

Walmart



LOWE'S

1.55 ACRES FOR SALE BUILD TO SUIT

SHADOW / INFILL DEVELOPMENT SITE

444 Stripling Chapel Rd. Carrollton, GA 30114



APPROVED PLANS



Walmart Supercenter Shadow-Anchor

Join Carrollton's dominant retail corridor anchored by a high-performing Walmart Supercenter serving the greater West Georgia trade area.

Exceptional Visibility & Regional Access

Positioned along US-27/Stripling Chapel Rd. with strong traffic counts and direct connectivity to Carrollton's primary retail corridor.

Premier National Retail Co-Tenancy

Surrounded by leading national retailers including Lowe's, TJ Maxx, Belk, Dollar Tree, IHOP, Verizon, Chick-fil-A, and Home Depot.

Build-to-Suit or Ground Lease

Flexible retail, restaurant, medical, or service-commercial opportunity with approved special use-permit, existing engineering, and accelerated development potential.





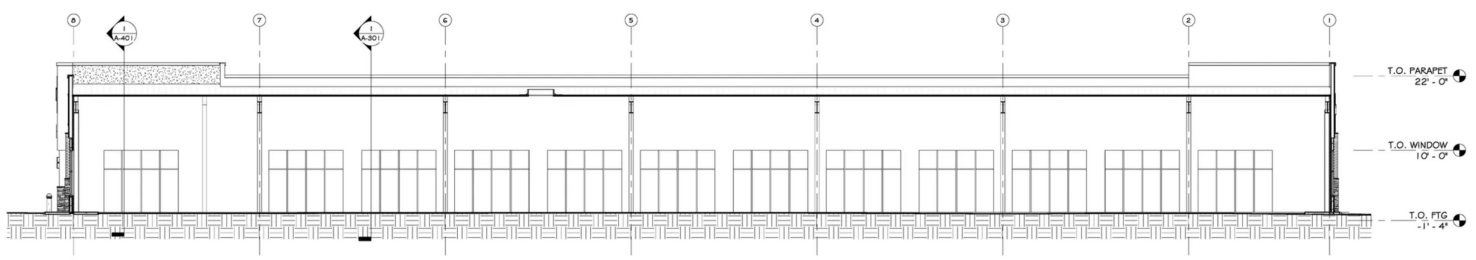
4 REAR ELEVATION (EAST)
X3011 1/8" = 1'-0"



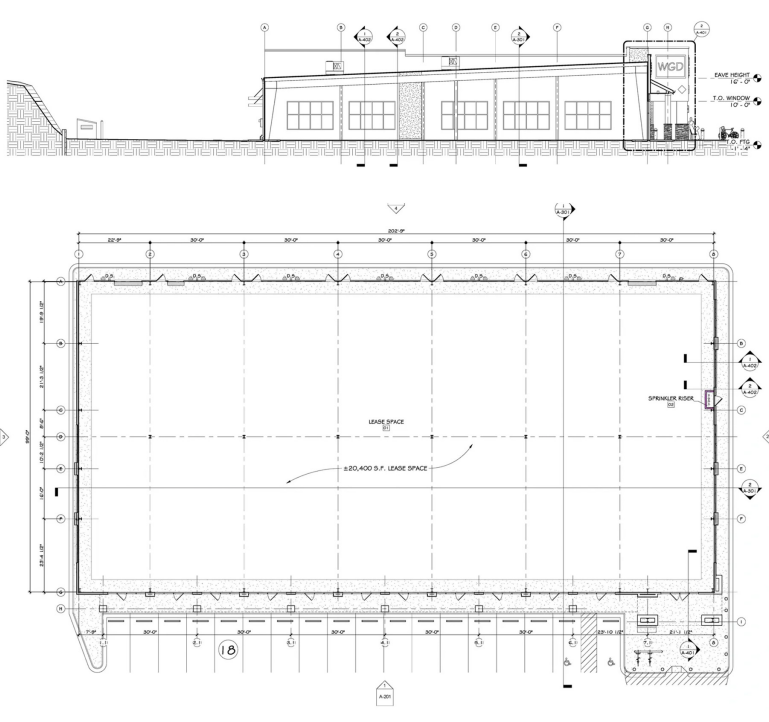
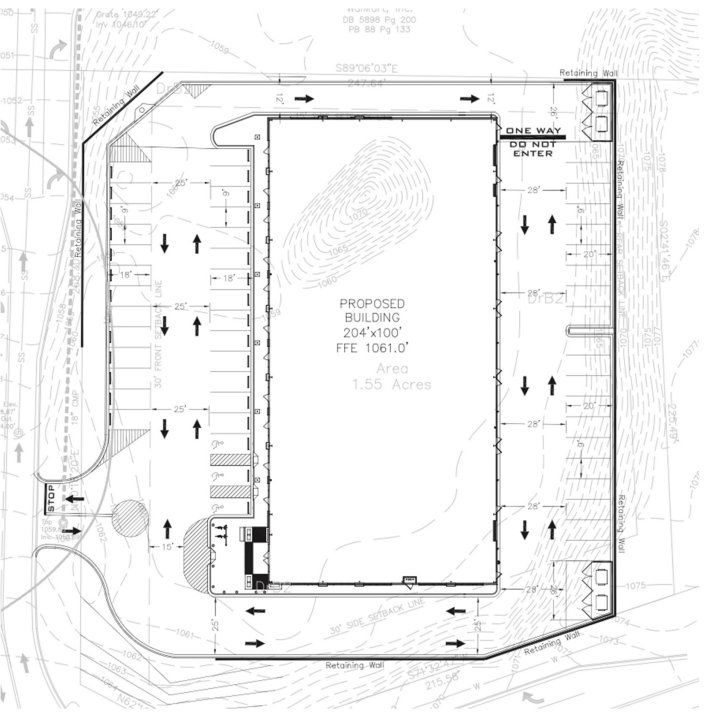
3 SIDE ELEVATION (NORTH)
X3011 1/8" = 1'-0"



5 SIDE ELEVATION (SOUTH)
X3011 1/8" = 1'-0"



2 LONGITUDINAL BUILDING SECTION
X3011 1/8" = 1'-0"



DEMOGRAPHICS

Located approximately 50 miles west of Atlanta along US-27 with convenient access to I-20, Carrollton captures both regional and cross-market consumer traffic.

Section of I-27 - 41,100 ADT

5 Year Population Growth - 8%

Population Density



1 Mile

3 Mile

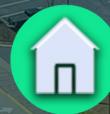
5 Mile

34,711

51,339

64,712

Average HH Income



1 Mile

3 Mile

5 Mile

\$76,723

\$81,345

\$83,119

Daytime Population



1 Mile

3 Mile

5 Mile

45,912

59,133

67,475



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