

SHOPS AT ELBERTON

18 College Avenue
Elberton, Georgia 30635

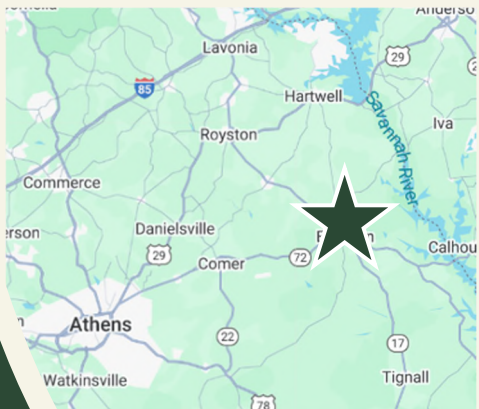
Elbert County



Elbert Memorial
HOSPITAL

THE GRANITE
BOWL
20,000 Seat
Stadium

HISTORIC DOWNTOWN



- FOR LEASE: New 9,450 SF Multi-Tenant Building at the Signalized Intersection of College Ave and N. Oliver Street.
- Located at the entrance into Elberton's Downtown District, with Traffic Counts of 26,797 VPD at the intersection.
- Elberton Memorial Hospital (Elberton's largest employee) is down the street and sees 30,000 people on an annual basis.
- Elbert County Elementary (656 Students), Elbert County Middle School (929 Students), and Elbert County High School (875 Students) are all within 2 minutes.



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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

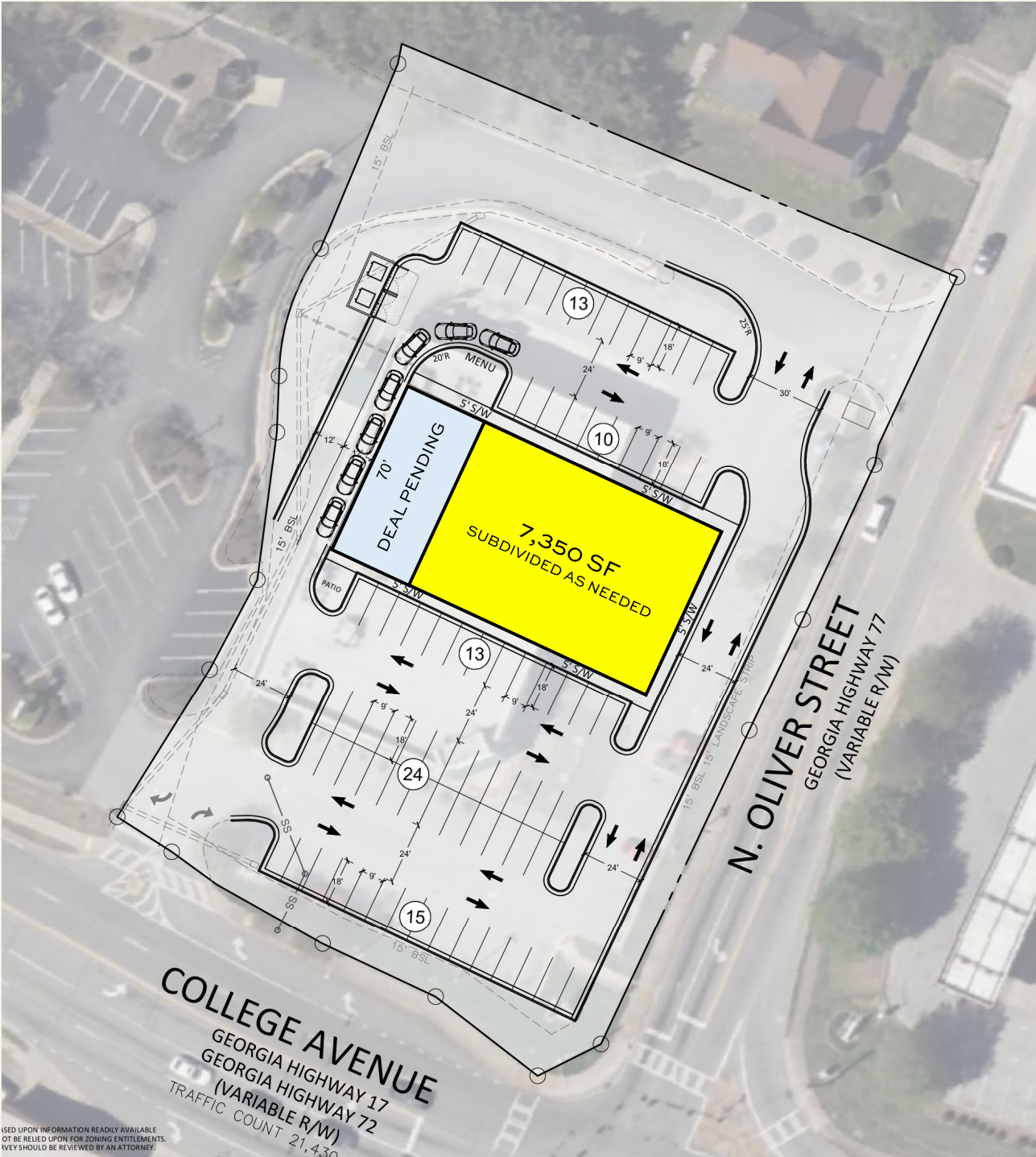
10 MILE: 6,691

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Residential & School Study



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LEASING INFORMATION

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