

FORMER WELLS FARGO

2219 SHORTER AVENUE
ROME, GA



MARKET  STREET
retail advisors

PROPERTY HIGHLIGHTS

- Free standing 3,450 SF building on 1.09 acres
- Just off Hard Corner. Multiple points of access off of Shorter Ave (28,200 vehicles per day)
- 7-Mile Demographics: 68,170 population; \$55,837 average household income
- Nearby retail includes Starbucks, Sam’s Club, Walmart, Chick-fil-A, Taco Bell, McDonald’s, Burger King, Planet Fitness, Dunkin’, Zaxby’s, Sonic, Moe’s Southwest Grill

PROPERTY ADDRESS	2219 SHORTER AVE
CITY, STATE	ROME, GA
SQUARE FEET	3,450
YEAR BUILT	1971 / 2000
ACREAGE	1.09
SALE PRICE	\$1,450,000
LEASE RATE	\$115K NNN



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INVESTMENT LOCATION



sam's club

Walmart+

General Electric

DOLLAR TREE

petsense

planet fitness

BIG LOTS!

REDMOND CIR W: 17,100 VPD

SHORTER AVE NW: 28,200 VPD

TACO BELL

142'

209'

TIDAL WAVE
AUTO SPA

VALVOLINE

CIRCLE K

McDonald's

BURGER KING

BIG
LOTS!

Bargain Hunt

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

DEL TACO

FAMILY
DOLLAR

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

DUNKIN'

Advance
Auto Parts

BURGER
KING

McDonald's

planet
fitness

sam's club

TACO
BELL

SHORTER AVE NW: 28,200 VPD

42'
209'

REDMOND CIR W: 17,100 VPD



ZAXBY'S

TIDAL WAVE
AUTO SPA

VALVOLINE

McDonald's

STARBUCKS
COFFEE

AMERICAN FREIGHT
FURNITURE - MATTRESSES

OLLIE'S
GOOD STUFF CHEAP

LOWE'S

sam's club

REDMOND CIR W: 17,100 VPD

SHORTER AVE NW: 28,200 VPD

209'



DEMOGRAPHICS

POPULATION BY YEAR

	3 MILES	5 MILES	7 MILES
POPULATION » 4/1/1990	22,899	38,366	55,507
POPULATION » 4/1/2000	25,109	42,255	61,485
POPULATION » 4/1/2010	28,137	44,841	66,275
POPULATION » 1/1/2021	28,750	45,952	68,170
POPULATION » 1/1/2026	28,788	45,997	68,238

HOUSEHOLDS BY YEAR

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	8,341	14,519	20,969
HOUSEHOLDS » 4/1/2000	9,156	15,699	23,187
HOUSEHOLDS » 4/1/2010	9,693	16,118	24,671
HOUSEHOLDS » 1/1/2021	9,905	16,532	25,390
HOUSEHOLDS » 1/1/2026	9,860	16,453	25,270

INCOME CHARACTERISTICS

	3 MILES	5 MILES	7 MILES
TOTAL PERSONAL INCOME	549,111,946	846,295,762	1,445,523,948
TOTAL HOUSEHOLD INCOME	531,785,210	791,939,778	1,377,549,993
MEDIAN HOUSEHOLD INCOME	40,994	34,370	39,703
AVG. HOUSEHOLD INCOME	54,863	49,134	55,837
PER CAPITA INCOME	19,516	18,873	21,811

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	9,693	16,118	24,671
FAMILY HOUSEHOLDS	6,683	10,393	16,268
NON-FAMILY HOUSEHOLDS	3,010	5,725	8,403
AVG. SIZE OF HOUSEHOLD	2.7	2.58	2.54
MEDIAN SIZE OF HOUSEHOLD	50.4	50.7	51.3
MEDIAN VALUE OWNER-OCCUPIED	111,461	103,399	114,281
MEDIAN RENT PER MONTH	550	472	488
MEDIAN VEHICLES PER HOUSEHOLD	2.2	1.9	2.1

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