

5 Bowens Ct. | Cartersville, GA 30120 Bartow County



For Sale: \$2,300,000

One block off of US HWY 41 (JFH PKWY) and less than one mile to the Hospital. Formerly operated as an inpatient Hospice Care facility. This building could be easily converted into an assisted living facility or converted into another medical use. This facility has professional offices, large waiting rooms, conference area, break room, (6) bathrooms, (3) restrooms, (12) Guest/Patient Rooms, and a back up generator. The remaining furniture on site is not included in the price, negotiable with an agreed purchase and sale agreement.

George F. Willis,
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Healthcare/Senior Housing Facility | 8,878 SF

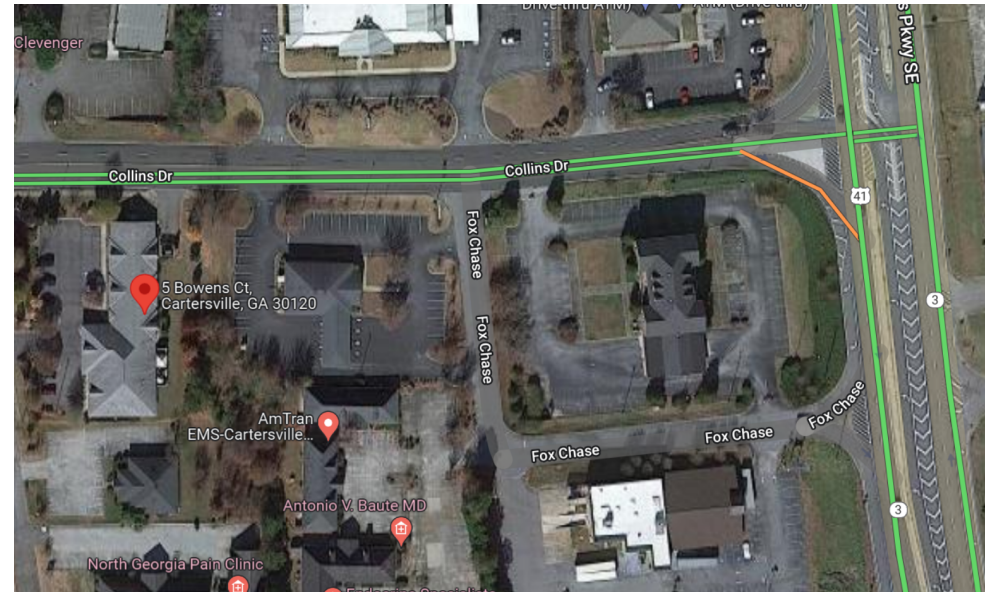
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Building Type: **Health Care**
Class: -
RBA: **8,878 SF**
Typical Floor: **10,099 SF**

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	5,322	34,750	55,734
2022 Estimate	4,959	31,925	51,087
2010 Census	4,862	28,536	44,936
Growth 2022 - 2027	7.32%	8.85%	9.10%
Growth 2010 - 2022	2.00%	11.88%	13.69%
2022 Population by Hispanic Origin	900	4,859	6,804
2022 Population	4,959	31,925	51,087
White	3,653 73.66%	23,776 74.47%	39,793 77.89%
Black	988 19.92%	6,347 19.88%	8,722 17.07%
Am. Indian & Alaskan	51 1.03%	253 0.79%	386 0.76%
Asian	90 1.81%	533 1.67%	746 1.46%
Hawaiian & Pacific Island	27 0.54%	95 0.30%	119 0.23%
Other	150 3.02%	921 2.88%	1,320 2.58%
U.S. Armed Forces	16	73	107
Households			
2027 Projection	1,942	13,120	20,574
2022 Estimate	1,805	12,026	18,816
2010 Census	1,762	10,718	16,510
Growth 2022 - 2027	7.59%	9.10%	9.34%
Growth 2010 - 2022	2.44%	12.20%	13.97%
Owner Occupied	844 46.76%	6,053 50.33%	11,114 59.07%
Renter Occupied	961 53.24%	5,972 49.66%	7,702 40.93%
2022 Households by HH Income	1,806	12,026	18,817
Income: <\$25,000	495 27.41%	3,027 25.17%	4,345 23.09%
Income: \$25,000 - \$50,000	437 24.20%	2,659 22.11%	3,849 20.45%
Income: \$50,000 - \$75,000	372 20.60%	2,795 23.24%	4,289 22.79%
Income: \$75,000 - \$100,000	193 10.69%	1,365 11.35%	2,320 12.33%
Income: \$100,000 - \$125,000	131 7.25%	879 7.31%	1,620 8.61%
Income: \$125,000 - \$150,000	67 3.71%	533 4.43%	964 5.12%
Income: \$150,000 - \$200,000	56 3.10%	389 3.23%	748 3.98%
Income: \$200,000+	55 3.05%	379 3.15%	682 3.62%
2022 Avg Household Income	\$62,644	\$65,147	\$70,164
2022 Med Household Income	\$48,040	\$53,343	\$58,404



