CARROLLTON
EXCHANGE

1141 BANKHEAD HWY :: CARROLLTON, GA 30117

Carrollton, Georgia is the county seat of Carroll County and the largest town in the county, with a population estimated at 23,421 as of 2009 [Source: U.S. Census Bureau]

Historically, Carrollton has been a commercial and cultural center for Carroll and neighboring Georgia and Alabama counties, and is the home of the University of West Georgia and Southwire, the world's largest privately-owned manufacturer of wire and cable.

LOCATION MAP

FEATURES:

- Anchored by Georgia Theater Company (10-screens)
- Excellent access via traffic signal and multiple curb cuts
- McDonald's, Longhorn Steakhouse and Zaxby's front center
- High Traffic Count: 91,920 VPD
- 1,400 square foot bays
- Build-to-Suit opportunity up to 11,200 square feet
- 0.89 acre outparcel available
- Pylon sign availability

FOR MORE
INFORMATION
PLEASE
CONTACT

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CBRE

CARROLLTON EXCHANGE
CARROLLTON, GEORGIA

UP TO 11,200 S.F.

citi financial
RETAIL 1400 SF
NOVA Nail Spa 1200 SF
RETAIL 1400 SF
Hallmark Finance

FUTURE DEVELOPMENT
+/- 10 ACRES

Georgia Theatre Company
29,696 S.F.

POND

G.D.O.T. PROPERTY

KILGORE ROAD

Outparcel 3
.89 Acres

WAFFLE HOUSE

ZAXBY'S

LONGHORN

OWNED BY OTHERS
+/- 2 ACRES

GA HWY 166 BYPASS

GA HIGHWAY 166   BANKHEAD HIGHWAY

Ford   Ryan's   SPORTSPLEX

2012 ESTIMATED DEMOGRAPHICS

	2 mile	3 mile	5 mile
POPULATION	10,471	19,710	42,430
AVERAGE HOUSEHOLD INCOME	$49,491	$49,815	$53,210
GROWTH 2000-2012	20.51%	15.74%	17.65%

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