



FOR LEASE

1453 HICKORY
CROSSING RD

Hartwell, GA 30643

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Property Summary



LOCATION DESCRIPTION

Strategically located in Hartwell, Georgia, this flex property offers an exceptional opportunity for investors and owner-users seeking a foothold in the growing Northeast Georgia market. The property provides convenient access to U.S. Highway 29 and is within 45 miles of Interstate 85, connecting tenants and businesses to Athens, Greenville, Anderson, and the broader Southeast region.

PROPERTY HIGHLIGHTS

- 6 drive-in bay doors, loading dock with ramp, and 12-foot ceilings.
- New roof and HVAC installed approximately one year ago.
- Convenient access to U.S. Highway 29 and downtown Hartwell.
- Centrally located between Athens, Anderson, and Greenville.

PROPERTY DESCRIPTION

This $\pm 4,000$ SF flex building on 1.01 acres offers ± 525 SF of climate-controlled office space with the remainder configured as warehouse. The property features six drive-in bay doors, a loading dock with ramp access, 12-foot ceilings, a new roof, and a new office HVAC unit installed approximately one year ago.

With ample outdoor space and a flexible layout, the property is ideal for warehousing, light manufacturing, contractors, distribution, fleet operations, and other industrial or service-related businesses.

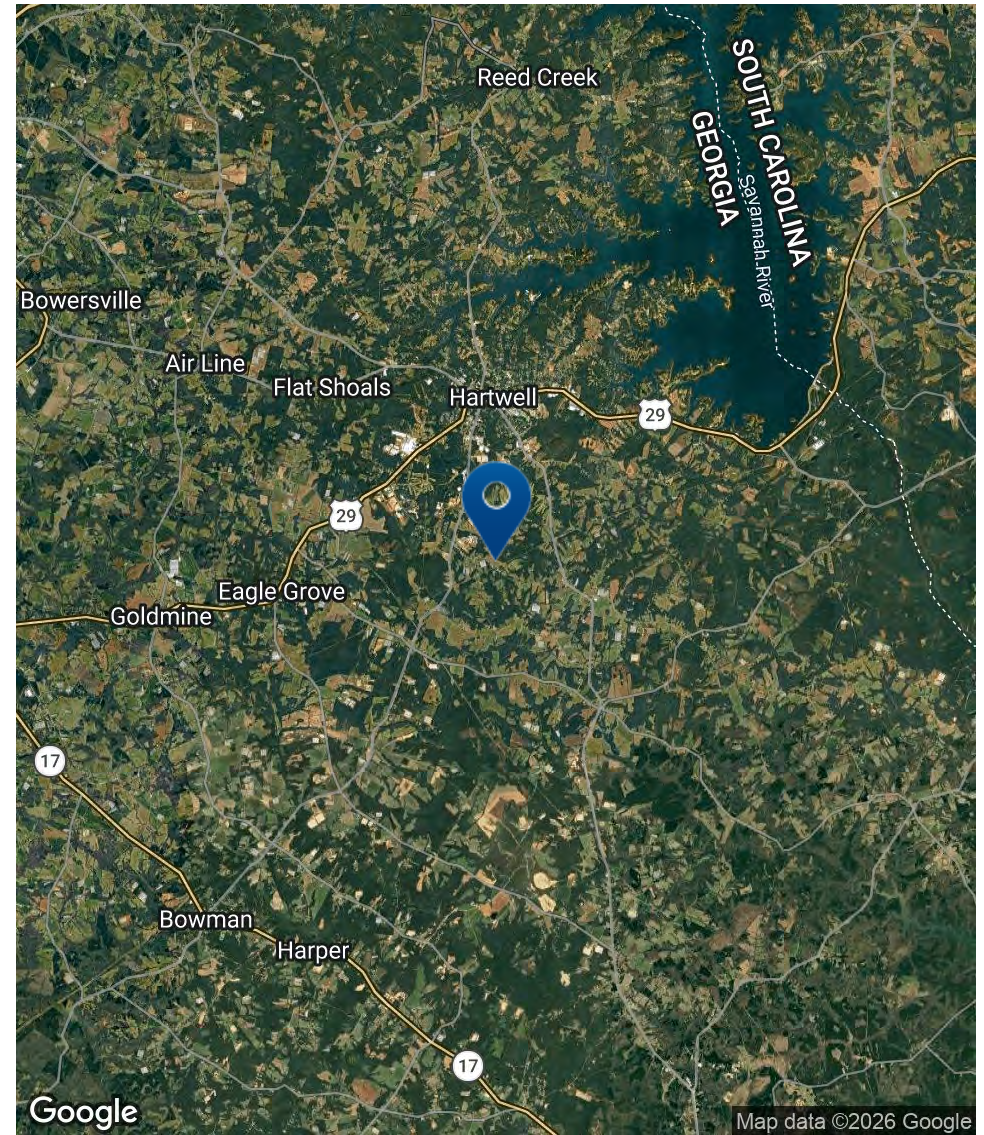
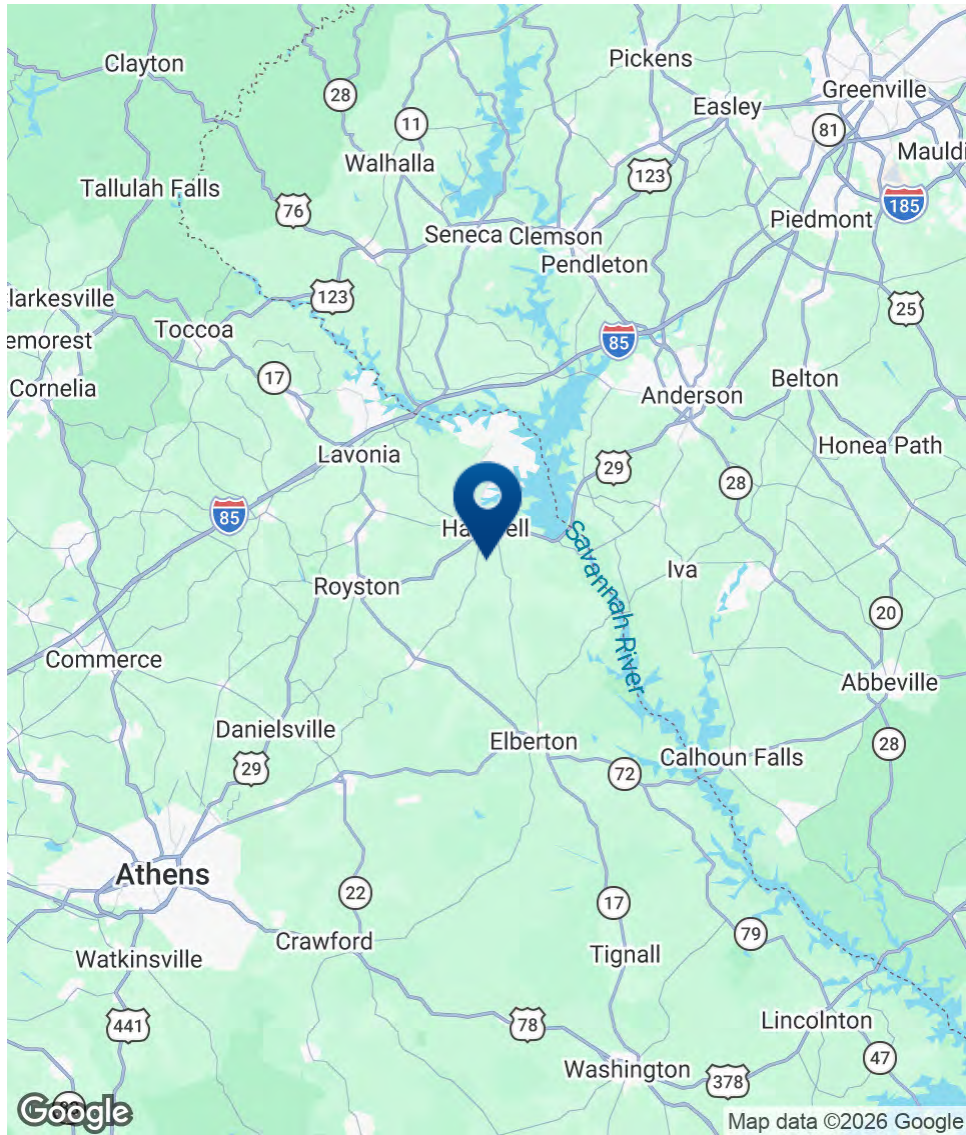
OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Available SF:	4,000 SF
Lot Size:	0.01 Acres