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US Highway 41/Joe Frank Harris Parkway



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Cartersville Piedmont Medical Center

US Highway 41/Joe Frank Harris Parkway



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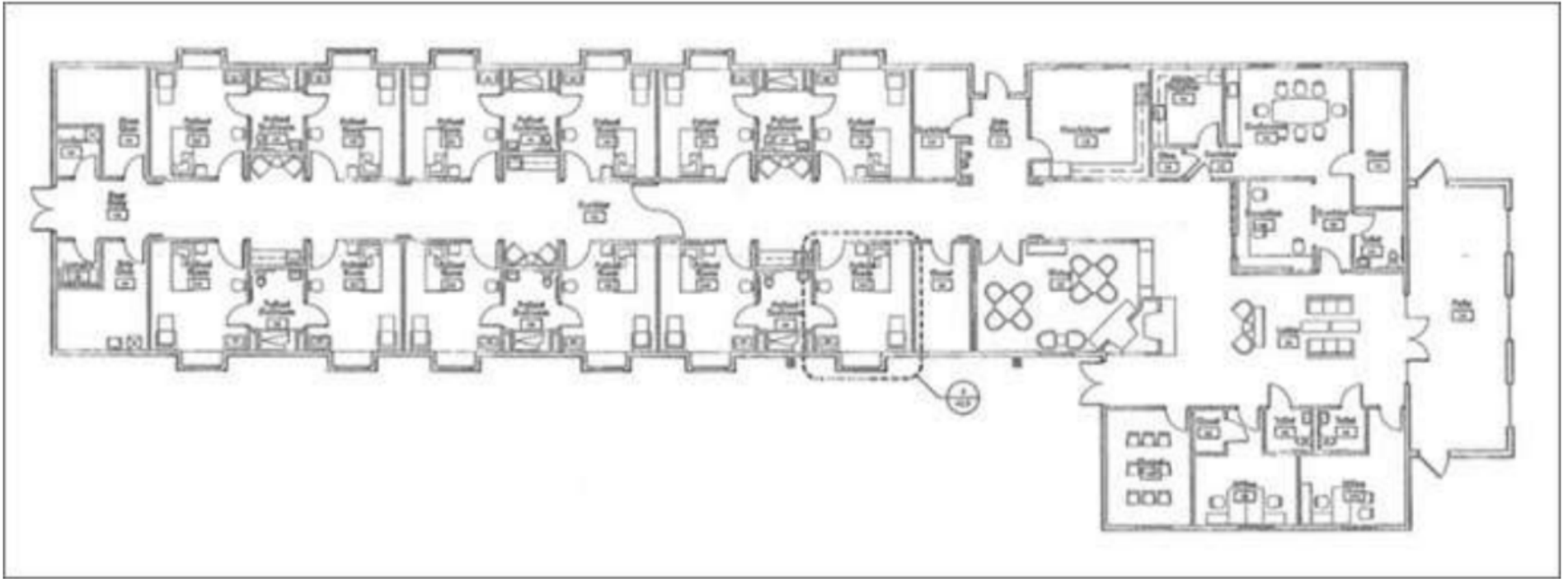
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Floor Plan



