

FOR SALE

VFW Rd. & Market Centre Dr, Cornelia, GA 30531
Development Opportunity



Prime 2.50 +/- acre Site



Norton Commercial & Acreage Group, LLC
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www.NortonCommercial.com

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2.50 +/- acres

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Development Opportunity



"Property lines are approximate."

Property Summary

2.50 +/- acres

- Convenient access to surrounding road network
- 0.30 +/- miles from 365
- 0.20 +/- to Walmart Super Center & Chick Fil A
- Utilities available & nearby

Property Overview

This Prime Site – Cornelia is a growing North Georgia market serving as a commercial hub for Habersham County and the surrounding region. The area is anchored by established national retailers and supported by steady residential growth, creating consistent demand for retail, office, and service-based commercial uses.



Contact us today for more details!



Will Cobb

SVP / Partner / Associate Broker

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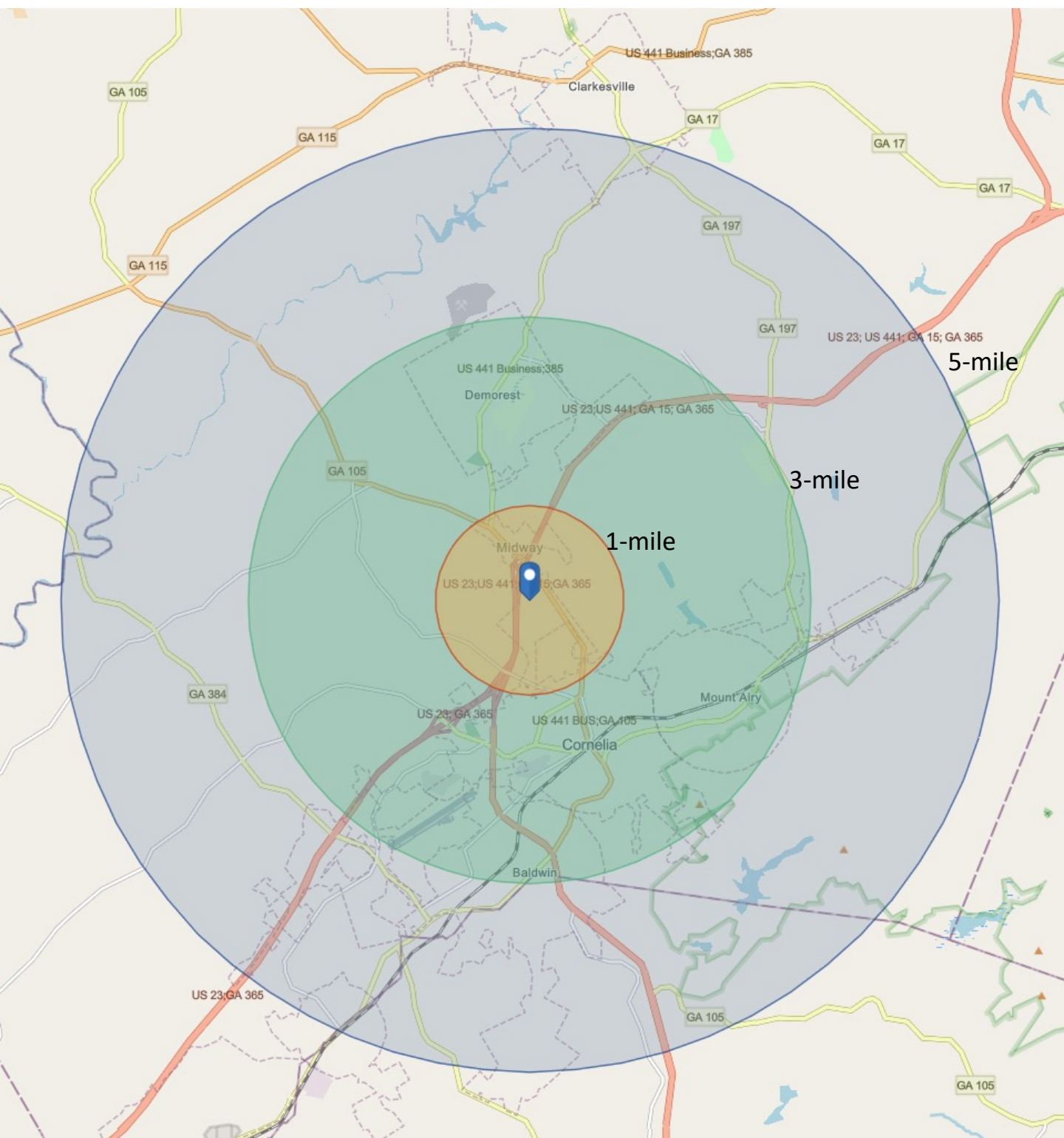


