



# THE GOODMAN COMPANY

## HIGHLANDS CROSSING

CARTERSVILLE, GEORGIA



### KEY STATISTICS: 2007 TRADE AREA

Population:	149,834*	Median Age:	33.5 yrs	Average Daily Traffic:	1-75	81,550 cars
Average H.H. Income:	\$53,891	Households:	45,543	*Statistics based on 2008 Postal Counts		

## 650,000 Sq. Ft. REGIONAL POWER CENTER

A 138 Acre planned regional shopping center with the potential for three phases totaling over 1 million sq. ft. Phase One is planned for 650,000 sq. ft.

Excellent frontage and visibility on two major highways. It is located at the crossroads of Interstate 75 and Georgia SR 20 in Cartersville. The site is strategically positioned between the two other northern Georgia Regional Markets of Rome and Canton.

In addition to the 81,550 cars that pass the site daily on Interstate 75, the proposed relocation of SR 411 (to be completed in 2011/2012) will connect to SR 20 in front of the property.

Population in this trade area exceeds 149,834 people and Georgia Highlands College with 2,000 students is adjacent to the site and is projected to have more than 10,000 students by 2010.



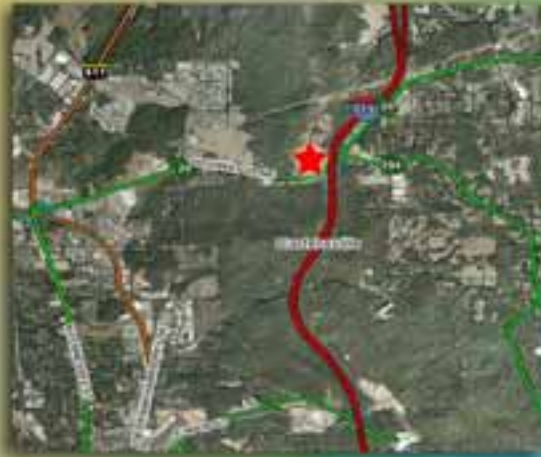
Developed by The Goodman Company  
777 South Flagler Drive  
West Palm Beach, Florida 33401  
[www.thegoodmancompany.com](http://www.thegoodmancompany.com)

### FOR LEASING INFORMATION, CONTACT:

Bob Saffran, SCLS  
Sr. Vice President of Leasing TEL: 561.833.3777  
[bsaffran@thegoodmancompany.com](mailto:bsaffran@thegoodmancompany.com)

# HIGHLANDS CROSSING

CARTERSVILLE, GEORGIA



## KEY STATISTICS: 2007 TRADE AREA

Population: 149,834\*  
Average H.H. Income: \$53,891  
Median Age: 33.5 yrs  
Households: 45,543

Average Daily Traffic:  
I-75 81,550 cars  
SR20 26,190 cars  
TOTAL GLA: 650,000 Sq. Ft.

\*Statistics based on 2008 Postal Counts

INTERSTATE 75 AND GEORGIA STATE ROAD 20



FOR LEASING INFORMATION, CONTACT:

Bob Saffran, SCLS

Sr. Vice President of Leasing TEL: 561.833.3777

[bsaffran@thegoodmancompany.com](mailto:bsaffran@thegoodmancompany.com)

4.29.08

Developed by The Goodman Company  
777 South Flagler Drive  
West Palm Beach, Florida 33401  
[www.thegoodmancompany.com](http://www.thegoodmancompany.com)



# THE GOODMAN COMPANY