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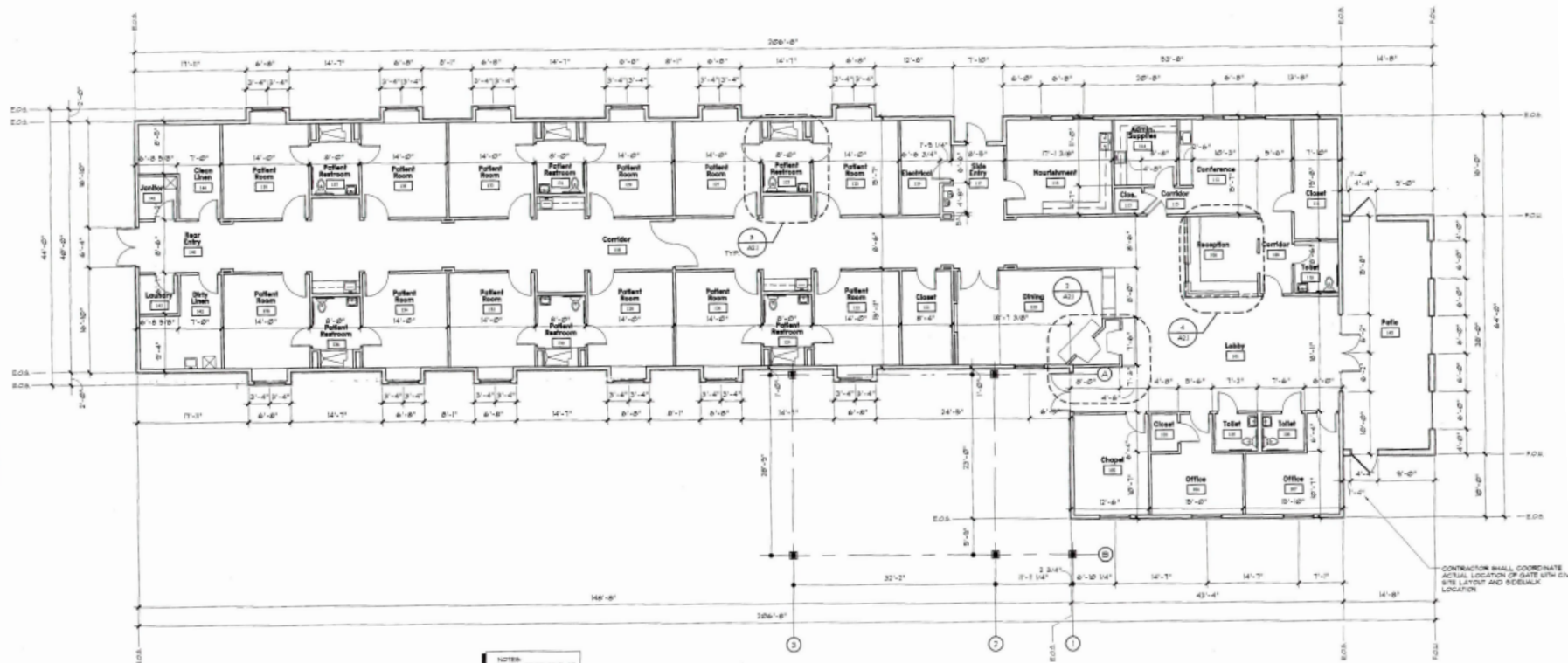
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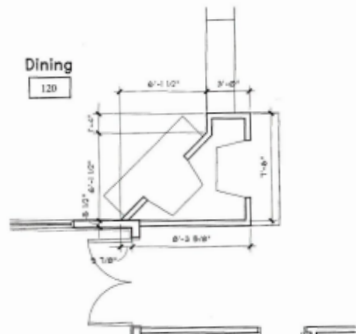


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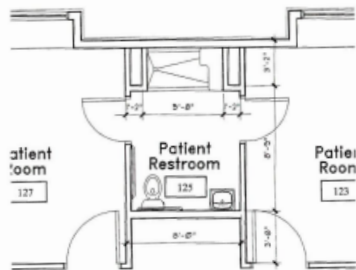


NOTES:
E.O.S. = EDGE OF SLAB
F.O.S. = FACE OF WALL

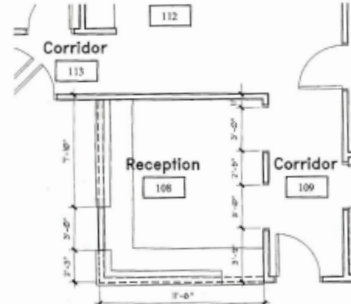
1 Dimension Plan
AS1 SCALE 1/8" = 1'-0"



