



120 DEPOT STREET

120 Depot Street, Hartwell, GA 30643

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for sale or lease +/- 3955 SF free-standing retail building located at 120 Depot Street in Hartwell. Centrally located at the corner of Depot Street & S Jackson Street, this property has potential for any investor or business owner looking to open or relocate a retail, office, or service-related business in downtown Hartwell. A unique quality of the property is it has its own private parking in addition to surrounding public parking. The property is near other successful local businesses creating foot traffic & community engagement within the downtown area. Zoning for the property is B-2 (General Business District) & it is located within the city's Historic District. Asking price is \$550,000.00 or \$8.50/SF NNN. The estimated NNN expenses are \$2.25/SF. The building can be subdivided into two (2) separate spaces of +/- 1225 SF & +/- 2730 SF & Landlord will consider doing so depending on interested parties' requirements; additionally, see floor plan. Landlord may consider leasing the parking lot separately to food truck users or other similar uses. Please contact Listing Agent(s) with any & all interest.

OFFERING SUMMARY

Sale Price:	\$550,000.00
Lease Rate:	\$8.50/SF (NNN)
Available Space:	1,225 - 3,955 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	826	3,349	5,420
Total Population	1,891	7,884	13,222
Average HH Income	\$55,780	\$61,687	\$70,127



