

# 0.70 ACRE PAD SITE

E. Franklin Street & Ridge Road  
Hartwell, Georgia 30643

Hart County



## LEASING INFORMATION

**JIMMY DAVIS**

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- **GROUND LEASE OR BTS:** 0.70 Acre Pad Site next to the soon-to-come Church's Chicken at US-29/ E. Franklin Street and Ridge Road in Hartwell, GA.
- E. Franklin Street is the Main Retail Corridor for Hartwell with the Walmart and Ingles shopping centers generating 3.19 Million Visits per year!
- Tons of families in the area with 2,300 students within 5 minutes of the property.
- Property is Zoned B-2 and has Full Access on E. Franklin Street. Delivery will be a Rough Graded pad with All Utilities Available and Shared Detention in-place.



**Total  
Population**

1 MILE: 2,639  
3 MILE: 9,453  
5 MILE: 14,205



**Total  
Households**

1 MILE: 1,072  
3 MILE: 3,818  
5 MILE: 5,720



**Average  
HH Incomes**

1 MILE: \$38,520  
3 MILE: \$60,423  
5 MILE: \$61,338



**Total  
Employees**

1 MILE: 3,309  
3 MILE: 5,248  
5 MILE: 5,864



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AERIAL & SURVEY

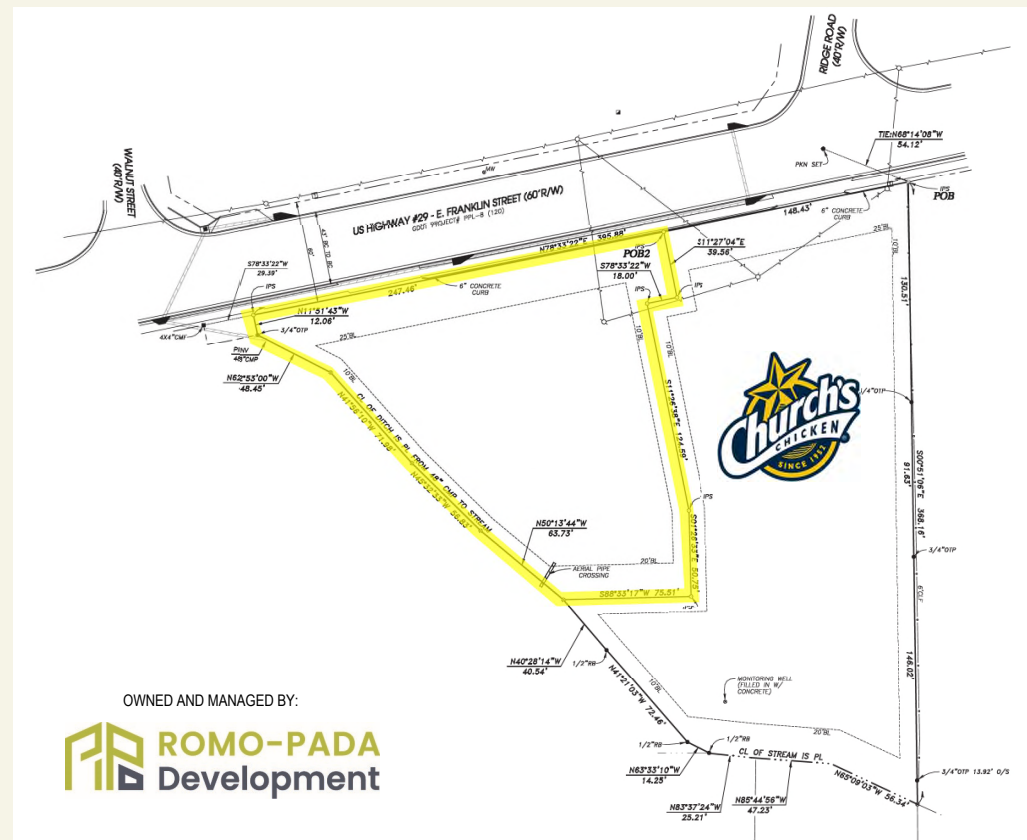


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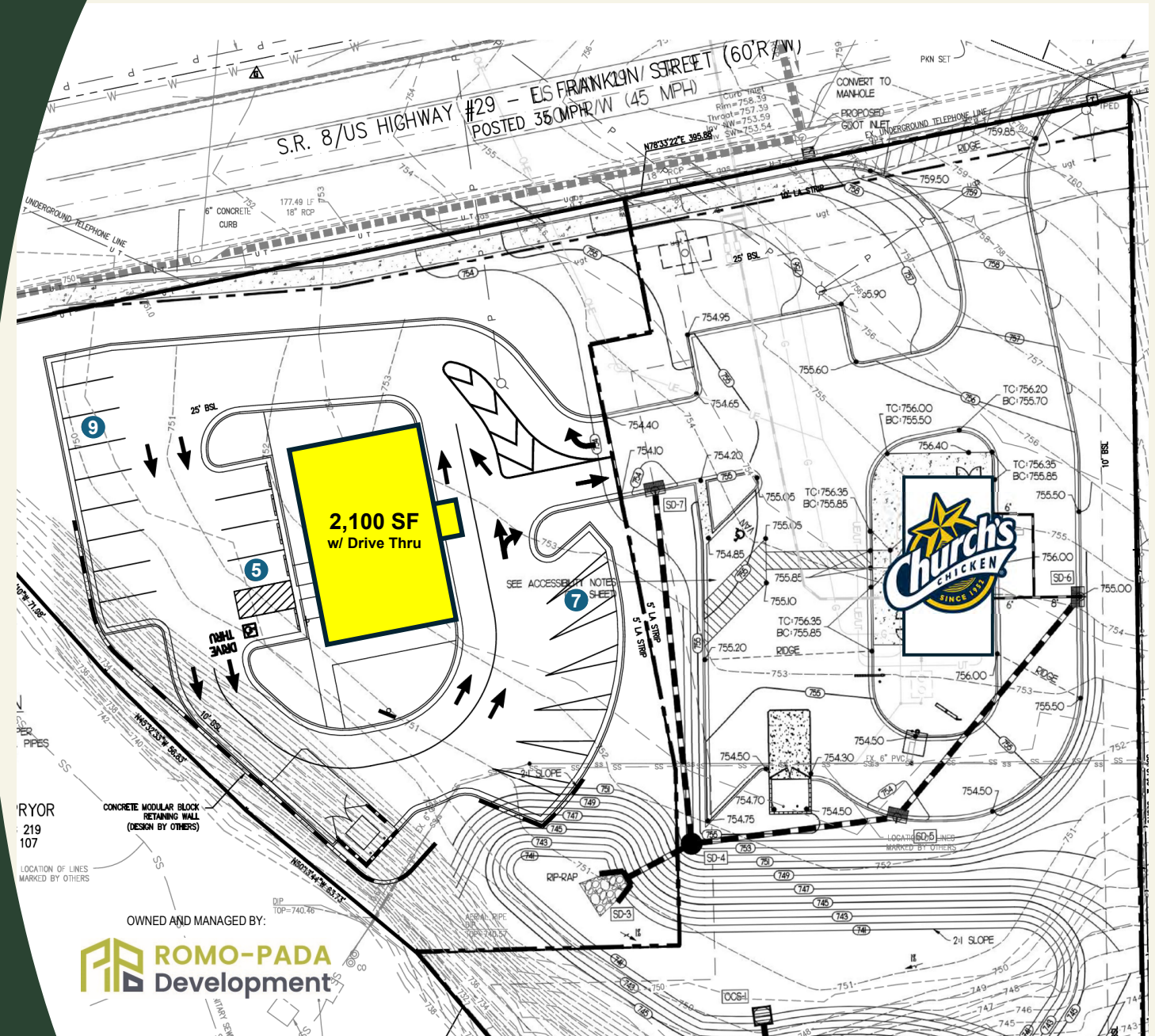
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EXAMPLE SITE PLAN



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OWNED AND MANAGED BY:

**ROMO-PADA**  
Development

ESTD  2020

**BRIDGER**  
PROPERTIES