

# 970 E. CHURCH STREET

AVAILABLE FOR SALE/LEASE



*Jasper, GA 30143*

18,090 SF BIG BOX ON OVER 2 ACRES OF LAND



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*Jasper, GA 30143*

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## BRIAN BROCKMAN

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LICENSE #: 378952  
BROKER LICENSE #: 76191



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# Executive Summary

970 E. CHURCH STREET

# Property Summary

## PROPERTY DATA

PRICE                   ▪ \$1,185,000 (\$65/SF)

LEASE RATE           ▪ NEGOTIABLE

LOT SIZE               ▪ 2.30 ACRES

ZONING                 ▪ C2

APN                     ▪ 043B-060

DOCK HIGH  
LOADING AREA       ▪ 1

**18,090**

BUILDING SF

**67+**

PARKING SPACES

**2004**

YEAR BUILT

**970 E. CHURCH STREET**



# Investment Overview

Positioned along Jasper's busiest commercial corridor, 970 E. Church Street presents a rare opportunity to acquire a freestanding big-box retail asset with exceptional frontage, strong surrounding demographics, and flexible owner-user or investment potential. Situated on approximately 2.30 acres in the heart of Jasper, Georgia, the property features approximately 18,090 square feet of improvements with over 67 parking spaces, one dock-high loading area, and high ceilings throughout, making it well-suited for a variety of retail, medical, warehouse, fitness, or service-oriented uses.

Strategically located directly adjacent to the VA Medical Center and along Church Street with approximately 260 feet of frontage and traffic counts exceeding 11,500 cars per day, the property benefits from outstanding visibility and accessibility. The surrounding trade area continues to experience steady growth, with over 20,000 residents within a five-mile radius and average household incomes exceeding \$90,000. Jasper itself has experienced approximately 7% population growth over the past four years and serves as a growing North Georgia community approximately 60 miles north of Atlanta.

The asset is surrounded by a strong mix of national retailers and daily traffic generators including Goodwill, Tractor Supply Company, Walgreens, CVS Pharmacy, Dollar Tree, Ace Hardware, Domino's Pizza, Publix, Chipotle Mexican Grill, Chick-fil-A, and Advance Auto Parts, further reinforcing the property's long-term retail viability.

This property presents a compelling value proposition for investors, owner-users, redevelopment groups, or tenants seeking a high-visibility location in one of North Georgia's expanding retail corridors.



