

3006 Martha Berry Hwy.

3006 Martha Berry Highway, ROME, GA



**EXCELLENT ACCESS TO
MAJOR HIGHWAYS**



**HIGH VISIBILITY &
TRAFFIC COUNTS**



**.94 ACRES
SHARED ACCESS WITH
EXISTING RACETRAC**

- ±0.94-acre commercial land site
- High-visibility location in growing Rome market
- Ideal for retail, QSR, medical, or service-oriented users
- Flat, usable topography minimizes site work costs

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**5-MILE POPULATION
49,797**



**LABOR FORCE
26,227**



**DAILY VEHICLE TRAFFIC
65,400 VPD**



LICENSE NUMBER: 82645



LICENSE NUMBER: CQ1075108

CO-LISTED BY CERTIFIED
COMMERCIAL REALTY

ZAX REI LLC
109 17TH ST NE, ATLANTA, GA 30309

CERTIFIED COMMERCIAL REALTY
100 EAST MAIN ST. LAKELAND, FL 33801



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ZACH ELLIS
(813) 493-3437

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DAILY VEHICLE TRAFFIC



SURROUNDING RETAIL CORRIDOR



Mount Berry Mall

0.5 Mi



5- MI Median Age

34.4



5-Mile Avg HH Income

\$87,786



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