



Offering Memorandum



811 East Franklin Street

HARTWELL, GA 30643

PROPERTY SUMMARY

811 EAST FRANKLIN STREET

HARTWELL, GA 30643

OFFERING SUMMARY

LEASE RATE:	Negotiable
LEASE TYPE:	NNN or Ground Lease
OFFERING:	Ground Lease or Build to Suit
PARCEL SIZE:	±0.88 Acres
ACCESS:	Proposed Full Access on Walnut St.
ZONING:	Proposed B2
TRAFFIC:	±19,500 VPD on E Franklin St

PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present a ground lease or build-to-suit opportunity on a ±0.88-acre corner parcel at the intersection of E Franklin St (±19,500 VPD) and Walnut St in Hartwell, GA. The site offers proposed full access on Walnut St and sits on the a.m. side of the road heading into downtown, capturing strong morning commuter visibility. Hartwell continues to see steady commercial growth, with two additional commercial developments currently proposed directly adjacent to the site. With its corner location, access, and morning drive-time exposure, this site is ideally suited for small-format QSR, retail, or medical users seeking a high-visibility presence near downtown Hartwell.

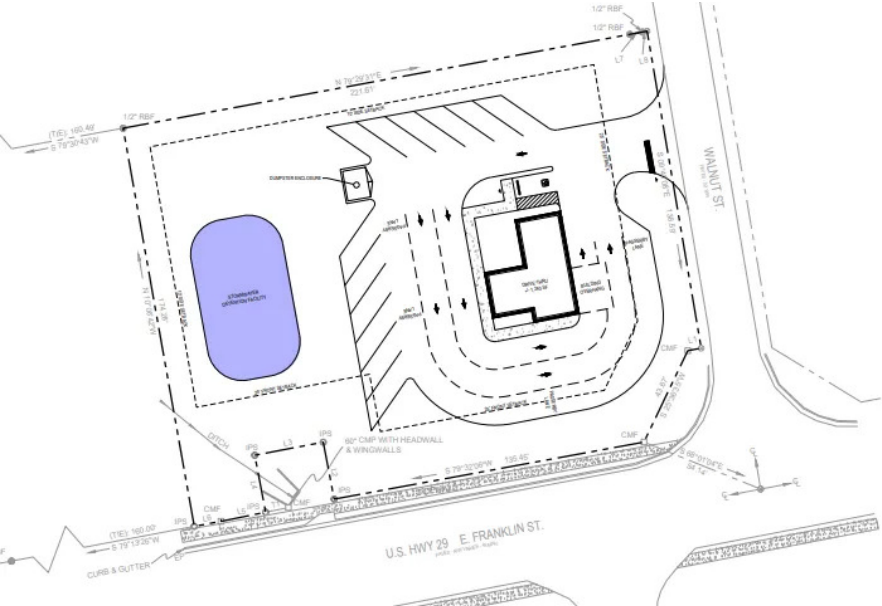


PROPERTY DETAILS

PROPERTY DETAILS	
LEASE OFFERING:	Ground Lease or Build to Suit
ZONING:	Proposed B2
ACCESS:	Proposed Full Access on Walnut St
TRAFFIC:	±19,500 VPD on E Franklin St
USE:	Ideal for small format retail, QSR, or medical use
BUILDING FOOTPRINT:	±1,240 - 2,100 SF



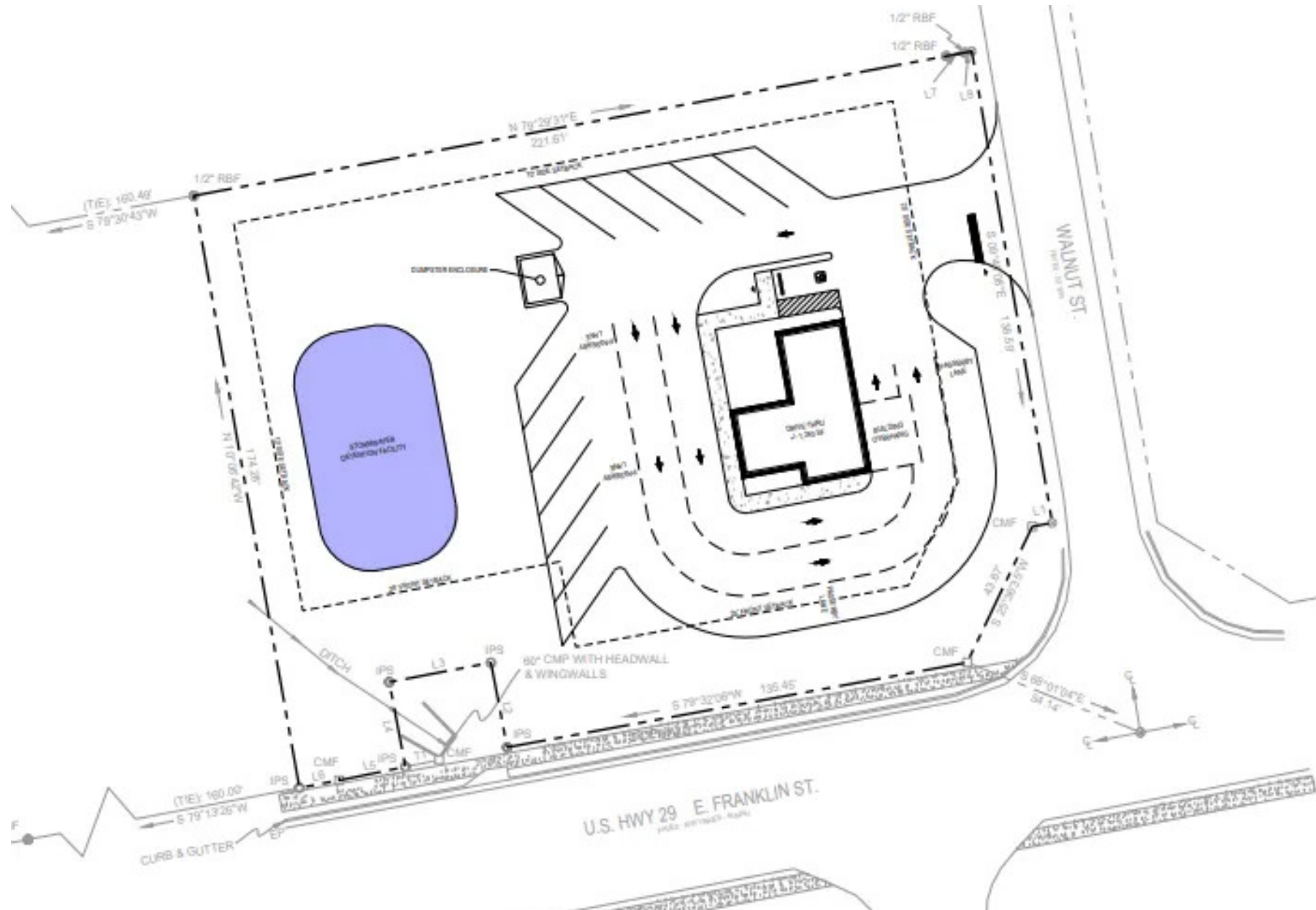
LEASE RATE	NEGOTIABLE
PROPERTY INFORMATION	
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Retail Pad
LOT SIZE	±0.88 Acres
APN #	I70A 104
SURVEY	Available Upon Request