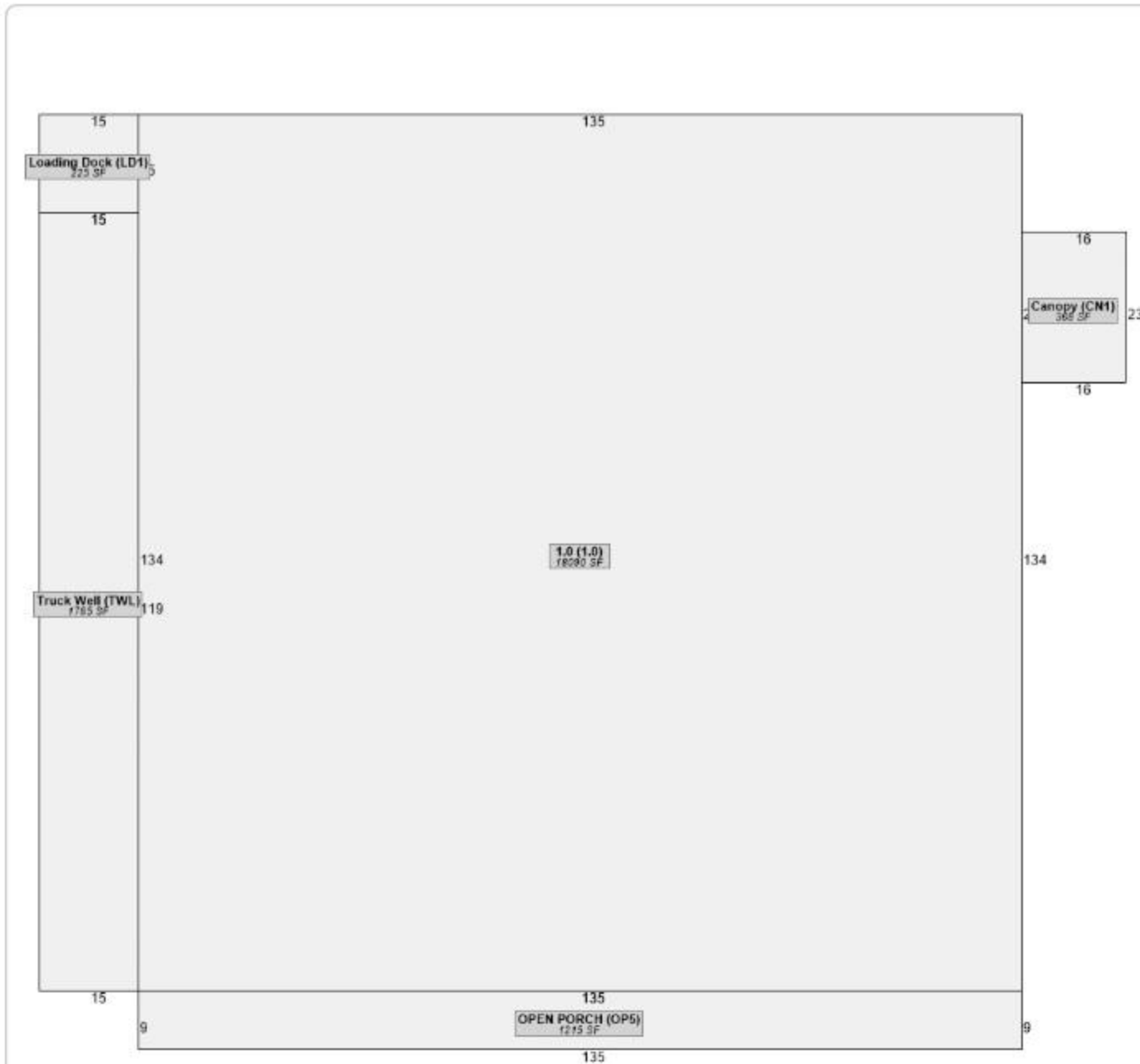


# INVESTMENT

## *Highlights*

- 18,090 SF OF IMPROVEMENTS
- 67+ PARKING SPACES
- ONE (1) DOCK HIGH LOADING AREA
- HIGH CEILINGS THROUGHOUT
- DIRECTLY ADJACENT TO THE VA MEDICAL CENTER
- LOCATED ON THE BUSIEST COMMERCIAL THOROUGHFARE OF JASPER; 11,500+ CPD; WITH 260' OF FRONTAGE ALONG CHURCH ST.
- 20,000+ RESIDENTS WITHIN A 5 MILE RADIUS WITH AN AVG HOUSEHOLD INCOME OF OVER \$90,000
- JASPER IS LOCATED APPROX 60 MILES NORTH OF ATLANTA, GA AND HAS SHOWN A 4% GROWTH IN POPULATION OVER THE LAST 4 YEARS
- NATIONAL RETAILERS NEARBY: GOODWILL, TRACTOR SUPPLY, WALGREENS, CVS, DOLLAR TREE, ACE HARDWARE, DOMINO'S PIZZA, PUBLIX, CHIPOTLE, CHICK-FIL-A, ADVANCE AUTO PARTS

# Sketches



An aerial photograph of a town at dusk. The sky is a mix of orange, yellow, and blue. In the background, there are rolling mountains. The town below has several buildings, some with lit windows. A prominent white steeple is visible on the left side of the town. The overall scene is peaceful and scenic.

# Location Overview

970 E. CHURCH STREET

# Jasper, GA

Located within Jasper's primary retail and healthcare corridor, this high-visibility commercial property benefits from strong regional connectivity, steady population growth, and a rapidly expanding consumer base throughout North Georgia. The surrounding area serves as the main commercial hub for Pickens County, drawing residents from Jasper, surrounding mountain communities, and nearby affluent residential developments.



