



FOR SALE

INCOME PRODUCING OPPORTUNITY: ±10,000 SF ON ACREAGE | WHITE COUNTY

1939 HELEN HWY | CLEVELAND, GA 30528

STEPHEN LOVETT | CHARLIE HAWKINS | ZACH TIBBS



1939 HELEN HWY | CLEVELAND, GA 30528

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Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com



Income Producing Asset

\$1,590,000

*Real estate for sale only. Property occupied by tenant under a long-term lease.



Year Built: 2018



Road Frontage:

± 360' on Helen Hwy
± 466' on Cabin Creek Dr



Total Acreage: ± 5.33 AC
Total Building SF: ± 10,275 per tax records



Current Zoning: C-2
(White County)



Helen Hwy: 9,260 VPD
N Main St: 14,600 VPD



Norton Commercial is proud to present this **premier brewery and taproom property** located at 1939 Helen Highway in Cleveland. The $\pm 10,275$ square foot facility, built in 2018, sits on approximately ± 5.33 acres and is **occupied by an established tenant under a long-term lease, providing a stabilized income stream.**

The improvements include a **full-service indoor taproom and bar, dedicated retail space, and expansive outdoor patio and lawn areas** that support events, live music, and large gatherings. Ample on-site parking and a layout that seamlessly integrates operational functionality with customer-facing amenities position the asset to support consistent patron traffic and long-term tenant success.

CLEVELAND

A PRIME MOUNTAIN GATEWAY WHERE TOURISM, LOCAL GATHERING, AND EXPERIENTIAL COMMERCIAL USE THRIVE

Downtown
Cleveland

Positioned along GA-75 (Helen Highway), the property sits on one of the **primary routes connecting Gainesville to Helen and the North Georgia Mountains**. This corridor captures consistent daily traffic from both local commuters and year-round tourism. The surrounding area continues to benefit from **residential growth and sustained visitor activity**, reinforcing the corridor as a strong environment for **destination-oriented commercial uses**. The site's placement along this well-traveled route provides direct exposure to a high-volume audience traveling to one of the region's most active mountain destinations.

PHOTOS



PHOTOS





HELEN, GA

One of North Georgia's most visited destinations, drawing consistent year-round tourism.

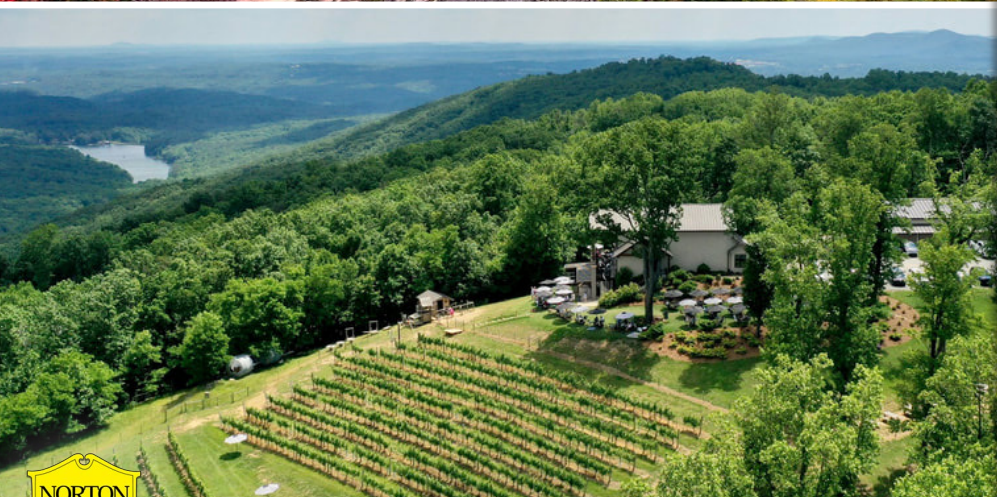
Located just minutes from the subject property, Helen, Georgia is a highly trafficked Bavarian-inspired village that attracts millions of visitors annually. Known for its seasonal festivals, including Oktoberfest, as well as tubing along the Chattahoochee River, local shops, and dining experiences, Helen serves as a major driver of tourism in the region. Its close proximity provides a steady flow of visitors and creates a strong opportunity for destination-driven commercial uses.