2 Enlarged Dimension Plan
AS1 SCALE 1/4" = 1'-0"



3 Enlarged Dimension Plan
AS1 SCALE 1/4" = 1'-0"



4 Enlarged Dimension Plan
AS1 SCALE 1/4" = 1'-0"

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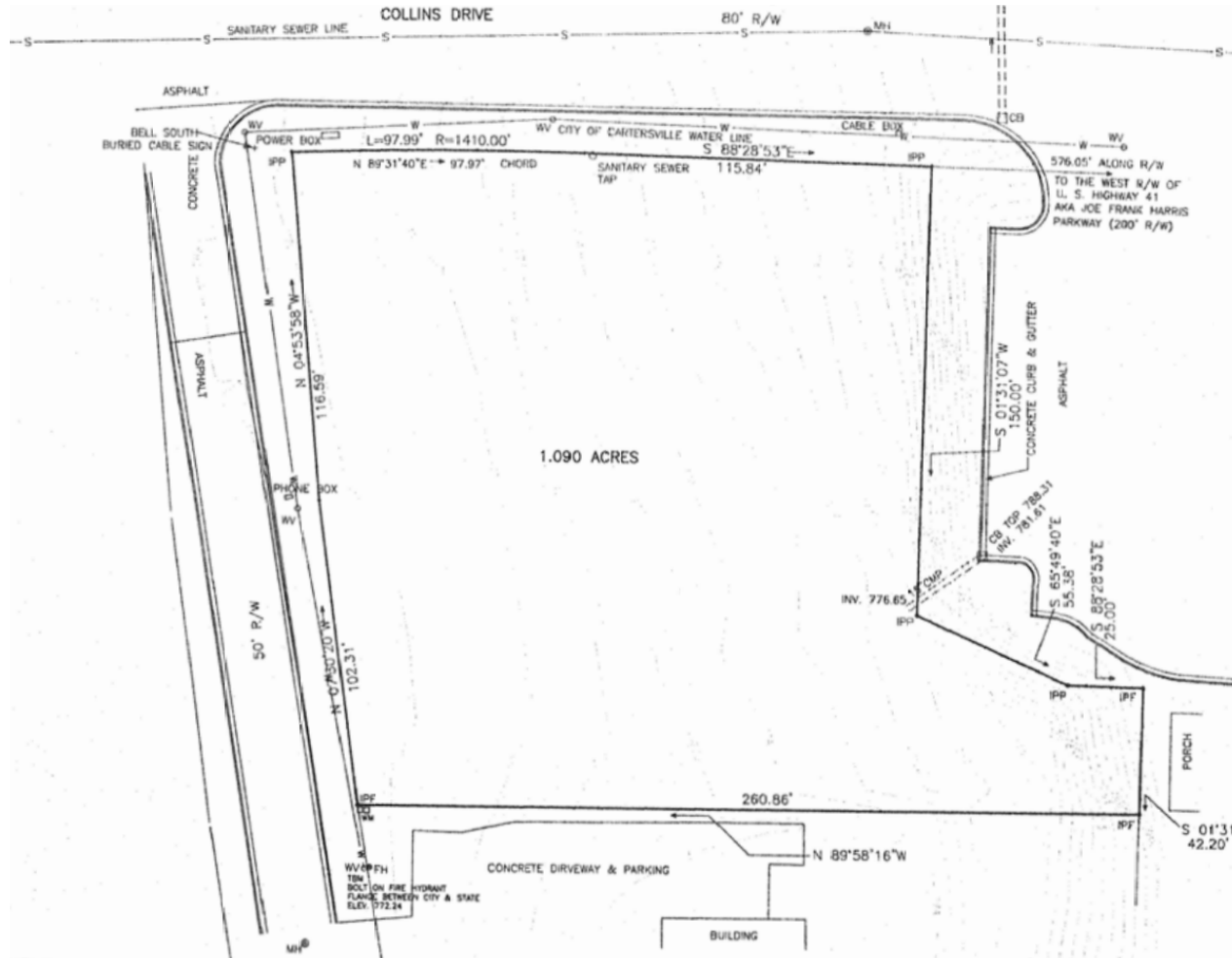
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