

SIZE 377,867 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile	
Population 4,667	on 29,463	50,100	
Househo	l ds 10,994	18,419	
Median HH Income (\$) 49,598 56,409 61,727			

MAJOR TENANT(S)

Walmart Lowe's

Rich Dawson Mobile (404) 433-9899





LOCATION

103 Marketplace Boulevard | Cartersville, GA 30121

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter and co-anchored by Lowe's
- Located in Cartersville, a suburb 43 miles northwest of Atlanta, with a population exceeding 50,100 in a five-mile radius
- Additional national tenants include Dollar Tree, GameStop, Pearle Vision and more
- The center is situated right off Canton Highway, averaging 22,800 vehicles per day
- Closest shopping center to Cartersville Medical Center, Georgia Highlands College, and Bartow-Cartersville Convention Center
- Cartersville Medical Center 37,000-square-foot expansion project proposed

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

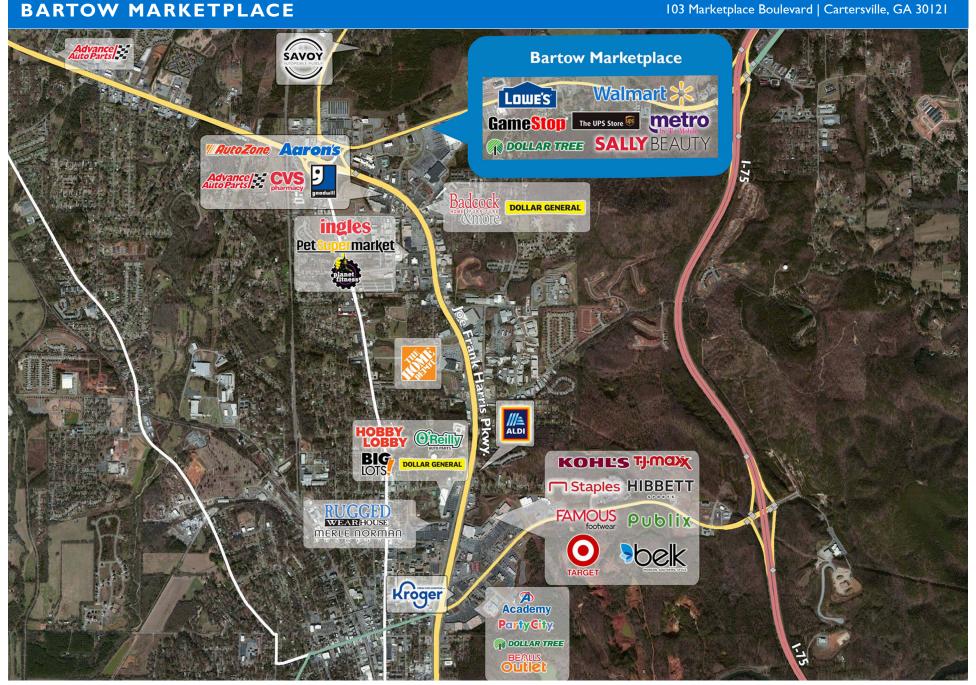


BARTOW MARKETPLACE

SPACE	TENANT	SQ. FT.
SHADI	The Original Steak/Rib House	
1	Walmart	204,170 SF
2A	Vaperite	1,500 SF
2B	Cartersville Jewelry Exchange	1,500 SF
3	Sally Beauty Supply	1,800 SF
4	The Tobacco Store	1,200 SF
5	Peachstate Auto Insurance	1,200 SF
6	GameStop	1,400 SF
7	Pearle Vision	2,800 SF
8	Fred Loya Insurance	1,200 SF
9	Metro by T-Mobile	1,200 SF
10	Dollar Tree	9,600 SF
П	World Finance	1,200 SF
12	The UPS Store	1,200 SF
13	Palazzo Nail Spa	3,000 SF
14	Hong Kong Chinese Restaurant	3,000 SF
15	Sidelines Grille	4,800 SF
16	Lowe's	130,497 SF
17	The Peach Cobbler Factory	1,400 SF
18	Cricket	2,400 SF
TOTAL	SQ. FT.	377,867
SITE LEC	GEND	
Available Occupied Leased (not occupied) Owned by Others Site Boundary		