BLUE RIDGE MOUNTAINS

A scenic mountain setting that supports year-round tourism and recreational activity.

Cleveland is positioned at the gateway to the Blue Ridge Mountains, offering immediate access to some of North Georgia's most popular outdoor attractions. The area is known for its hiking trails, waterfalls, wineries, and scenic overlooks, with destinations such as Yonah Mountain and Unicoi State Park drawing consistent visitor traffic. This strong outdoor recreation presence enhances the area's appeal and supports commercial concepts centered around gathering, leisure, and experience.

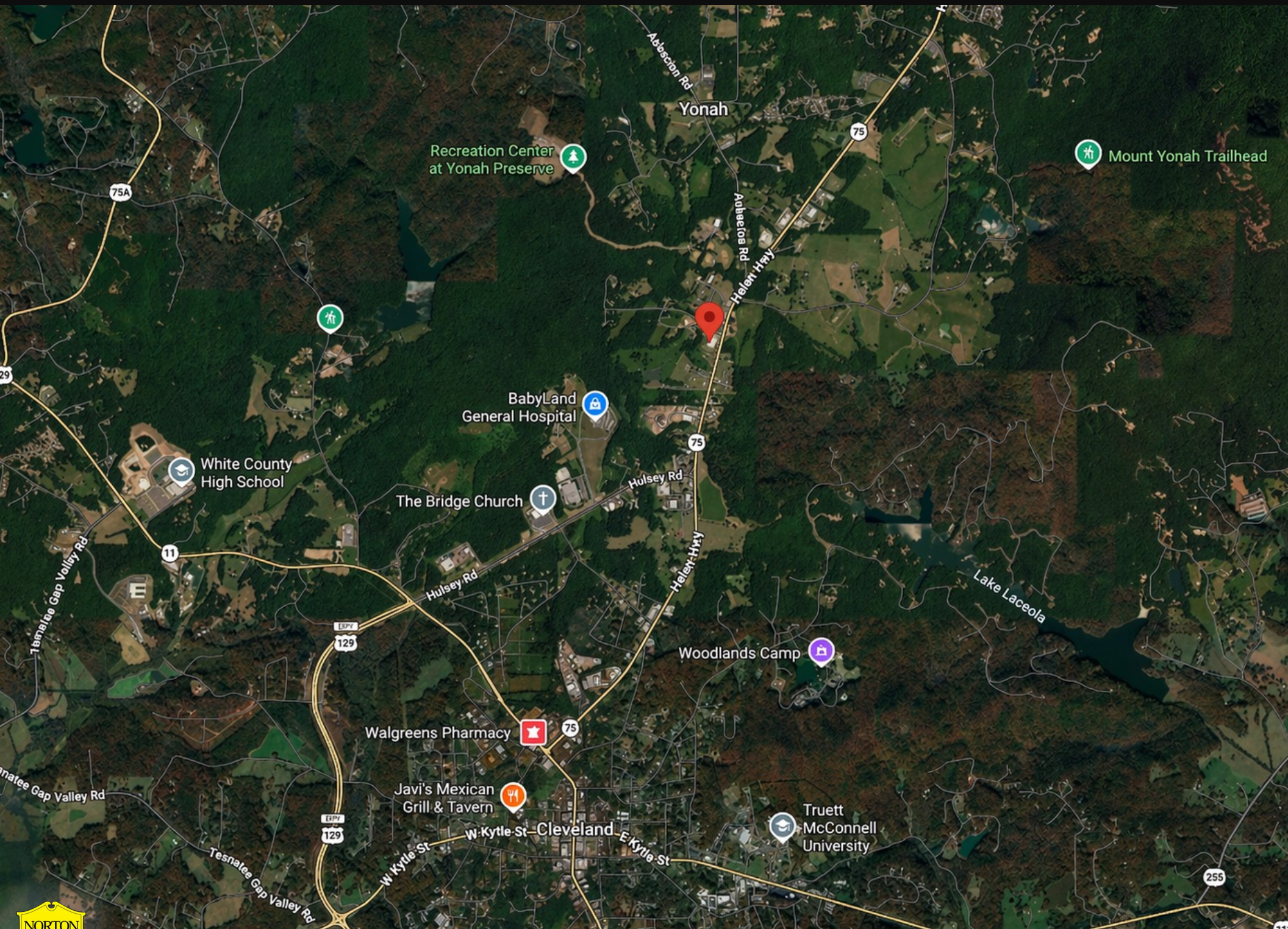


NORTH GEORGIA WINERIES

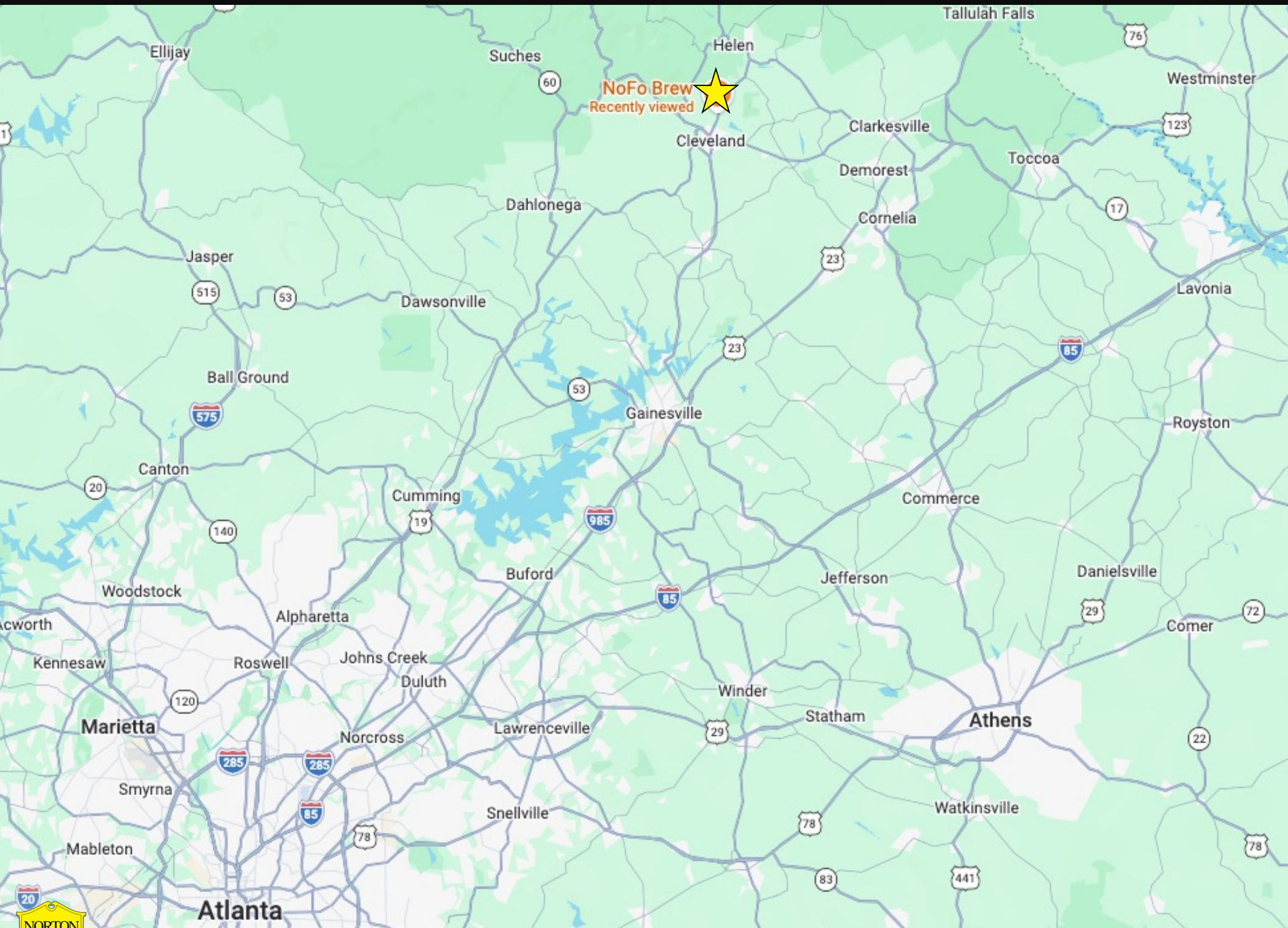
A growing wine and agritourism scene that drives repeat visitation and regional draw.