**7% Growth**  
POPULATION



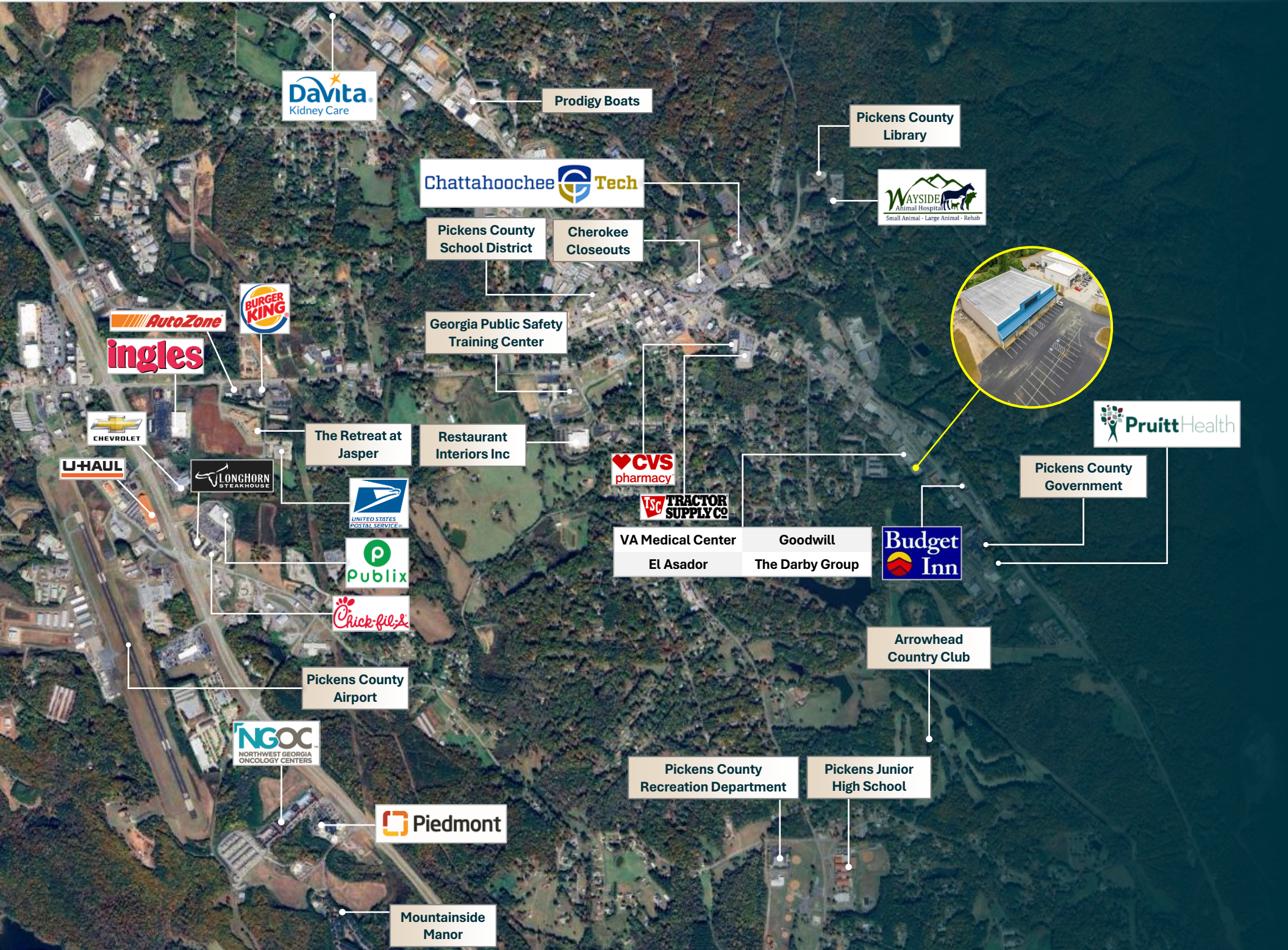
**\$100,000**  
AVG HH INCOME



**\$380,000**  
PROPERTY VALUE



The immediate trade area is anchored by a diverse mix of national retailers, healthcare providers, restaurants, and service businesses that generate strong daily consumer activity and reinforce the corridor's long-term commercial stability. Nearby shopping centers, grocery anchors, quick-service restaurants, and medical users contribute to a highly active retail environment with broad demographic appeal. The area continues to attract new residential development and commercial investment as buyers and businesses increasingly seek growth opportunities in North Georgia's expanding suburban and mountain markets.



