

*Large Mixed Use Parcel  
South Park Retail Corridor  
Carrollton, GA.*



**For Sale**

- 18 +/- acres of mixed use, zoned commercial and industrial in the busy South Park retail corridor
- Inside city with water and sanitary sewer at curb
- Walking distance to shopping, grocery, restaurants, urgent care and churches
- New street (Centennial Rd.) finished with storm and utilities in place
- Several pad ready retail sites with one large (10+ acres) residential tract
- Senior housing is probably highest and best use for large tract
- Three commercial pads front Central High Road
- Property backs up to Carrollton bypass and has easy access
- Tanner Medical Center less than a mile away
- Good topo with no water or rock issues
- Great traffic, visibility and synergy
- Price varies with acreage

*Offered Exclusively by  
Commercial Realty Services of West Georgia  
Mike Patterson, CCIM  
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**GW** GEORGIA & WEST, INC.  
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PROJECT: CITY OF CARRLTON CENTENNIAL ROAD EXTENSION  
 LOCATION: CARRLTON, GA  
 COUNTY: CARROLL COUNTY, GEORGIA  
 DATE: 08/20/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

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