



Offering Memorandum

Former AT&T - Hartwell, GA

175 FRONTAGE ROAD, HARTWELL, GA 30643



PROPERTY SUMMARY

FORMER AT&T - HARTWELL, GA

175 FRONTAGE ROAD
HARTWELL, GA 30643

OFFERING SUMMARY

LEASE RATE:	Contact Broker
AVAILABLE SF:	±3,500 SF
LOT SIZE:	±1.15 Acres
PARKING	±38 spaces (±10.9/1,000 SF)
BUILT	2008
ZONING	B-2

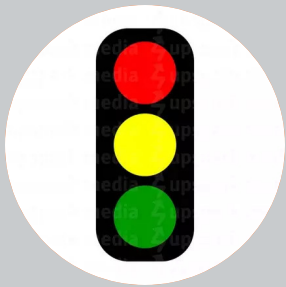


PROPERTY SUMMARY

SVN | Palmetto is pleased to present a ±3,500 SF former AT&T building on ±1.15 acres at the lighted intersection of Hwy 29 (±17,500 VPD) and Walmart Dr — a premier Walmart outparcel at 175 Frontage Rd, Hartwell, GA 30643. The building, built in 2008, offers ±38 parking spaces (±10.9/1,000 SF) and is well-positioned for a variety of retail, medical, or drive-thru uses. The Hartwell market continues to expand with new subdivisions under construction in and around Lake Hartwell, which also drives tourism for a large portion of the year. Recent commercial development in the area includes a new Starbucks, Popeyes, T-Mobile, Take5, and Sherwin Williams. With excellent visibility, signalized intersection access, and natural traffic generators like Walmart and Home Depot anchoring the site, this is a rare outparcel opportunity in one of Northeast Georgia's fastest-growing lake markets.

PROPERTY HIGHLIGHTS

- Lease Rate: Contact Broker
- Space Available: $\pm 3,500$ SF
- Type: Single-Tenant Retail
- Year Built: 2008
- Parcel Size: ± 1.15 AC
- Parcel No.: C70B 096 005
- Zoning: B-2
- Parking Spaces: ± 38 ($\pm 10.9/1,000$ SF)
- Traffic: $\pm 17,500$ VPD on Hwy 29
- Use: Ideal for Retail, Medical, or Service
- Access: Multiple Access points, including Lighted Intersection at Hwy 29 & Walmart Dr



