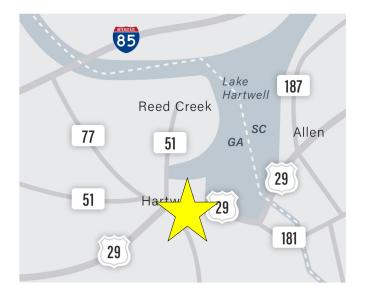


1.90 ACRE PAD SITE Hartwell, GA





200

TRAFFIC COUNTS

18,500 VPD – E Franklin St (west of site) 14,652 VPD – E Franklin St (east of site)

Property Information

FOR SALE: 1.90 AC Pad Site located in the E. Franklin Street Retail Corridor of Hartwell, Georgia.

<u>Site Info:</u>

1.90 Acres; Zoned B-1; Full Access on E Franklin Street; 395' of Frontage; Pad-Ready Delivery with all utilities available.

Area Info:

E. Franklin Street is the Main Retail Corridor for Hartwell, GA. Lake Hartwell currently hosts over 9.6 Million Annual Visitors Within 2 minutes of the property are over 2,300 students. The Ingles/Belk center is generating 1.02 Million Visits per year. The Walmart center is generating 2.17 Million Visits per year.

| | 3-Mile | 5-Mile | 10-Mile |
|-------------------|----------|----------|----------|
| Total Population: | 9,603 | 14,249 | 29,383 |
| Total Households: | 3,869 | 5,683 | 11,852 |
| Avg HH Income: | \$57,547 | \$58,215 | \$67,906 |

nformation contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee

1.90 ACRE PAD SITE



