

FOR SALE



Property Information

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

Site Info:

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.



TRAFFIC COUNTS

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

Total Population:

Total Households:

Avg HH Income:

	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

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