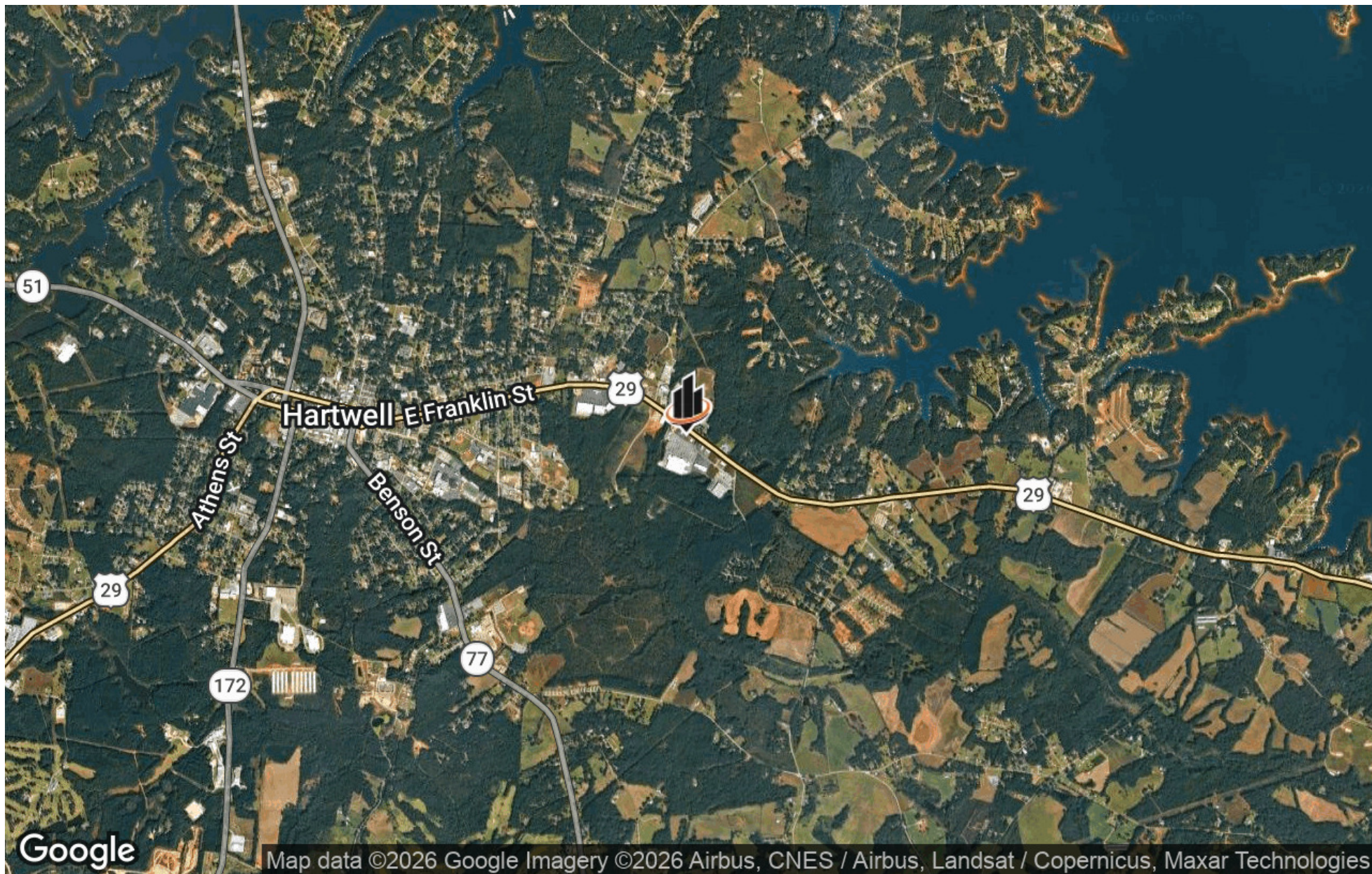
Lighted Intersection



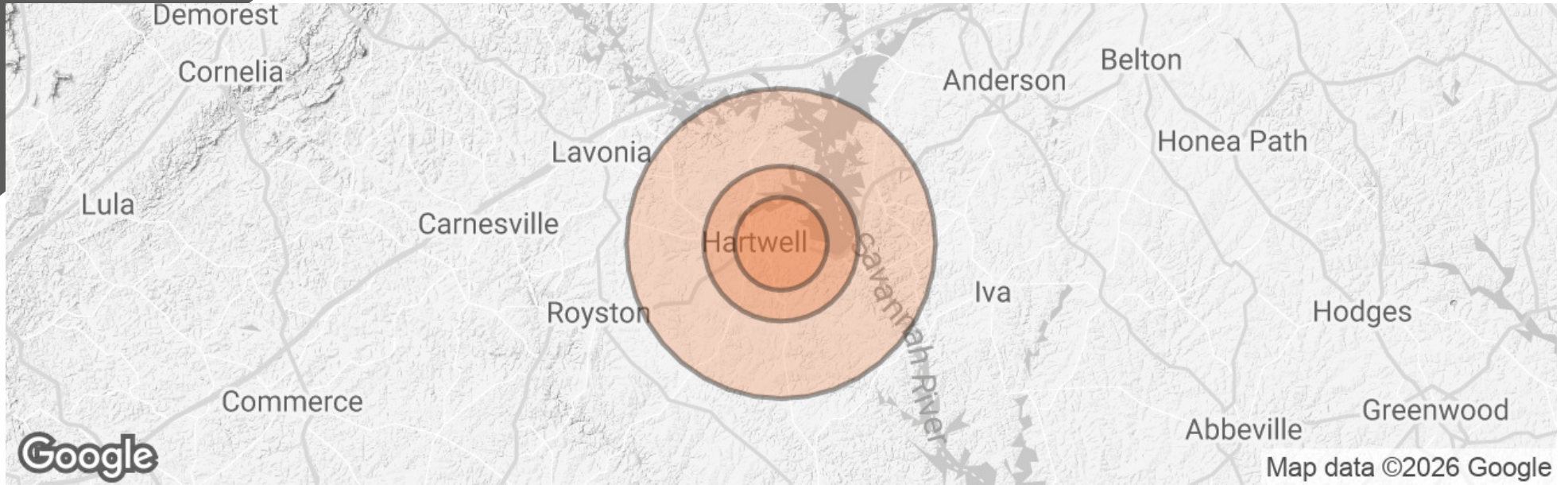
RETAILER MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION (2025)	±9,073	±14,253	±29,287
PROJECTED GROWTH (2030)	+2.3%	+2.5%	+2.5%
AVERAGE HH INCOME	±\$79,647	±\$82,622	±\$89,137
DAYTIME EMPLOYEES	±4,088	±4,808	±6,553
AVERAGE AGE	±45.0	±45.0	±45.3



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