BARTOW MARKETPLACE



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



Cartersville, GA	50,100 53,720 45,130 33,321 25,933 2.54% 3.08% 0.82% 1.41%
Q2 2022 Estimated Population 4,667 29,463 2027 Projected Population 5,004 31,503 2010 Census Population 4,194 26,871 2000 Census Population 2,635 19,996 1990 Census Population 1,876 16,358 Historical Annual Growth 1990 to 2000 3.46% 2.03% Historical Annual Growth 2000 to 2010 4.76% 3.00% Estimated Annual Growth 2010 to2022 0.84% 0.73% Projected Annual Growth 2022 to 2027 1.41% 1.35%	53,720 45,130 33,321 25,933 2.54% 3.08% 0.82% 1.41%
2027 Projected Population 5,004 31,503 2010 Census Population 4,194 26,871 2000 Census Population 2,635 19,996 1990 Census Population 1,876 16,358 Historical Annual Growth 1990 to 2000 3.46% 2.03% Historical Annual Growth 2000 to 2010 4.76% 3.00% Estimated Annual Growth 2010 to2022 0.84% 0.73% Projected Annual Growth 2022 to 2027 1.41% 1.35% 1,503 31,503 4,194 26,871 2,635 19,996 16,358 1,876 3.00% 2,03% 3.46% 2.03% 3,46% 3.00% 3,46% 3.00% 4,76% 3.00% 5,70% 3.00% 6,70% 1.41% 1.35% 7,00% 1,41% 1.35%	53,720 45,130 33,321 25,933 2.54% 3.08% 0.82% 1.41%
2010 Census Population 4,194 26,871 2000 Census Population 2,635 19,996 1990 Census Population 1,876 16,358 Historical Annual Growth 1990 to 2000 3.46% 2.03% Historical Annual Growth 2000 to 2010 4.76% 3.00% Estimated Annual Growth 2010 to2022 0.84% 0.73% Projected Annual Growth 2022 to 2027 1.41% 1.35%	45,130 33,321 25,933 2.54% 3.08% 0.82% 1.41%
2000 Census Population 2,635 19,996 1990 Census Population 1,876 16,358 Historical Annual Growth 1990 to 2000 3.46% 2.03% Historical Annual Growth 2000 to 2010 4.76% 3.00% Estimated Annual Growth 2010 to 2022 0.84% 0.73% Projected Annual Growth 2022 to 2027 1.41% 1.35%	33,321 25,933 2.54% 3.08% 0.82% 1.41%
1990 Census Population	25,933 2.54% 3.08% 0.82% 1.41%
Estimated Annual Growth 2010 to2022 0.84% 0.73% Projected Annual Growth 2022 to 2027 1.41% 1.35%	2.54% 3.08% 0.82% 1.41%
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Estimated Annual Growth 2010 to2022 0.84% 0.73% Projected Annual Growth 2022 to 2027 1.41% 1.35%	0.82% 1.41%
Projected Annual Growth 2022 to 2027 1.41% 1.35%	1.41%
Median Age 36.0 36.9	37.3
Q2 2022 Estimated Households 1,814 10,994	18,419
2027 Projected Households 1,951 11,776	19,769
2010 Census Households 1,623 9,996	16,571
2000 Census Households 1,063 7,394	12,165
1990 Census Households 759 6,171	9,738
1990 Census Households 759 6,171 Historical Annual Growth 1990 to 2000 3.43% 1.83% Historical Annual Growth 2000 to 2010 4.32% 3.06%	2.25%
Historical Annual Growth 2000 to 2010 4.32% 3.06%	3.14%
Estimated Annual Growth 2010 to 2022 0.88% 0.75%	0.83%
Projected Annual Growth 2022 to 2027 1.47% 1.38%	1.42%
Population per Household 2.44 2.59	2.67
_ White 65.2% 63.9%	69.6%
Black or African American 19.7% 17.4%	14.8%
Black or African American 19.7% 17.4% Asian & Pacific Islander 0.8% 1.0%	1.2%
State Stat	3.0%
Hispanic Population 11.7% 14.0%	11.4%
Average Household Income \$65,348 \$71,022	¢76 250
Average Household Income \$65,348 \$71,022 Median Household Income \$49,598 \$56,409	\$76,350 \$61,727
Median Household Income \$49,598 \$56,409 Per Capita Income \$26,718 \$27,289	\$28,544
423, 13	,-
Elementary 10.0% 6.6%	5.0%
Some High School 7.5% 8.9%	8.7%
High School Graduate 37.0% 39.2%	37.0%
High School Graduate 37.0% 39.2%	21.3%
Associates Degree Only 6.9% 6.6%	7.3%
Bachelors Degree Only 12.6% 12.1%	13.7%
Graduate Degree 3.2% 5.7%	7.1%
Number of Businesses 233 1,152	1,495
Total Number of Employees 4,026 19,946	26,077
Number of Businesses 233 1,152 Total Number of Employees 4,026 19,946 Employees per Business 17.26 17.31	17.45
Residential Population per Business 20.01 25.58	33.52

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