

# COMMERCIAL OFFICE BUILDING FOR LEASE

320 Water Street, Rockmart, GA 30153



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,443 SF
<b>LEASE RATE:</b>	\$6.00 SF/month (Gross)
<b>BUILDING SIZE:</b>	2,443 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Polk County
<b>SUBMARKET:</b>	Rockmart

## PROPERTY OVERVIEW

Office Building 2,443 sq. ft. Recently painted throughout, New HVAC. Parking in the front and rear of building. Three restrooms. 10 total rooms/offices ranging in sizes from 10' x 10' - 12' x 14', plus a large reception area and file room. Four of the offices have cabinets with a sink. Walk the Silver Comet Trail on your lunch break. Building overlooks Euharlee Creek and Silver Comet Trail.

## PROPERTY HIGHLIGHTS

- Located in Downtown Rockmart, GA and overlooks the Silver Comet Trail & Euharlee Creek
- 2,443 SF Office Building Recently Painted Throughout
- New HVAC
- 10 rooms/offices plus large reception area & file room & 3 restrooms

**KW COMMERCIAL**  
2651 Dallas Highway  
Marietta, GA 30064

**MIKE GARRETT**  
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GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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[www.kwcommercial.com](http://www.kwcommercial.com)

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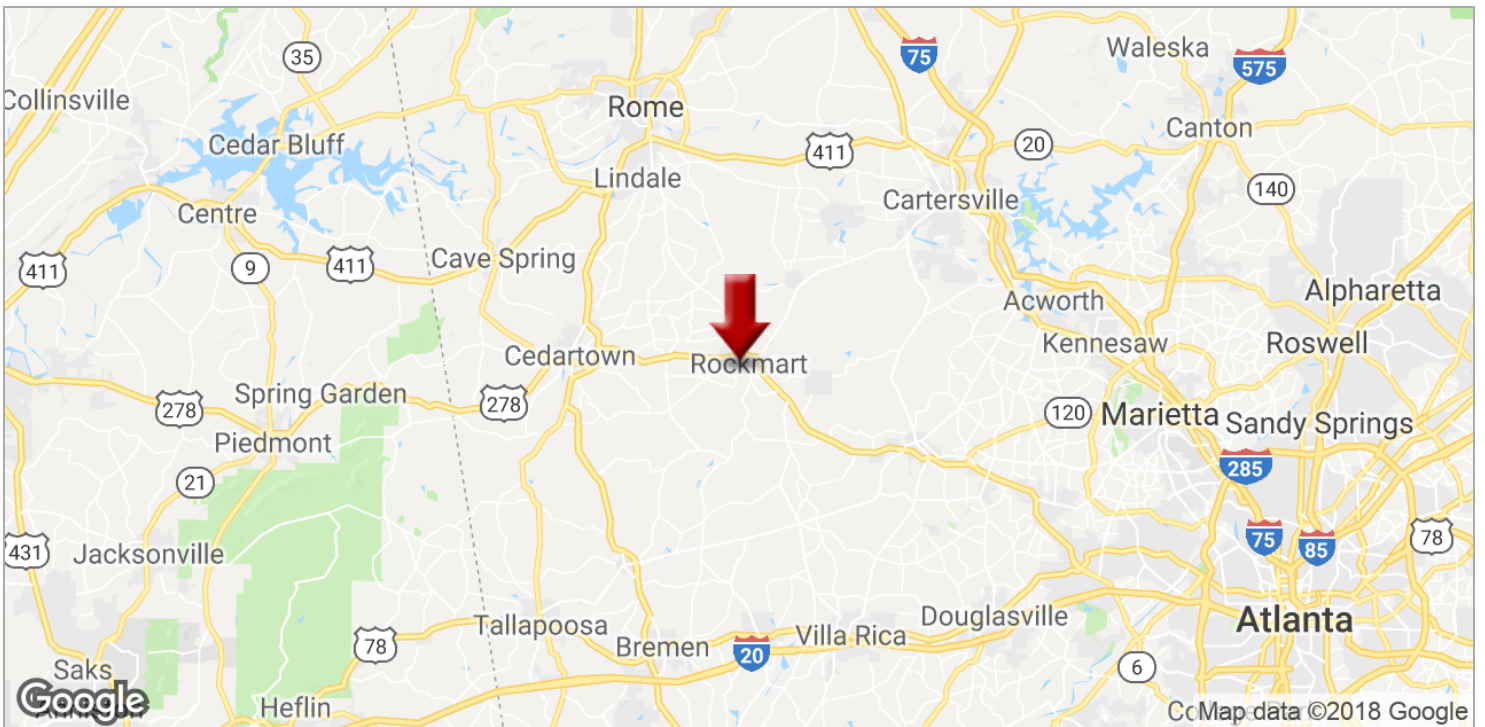
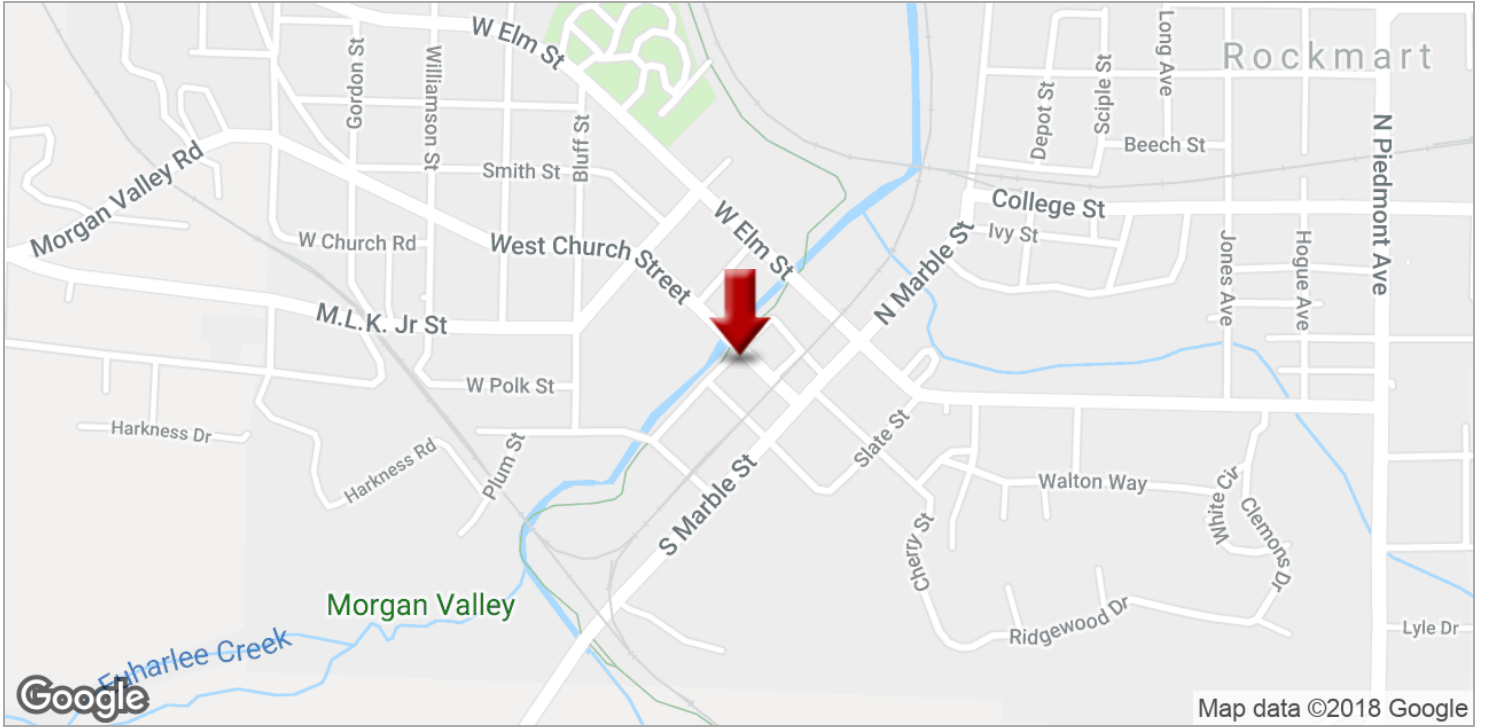
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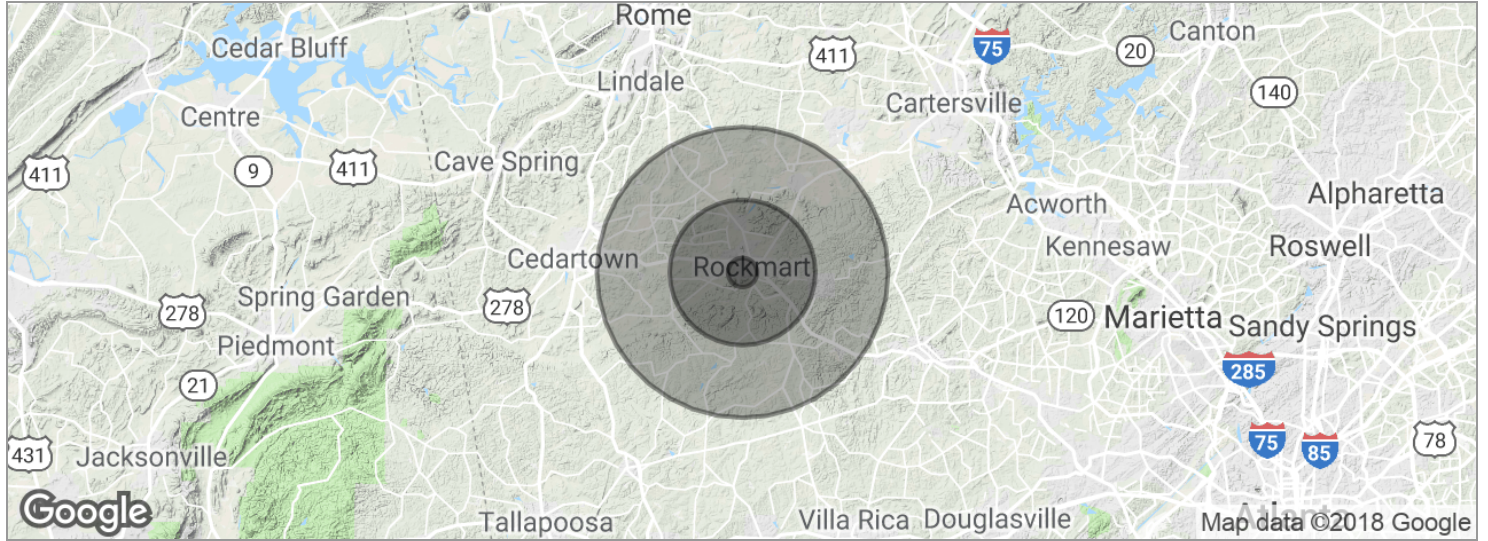
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	493	11,276	41,513
Median age	39.1	37.4	36.5
Median age (male)	33.8	32.6	33.7
Median age (Female)	43.4	41.4	39.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	192	4,259	14,809
# of persons per HH	2.6	2.6	2.8
Average HH income	\$50,976	\$50,366	\$53,906
Average house value	\$139,937	\$140,075	\$155,092

\* Demographic data derived from 2010 US Census

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## Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

## Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

## Questions or Comments Should be Addressed to:

Mike Garrett  
Garrett Land Brokers  
162 W. Main Street, Suite 104  
Cartersville, GA 30120  
Direct: 770-846-7702  
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