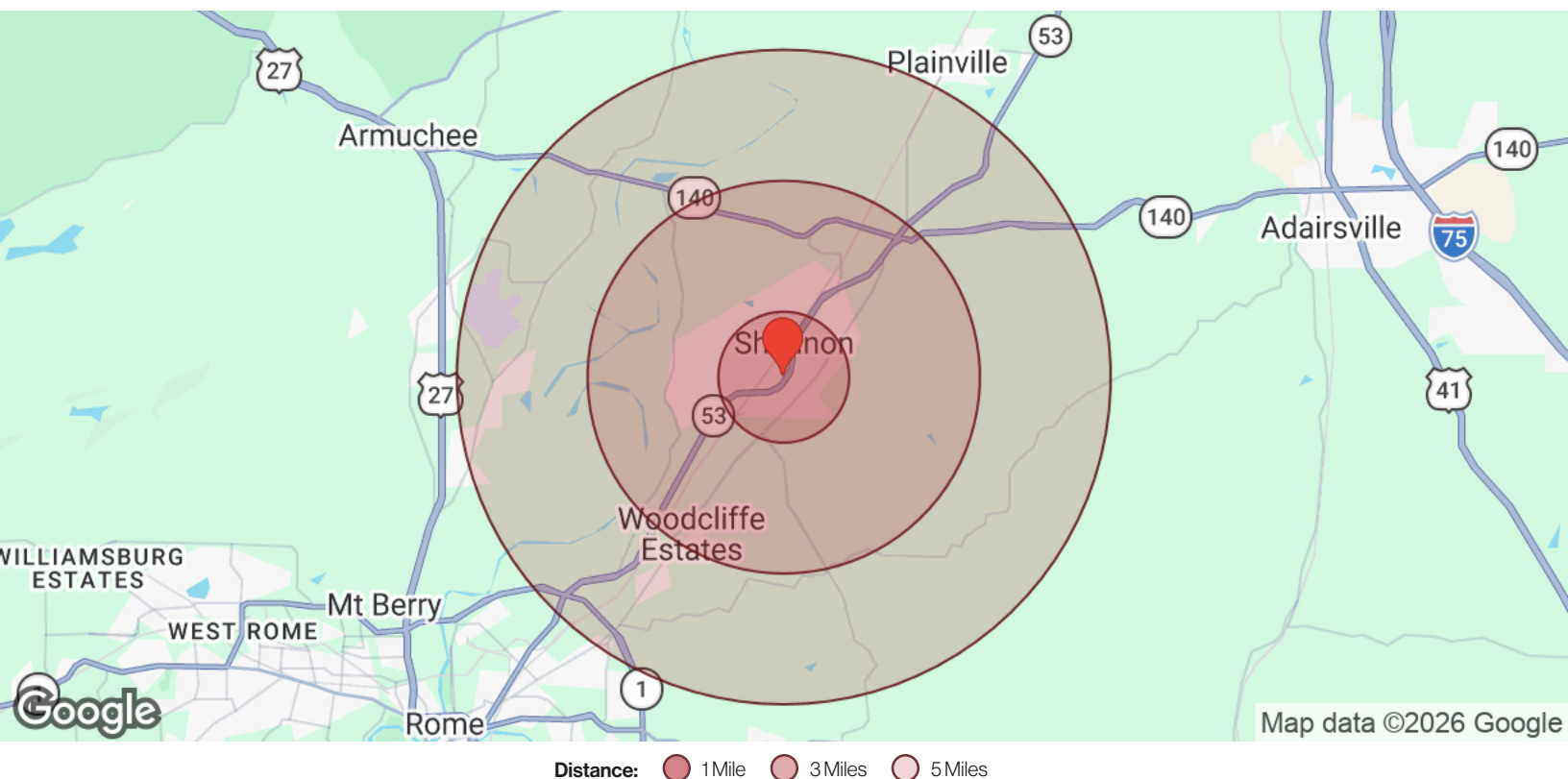
Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	841	2,022	5,942
	Female	822	1,980	6,013
	Total Population	1,663	4,002	11,955
Race / Ethnicity	White	1,389	3,340	9,425
	Black	100	255	1,093
	Am In/AK Nat	N/A	1	6
	Hawaiian	N/A	N/A	1
	Hispanic	124	286	977
	Asian	15	34	177
	Multiracial	34	86	275
	Other	N/A	N/A	2
Housing	Total Units	768	1,768	5,129
	Occupied	716	1,641	4,761
	Owner Occupied	513	1,172	3,244
	Renter Occupied	203	469	1,517
	Vacant	53	127	368
Age	Ages 0 - 14	285	696	2,181
	Ages 15 - 24	176	458	1,433
	Ages 25 - 54	660	1,547	4,501
	Ages 55 - 64	224	548	1,576
	Ages 65+	321	752	2,263
Income	Median	\$79,626	\$81,709	\$81,166
	Under \$15k	36	99	343
	\$15k - \$25k	45	90	326
	\$25k - \$35k	40	96	305
	\$35k - \$50k	71	150	527
	\$50k - \$75k	136	290	677
	\$75k - \$100k	159	355	816
	\$100k - \$150k	144	290	935
	\$150k - \$200k	37	117	481
	Over \$200k	47	153	350



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