

ROCKMART CROSSROADS

1735 NATHAN DEAN BYPASS, ROCKMART, GA 30153



▶ PROPERTY DETAILS

Total Square Footage: 22,000 SF

▶ PROPERTY DESCRIPTION

Rockmart Crossroads is a WalMart Supercenter shadow anchored strip center. The center is situated on over 8 acres of land and includes five outparcels.

Positioned at the corner of Nathan Dean Parkway and Highway 113, the center benefits from signalized access points and a traffic count of 18,740 cars per day on Nathan Dean Parkway. The center is surrounded by national and area retailers including Dollar Tree, Ingles, and Rite Aid.

Rockmart Crossroads is in the city of Rockmart located in the heart of the Coosa Valley area in Northwest Georgia. Rockmart is one of three incorporated towns in Polk County.

▶ DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Total Population	14,880	35,270	122,733
Average Household Income	\$52,335	\$54,983	\$58,422
Race: White	81.4%	84.4%	82.1%
Black	14.4%	11.7%	11.6%
Other	4.2%	3.9%	6.3%

▶ TENANTS



verizon wireless

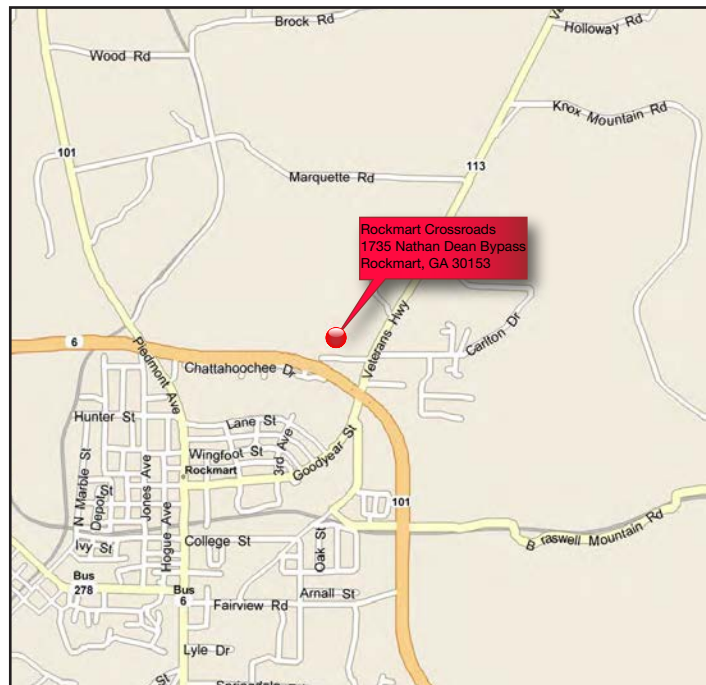
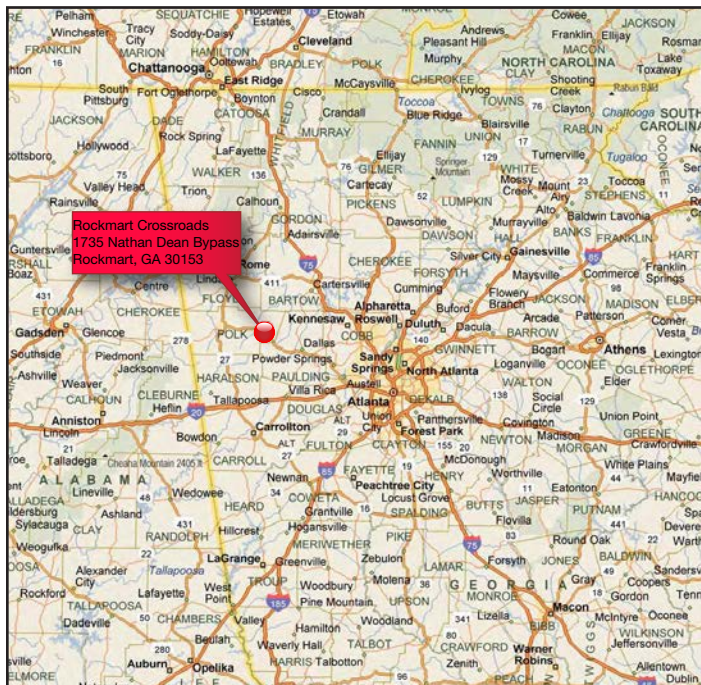


SUPERCENTER

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TENANT ROSTER		
SUITE	TENANT	SIZE
1	Tequila Mexican Restaurant	4,000 SF
2	Great Clips	1,450 SF
2A	Un-leased	1,050 SF
3	Verizon Wireless	1,500 SF
4	Vegas Nails	1,500 SF
5	Johnny's NY Pizza	2,500 SF
6	Liberty Tax Service	2,000 SF
7	Hibachi Grill	2,000 SF
8	Anytime Fitness	6,000 SF
TOTAL		22,000 SF

 LEASED
 AVAILABLE
 NOT OWNED