Tyler Grabau

Sales Associate

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Executive Summary

298-398 Market Corners Dr, Cornelia, Georgia, 30531



Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 miles	5 miles
2010 Population	1,398	13,344	23,340
2020 Population	1,370	14,407	24,893
2025 Population	1,475	15,605	26,709
2030 Population	1,556	16,409	27,933
2010-2020 Annual Rate	-0.20%	0.77%	0.65%
2020-2025 Annual Rate	1.42%	1.53%	1.35%
2025-2030 Annual Rate	1.07%	1.01%	0.90%

Age			
2025 Median Age	35.9	35.2	37.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	58.1%	65.6%	70.5%
Black Alone	3.7%	4.6%	3.6%
American Indian Alone	1.4%	0.8%	0.7%
Asian Alone	9.4%	3.7%	3.2%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	14.3%	13.0%	11.0%
Two or More Races	13.0%	12.1%	10.9%
Hispanic Origin	31.4%	29.8%	24.9%
Diversity Index	78.1	72.9	67.3

Households			
2010 Total Households	478	4,709	8,385
2020 Total Households	480	5,059	8,832
2025 Total Households	511	5,508	9,470
2030 Total Households	538	5,792	9,887
2010-2020 Annual Rate	0.04%	0.72%	0.52%
2020-2025 Annual Rate	1.20%	1.63%	1.34%
2025-2030 Annual Rate	1.04%	1.01%	0.87%
2025 Average Household Size	2.82	2.69	2.72
Wealth Index	64	59	63

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.2%	25.1%	24.7%

Median Household Income			
2025 Median Household Income	\$65,725	\$61,181	\$63,356
2030 Median Household Income	\$71,649	\$68,654	\$70,569
2025-2030 Annual Rate	1.74%	2.33%	2.18%

Average Household Income			
2025 Average Household Income	\$83,259	\$78,267	\$81,088
2030 Average Household Income	\$90,815	\$84,848	\$88,058

Per Capita Income			
2025 Per Capita Income	\$27,954	\$27,521	\$28,865
2030 Per Capita Income	\$30,432	\$29,818	\$31,284
2025-2030 Annual Rate	1.71%	1.62%	1.62%

Income Equality			
2025 Gini Index	44.4	45.5	44.4

Socioeconomic Status			
2025 Socioeconomic Status Index	39.1	43.5	44.8

Housing Unit Summary			
Housing Affordability Index	129	92	94
2020 Housing Units	533	5,641	9,773
Vacant Housing Units	11.2%	9.5%	9.3%
2025 Housing Units	573	6,134	10,492
Owner Occupied Housing Units	70.7%	63.1%	69.7%
Renter Occupied Housing Units	29.4%	36.9%	30.3%
Vacant Housing Units	10.8%	10.2%	9.7%
2030 Total Housing Units	599	6,434	10,947
2030 Owner Occupied Housing Units	392	3,799	7,099
2030 Renter Occupied Housing Units	146	1,993	2,788
2030 Vacant Housing Units	61	642	1,060

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