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ADDITIONAL PHOTOS



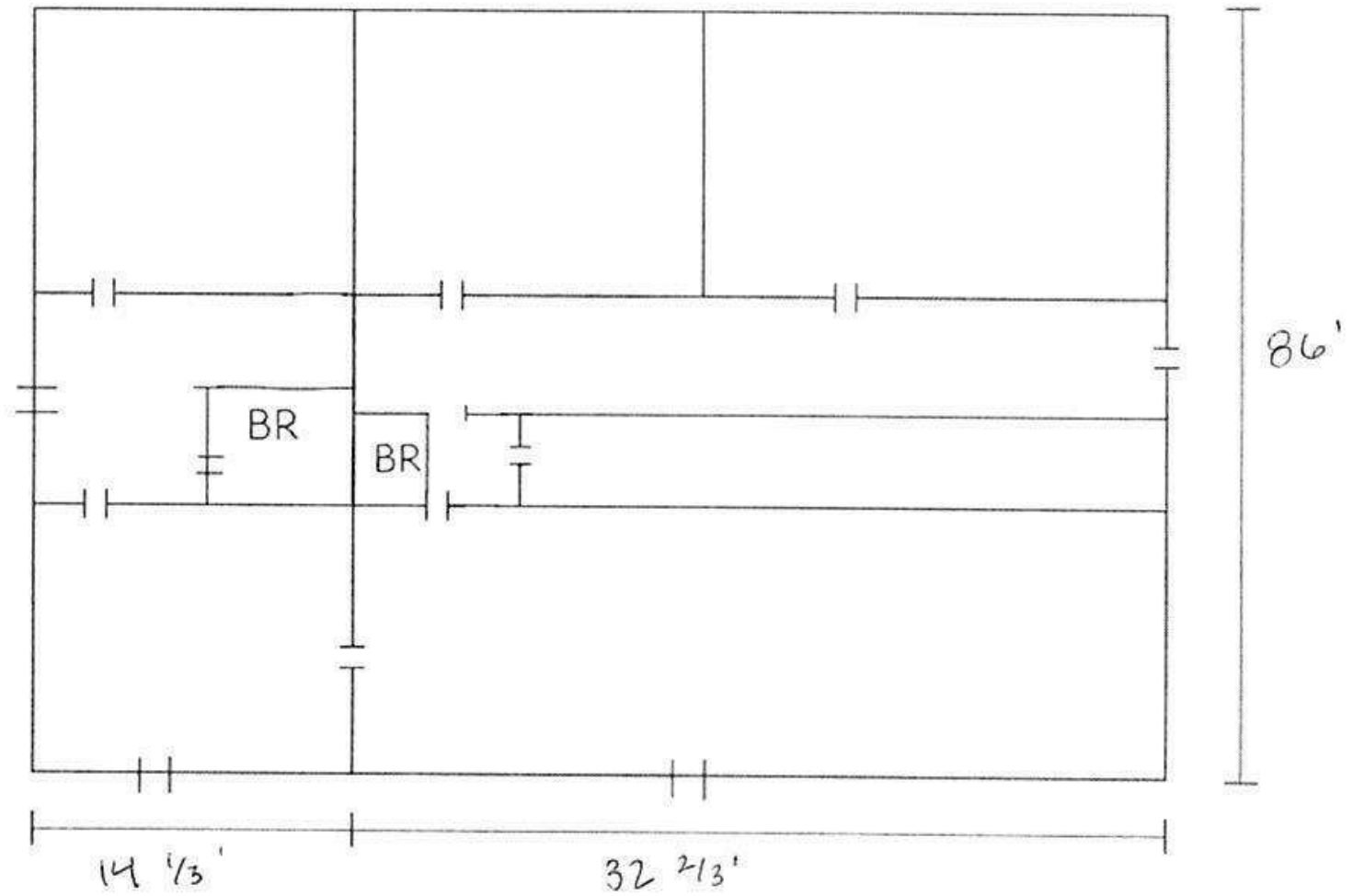
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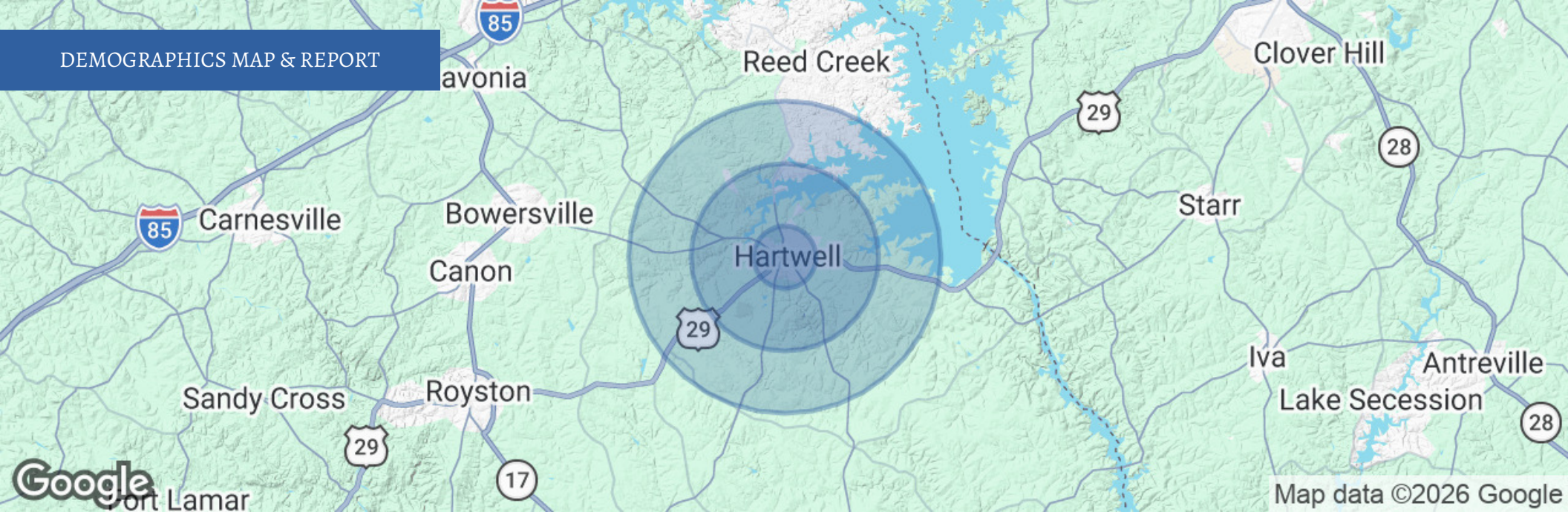


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,891	7,884	13,222
Average Age	42.3	42.6	42.7
Average Age (Male)	36.7	39.8	41.4
Average Age (Female)	46.4	46.0	45.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	826	3,349	5,420
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,780	\$61,687	\$70,127
Average House Value	\$160,154	\$196,128	\$221,949

2023 American Community Survey (ACS)



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