

COMMERCIAL REALTY SERVICES OF WEST GEORGIA

PRESENTS

DOWNTOWN OFFICE BUILDING



302 ROME STREET, CARROLLTON, GA



LIST PRICE
\$1,750,000

17,780 SF
BUILDING SIZE

.97 ACRES

40 PARKING
SPACES

ADAMSON
SQUARE

TRIPLE ROAD
FRONTAGE

GREAT
VISIBILITY

Located in downtown Carrollton, GA, the Property includes a 17,870 SF three-story Class B Office Building situated on .97 acres. With frontage on Rome Street, Johnson Avenue and Barnes Avenue, this property has excellent accessibility and visibility and includes approximately 40 parking spaces. The Property is conveniently located in the heart of downtown Carrollton. There are several nearby attractions and amenities including Adamson Square, the Carrollton Cultural Arts Center, the Neva Lomason Memorial Library, the Carrollton Amphitheater, the Carrollton Greenbelt and the University of West Georgia. Located just off Adamson Square, the Property is within walking distance to numerous local eateries, shopping, and the Carrollton Greenbelt, an 18 mile shared use path for pedestrians and non-motorized users. A favorite pastime to locals and visitors, the trail connects the neighborhoods with the city school campus, the University of West Georgia, the city parks, and several commercial shopping areas.



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