White County and the surrounding area are home to a well-established collection of wineries and agritourism destinations, including Yonah Mountain Winery, Kaya Vineyard & Winery, and Serenity Cellars. These venues attract both local residents and out-of-town visitors throughout the year, fostering a culture centered around social gathering and hospitality. This complementary environment supports brewery and food-and-beverage concepts, encouraging extended stays and repeat traffic within the region.

LOCATION MAP



LOCATION MAP



Executive Summary

1939 Helen Hwy, Cleveland, Georgia, 30528



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	264	6,189	13,176
2020 Population	285	6,505	13,648
2025 Population	305	7,040	14,639
2030 Population	321	7,308	15,168
2010-2020 Annual Rate	0.77%	0.50%	0.35%
2020-2025 Annual Rate	1.30%	1.52%	1.34%
2025-2030 Annual Rate	1.03%	0.75%	0.71%

Age	1 mile	3 miles	5 miles
2025 Median Age	50.8	40.4	44.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	90.8%	85.5%	88.0%
Black Alone	1.0%	4.5%	2.8%
American Indian Alone	0.3%	0.6%	0.5%
Asian Alone	0.7%	0.8%	0.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	2.2%	1.6%
Two or More Races	5.9%	6.3%	6.3%
Hispanic Origin	3.0%	4.5%	4.0%
Diversity Index	21.9	32.4	28.0

Households	1 mile	3 miles	5 miles
2010 Total Households	87	2,413	5,126
2020 Total Households	96	2,441	5,277
2025 Total Households	102	2,609	5,582
2030 Total Households	107	2,695	5,747
2010-2020 Annual Rate	0.99%	0.12%	0.29%
2020-2025 Annual Rate	1.16%	1.28%	1.08%
2025-2030 Annual Rate	0.96%	0.65%	0.58%
2025 Average Household Size	2.94	2.49	2.52
Wealth Index	62	54	68

i **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1939 Helen Hwy, Cleveland, Georgia, 30528 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	23.9%	28.1%	28.3%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$75,668	\$66,455	\$68,687
2030 Median Household Income	\$82,396	\$73,324	\$76,370
2025-2030 Annual Rate	1.72%	1.99%	2.14%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$81,806	\$76,271	\$82,643
2030 Average Household Income	\$88,022	\$82,333	\$89,226

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$32,658	\$28,173	\$31,630
2030 Per Capita Income	\$34,974	\$30,226	\$33,906
2025-2030 Annual Rate	1.38%	1.42%	1.40%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	33.5	36.5	39.3

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	55.4	49.7	49.3

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	98	84	83
2010 Total Housing Units	117	3,238	7,357
2010 Owner Occupied Hus (%)	80.5%	65.1%	71.8%
2010 Renter Occupied Hus (%)	20.7%	34.9%	28.3%
2010 Vacant Housing Units (%)	25.6%	25.5%	30.3%
2020 Housing Units	106	2,780	6,136
2020 Owner Occupied HUs (%)	79.2%	67.1%	72.9%
2020 Renter Occupied HUs (%)	20.8%	32.9%	27.1%
Vacant Housing Units	17.0%	13.4%	14.6%
2025 Housing Units	116	2,963	6,473
Owner Occupied Housing Units	81.4%	70.3%	75.4%
Renter Occupied Housing Units	18.6%	29.7%	24.6%
Vacant Housing Units	12.1%	11.9%	13.8%
2030 Total Housing Units	120	3,039	6,621
2030 Owner Occupied Housing Units	89	1,968	4,465
2030 Renter Occupied Housing Units	18	728	1,282
2030 Vacant Housing Units	13	344	874

i **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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