



425 S JACKSON ST

425 South Jackson Street, Hartwell, GA 30643

CARSON KELLY

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PROPERTY DESCRIPTION

Available for Lease – \$5,500/Month

Approximately +/-8,000 SF warehouse situated on +/- 3.55 acres at 425 S Jackson Street in Hartwell, GA. The property features two private offices, three restrooms, and an additional +/- 1,375 SF loft overlooking the warehouse area that can be utilized for office, storage, or workspace needs.

The warehouse offers 20' ceiling heights, one roll-up door, and one loading dock, providing functionality for a variety of industrial, warehouse, and distribution users. The expansive site also allows for ample parking, outdoor storage, or equipment staging.

Asking rent is \$5,500/month.

Tenant and Tenant's Agent to verify any and all information including zoning, utilities, etc. Please contact Listing Agent for additional information or to schedule a showing.

OFFERING SUMMARY

Lease Rate:	\$5,500/Month
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	630	3,290	5,334
Total Population	1,503	7,776	13,019
Average HH Income	\$57,445	\$60,400	\$69,269



Carson Kelly, Associate | 803.640.5600 | carson@mccoywright.com

ADDITIONAL PHOTOS



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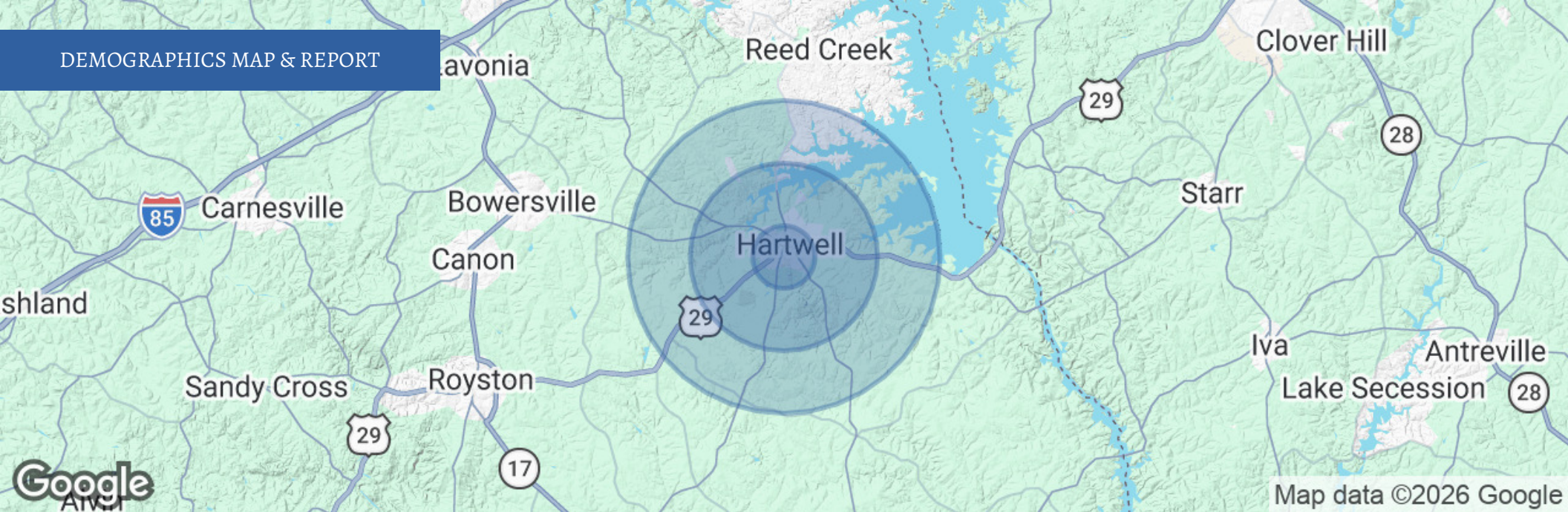


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,503	7,776	13,019
Average Age	44.4	42.5	42.6
Average Age (Male)	39.9	39.5	41.2
Average Age (Female)	47.9	46.0	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	630	3,290	5,334
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,445	\$60,400	\$69,269
Average House Value	\$156,313	\$191,885	\$218,227

2023 American Community Survey (ACS)



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