

New Jasper Development

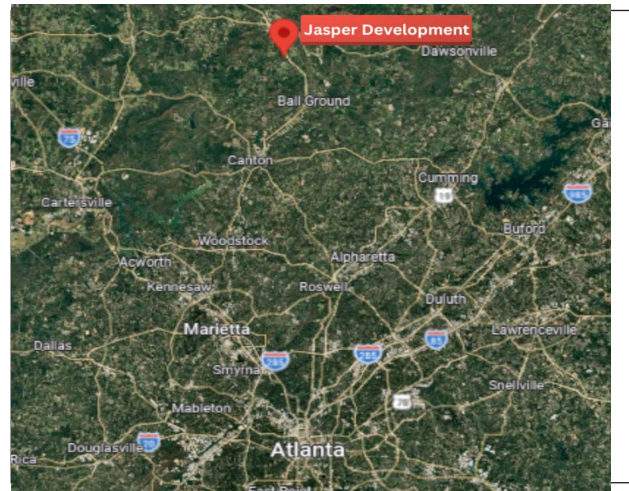
405 Mountain Blvd S, Jasper, GA 30143

2,000 SF Commercial Space Available



405 Mountain Blvd S, Jasper, GA 30143

- New Construction Retail Development in the heart of Jasper's primary retail corridor
- Limited Second-Floor Availability – 2,000 SF ideal for professional, medical, and boutique users
- Strong Traffic Exposure along Mountain Blvd with direct connectivity to Highway 515
- Positioned in High-Growth Trade Area with expanding residential and commercial development
- Affluent, Underserved Market with strong demand for services, wellness, and specialty retail



Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Populationest 2026	6,800+	18,900+	42,500+
Population Growth 2025-2030	1.7%	2.1%	2.4%
Total Households 2026	2,700+	7,600+	16,800+
Average Household Income	\$78,000+	\$86,000+	\$82,000+
Median Age	42	41	40

Traffic Count

Mountain Blvd: 18,000+ AADT
Highway 515 (nearby): 35,000+ AADT

FOR MORE INFORMATION, CONTACT:

Adam Hale 1303 Hightower Trail, Suite 201
404.281.2788 Cell Atlanta, Georgia 30350
678.894.1580 Direct -
ahale@haleretailgroup.com 770.594.1309 Office

FOR LEASE

New Jasper Development

405 Mountain Blvd S, Jasper, GA 30143

2,000 SF Commercial Space Available

Located within a high-growth, commuter-driven corridor serving both local residents and regional traffic throughout North Georgia.

High daily movement patterns supporting convenience-driven businesses and consistent daytime activity

- 30+ Minute Average Commute Time
- 94%+ of Residents Rely on Personal Vehicles
- High daily travel between Jasper and Metro Atlanta

Opportunity to capture customers from multiple surrounding communities

- Serves as a central hub for Pickens, Gilmer, and Cherokee Counties
- Limited competing commercial corridors in the immediate area
- Draws from a broader regional population beyond standard radius

Additional demand layer beyond local population, supporting extended and weekend activity

- Gateway to North Georgia Mountains and outdoor recreation destinations
- Strong weekend traffic from Atlanta MSA (6M+ population)
- Year-round visitation and seasonal peaks

Strong gap in:

- Med spa / aesthetics
- Therapy / counseling / wellness
- Financial / insurance / real estate offices/professional
- Boutique fitness (pilates, yoga, private training)
- Creative office / studio concepts



FOR MORE INFORMATION, CONTACT:

Adam Hale
404.281.2788 Cell
678.894.1580 Direct
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350
www.haleretailgroup.com
770.594.1309 Office

