

# FORMER PHARMACY (14,550 SF)

18 College Avenue  
Elberton, Georgia 30635

Elbert County



## LEASING INFORMATION

**JIMMY DAVIS**

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**BRIDGER**  
PROPERTIES



- **FOR LEASE:** 14,550 SF Former Pharmacy on 1.60 Acres located at the Signalized Intersection of College Avenue and N. Oliver Street in Elberton, Georgia.
- Property is in the heart of Elberton's Downtown District, with Traffic Counts of 26,797 VPD in front of the building and Full Access on Each Street.
- Building has an Existing Drive Thru, 60± parking spaces, and Freestanding Monument Signage at the light.
- Elberton Memorial Hospital (Elberton's largest employee) is down the street and sees 30,000 people per year.



# FORMER PHARMACY

## Trade Area Overview



**Total Population**

3 MILE: 8,323

5 MILE: 10,912

10 MILE: 17,314



**Total Households**

3 MILE: 3,398

5 MILE: 4,485

10 MILE: 7,049



**Average HH Incomes**

3 MILE: \$54,739

5 MILE: \$55,607

10 MILE: \$56,814



**Total Employees**

3 MILE: 5,406

5 MILE: 6,146

10 MILE: 6,691

# FORMER PHARMACY

## RESIDENTIAL STUDY



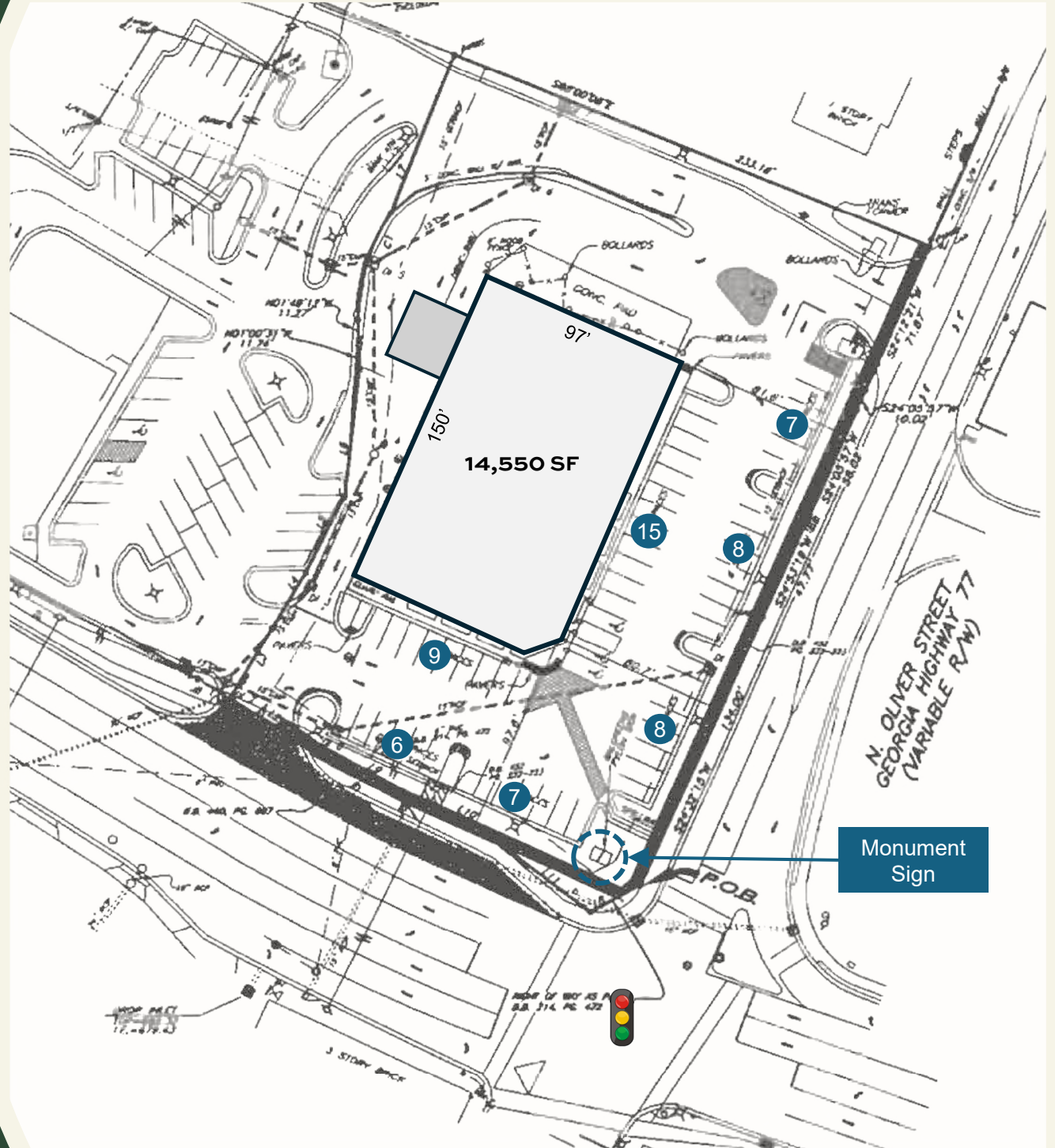
# FORMER PHARMACY

## SITE PHOTOS



# FORMER PHARMACY

## SITE PLAN



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ESTD  2020

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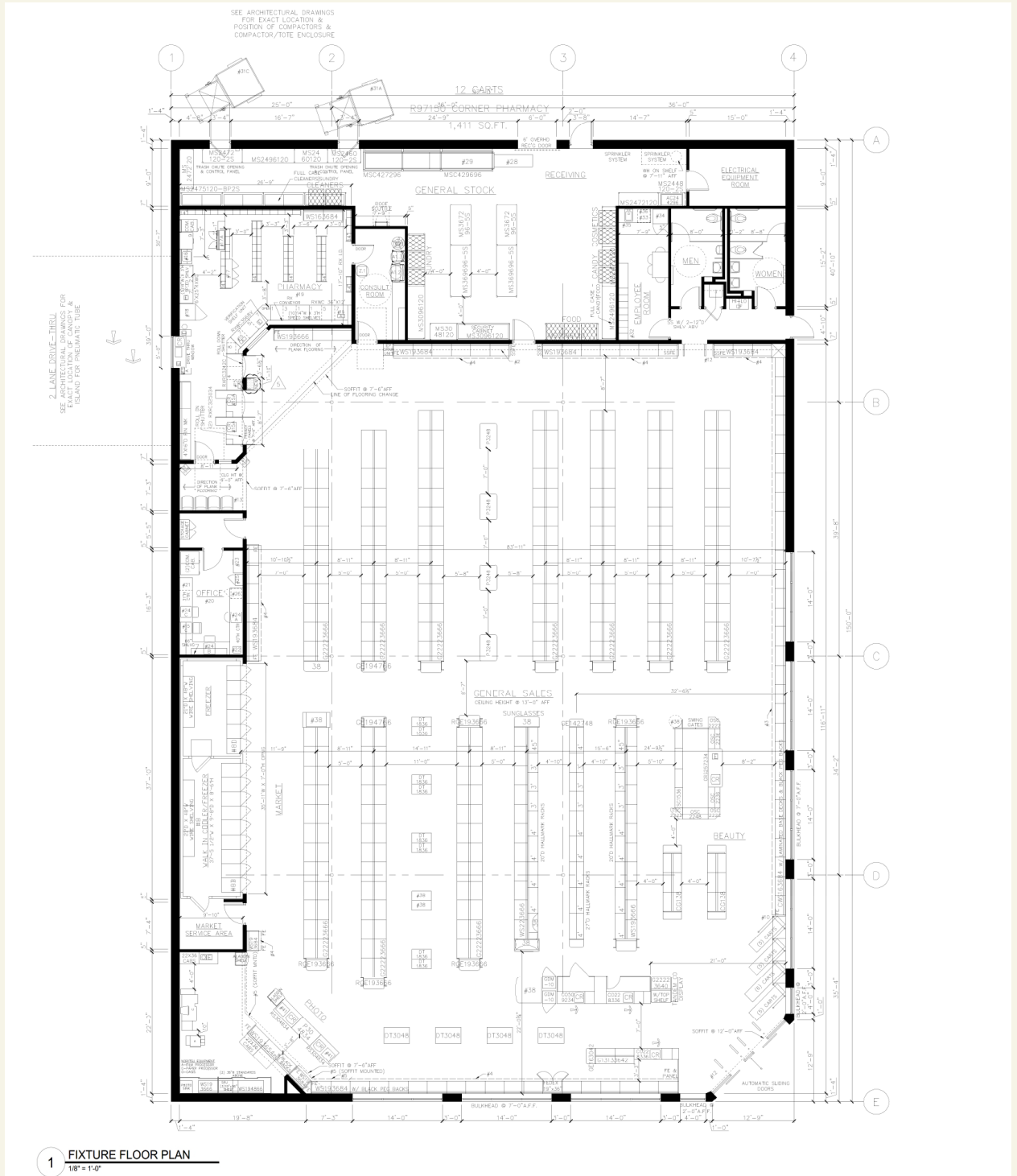
## FLOOR PLAN

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 PROPERTIES



1 FIXTURE FLOOR PLAN  
 1/8" = 1'-0"