**Davita**  
Kidney Care

Prodigy Boats

Pickens County  
Library

Chattahoochee **Tech**

**WAYSIDE**  
Animal Hospital  
Small Animal - Large Animal - Rehab

Pickens County  
School District

Cherokee  
Closeouts

Georgia Public Safety  
Training Center



**AutoZone**  
**ingles**

**BURGER KING**

**CHEVROLET**

The Retreat at  
Jasper

Restaurant  
Interiors Inc

**CVS**  
pharmacy

**PruittHealth**

**U-HAUL**

**LONGHORN**  
STEAKHOUSE

**UNITED STATES**  
POSTAL SERVICE

**TRACTOR**  
SUPPLY CO

Pickens County  
Government

**Publix**

VA Medical Center  
El Asador

Goodwill  
The Darby Group

**Budget  
Inn**

**Chick-fil-A**

Arrowhead  
Country Club

Pickens County  
Airport

**NGOC**  
NORTHWEST GEORGIA  
ONCOLOGY CENTERS

Pickens County  
Recreation Department

Pickens Junior  
High School

**Piedmont**

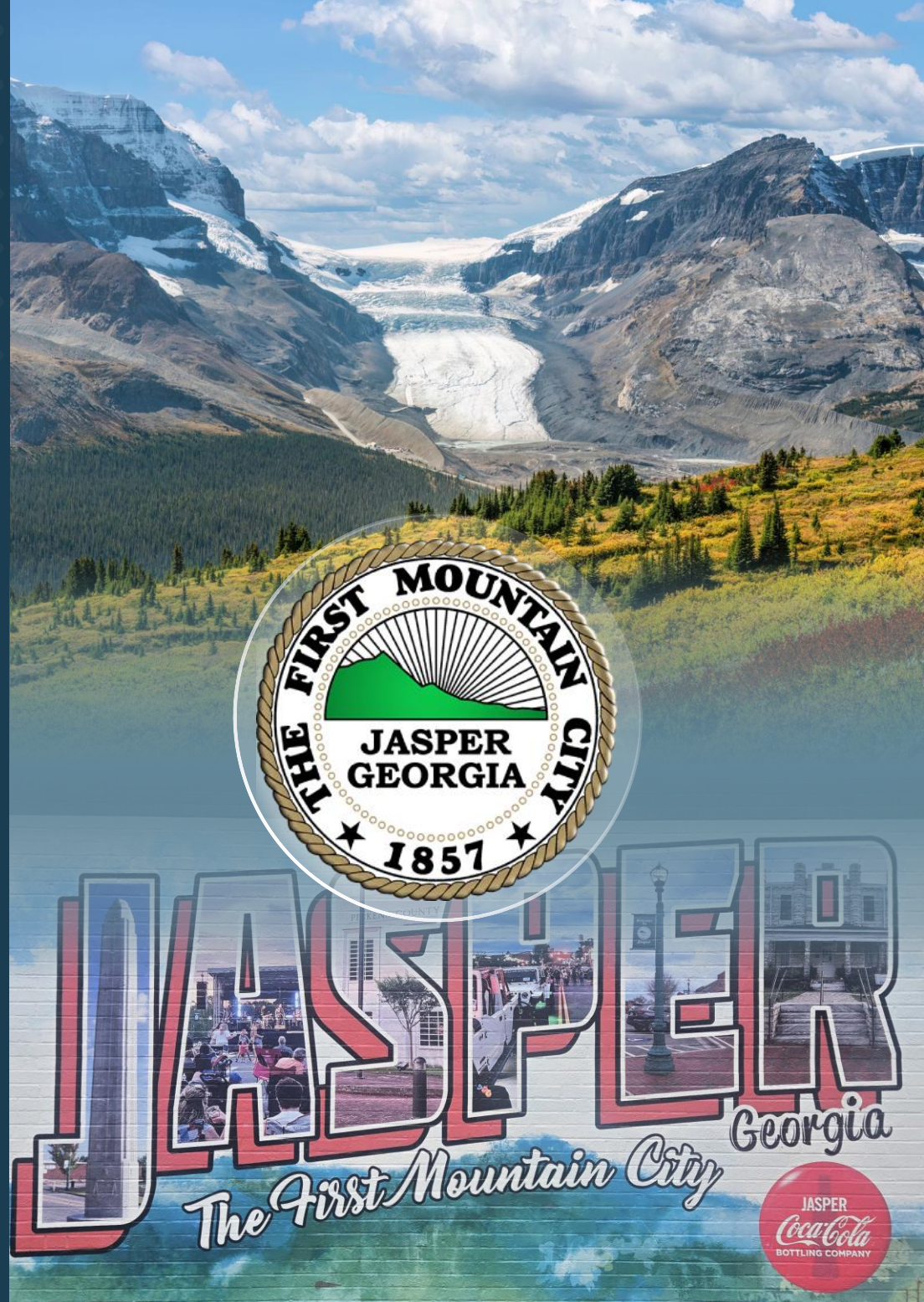
Mountainside  
Manor

# Commercial Corridor

Located within Jasper's dominant commercial corridor, the property benefits from strong demographic fundamentals and continued growth throughout Pickens County and the broader North Georgia region. The area has experienced substantial long-term population expansion, with Pickens County growing more than 28% since 2010 and Jasper itself experiencing rapid recent growth as demand for North Georgia communities continues to increase.

The surrounding trade area is supported by affluent household demographics, with average household incomes in Pickens County approaching \$100,000 annually and average home values exceeding \$380,000, reflecting the area's increasing residential demand and economic stability. The market continues to attract both full-time residents and second-home owners seeking proximity to Atlanta while benefiting from North Georgia's mountain lifestyle, outdoor recreation, and expanding retail infrastructure.

Surrounded by national retailers, healthcare providers, restaurants, and service-oriented businesses, the corridor serves as the primary retail destination for the region and benefits from strong daily consumer traffic. Continued residential development, rising property values, and sustained population growth position the area for long-term commercial demand, making the property well-suited for investors, owner-users, or redevelopment opportunities seeking visibility and scale within one of North Georgia's growing retail markets.



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