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Location Map



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Additional Photos



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Additional Photos



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Retailer Map



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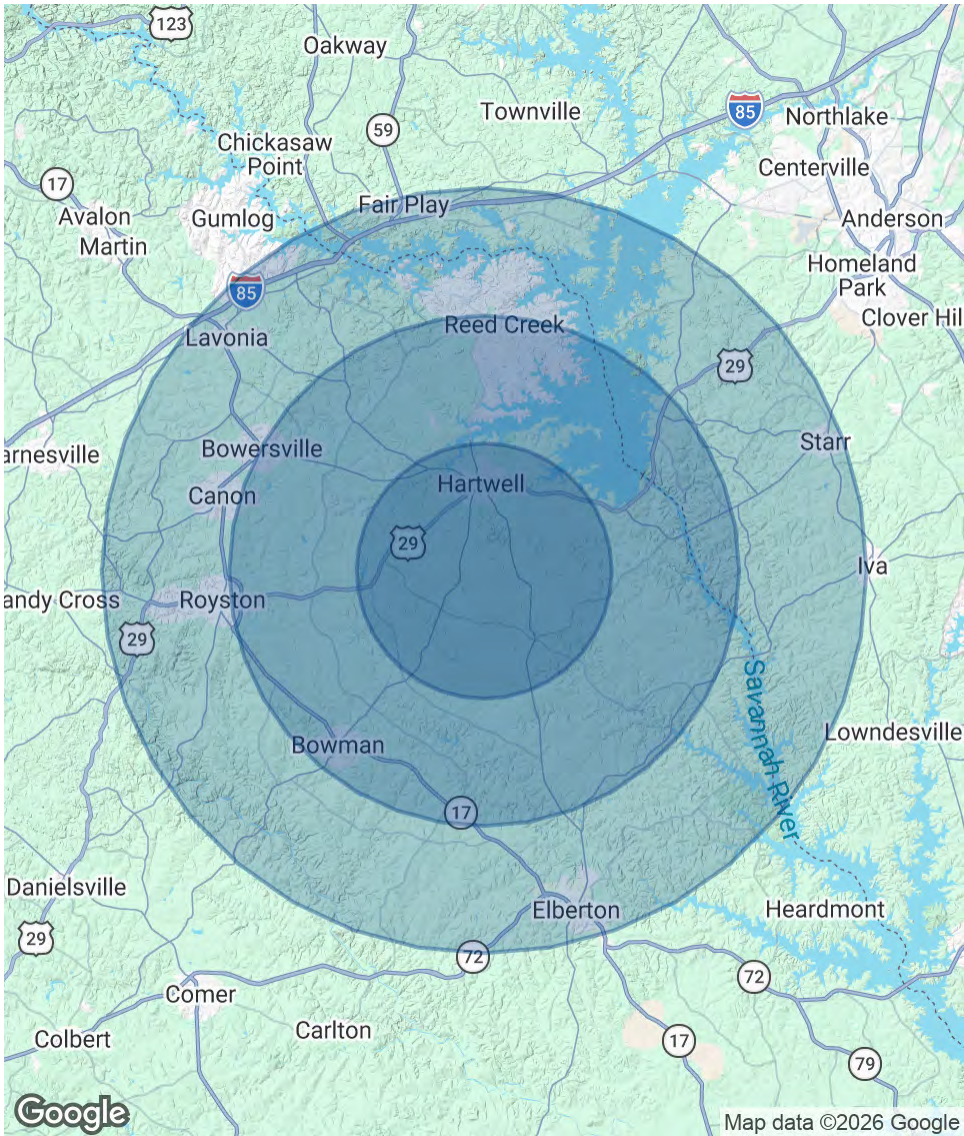
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Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,932	28,096	61,757
Average Age	43.8	42.3	42.1
Average Age (Male)	41.5	40.5	40.2
Average Age (Female)	47.2	45.3	44.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,086	11,000	24,511
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$61,233	\$73,211	\$74,544
Average House Value	\$188,224	\$204,393	\$203,864

2023 American Community Survey (ACS)



Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

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PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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