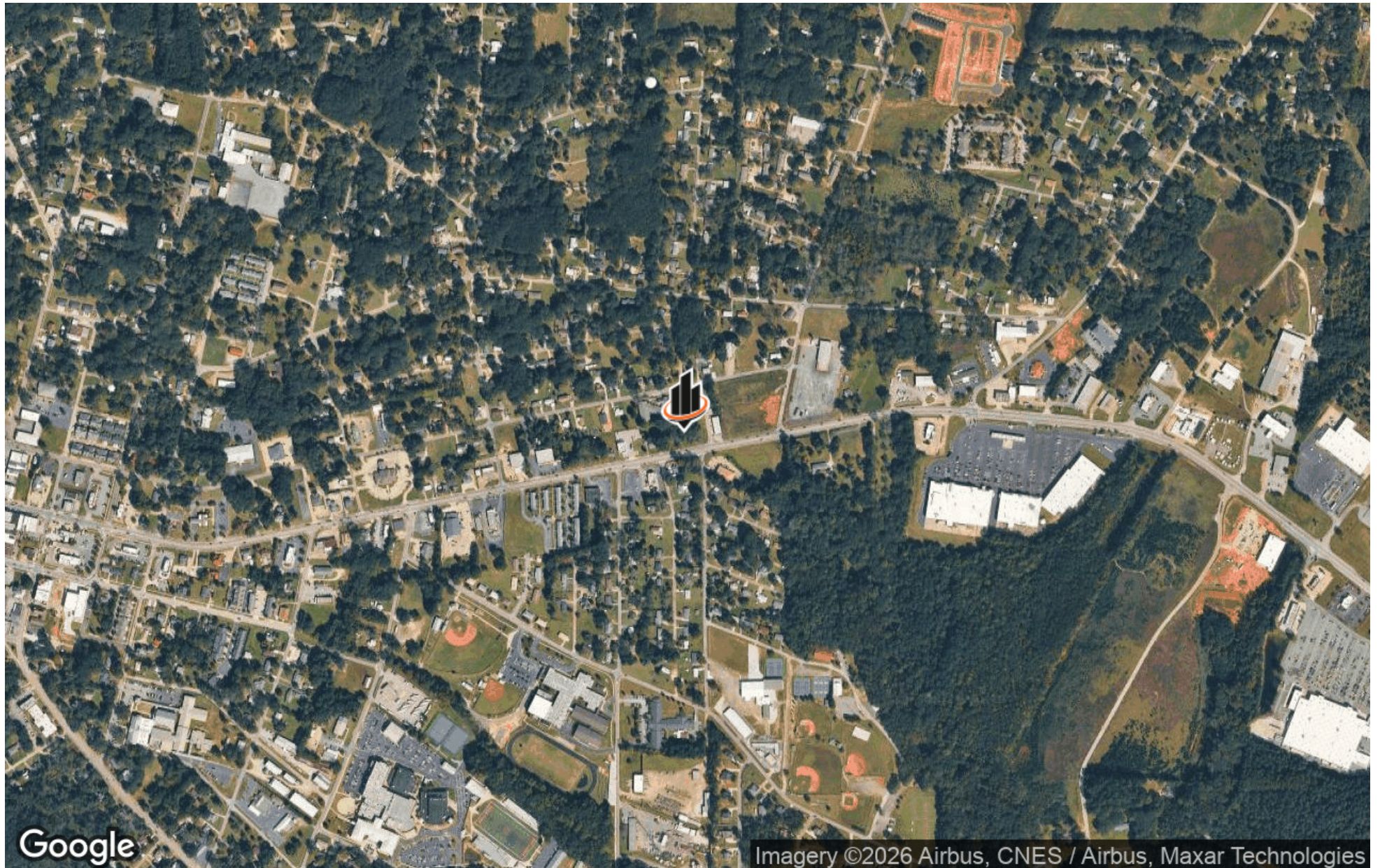
RETAILER MAP



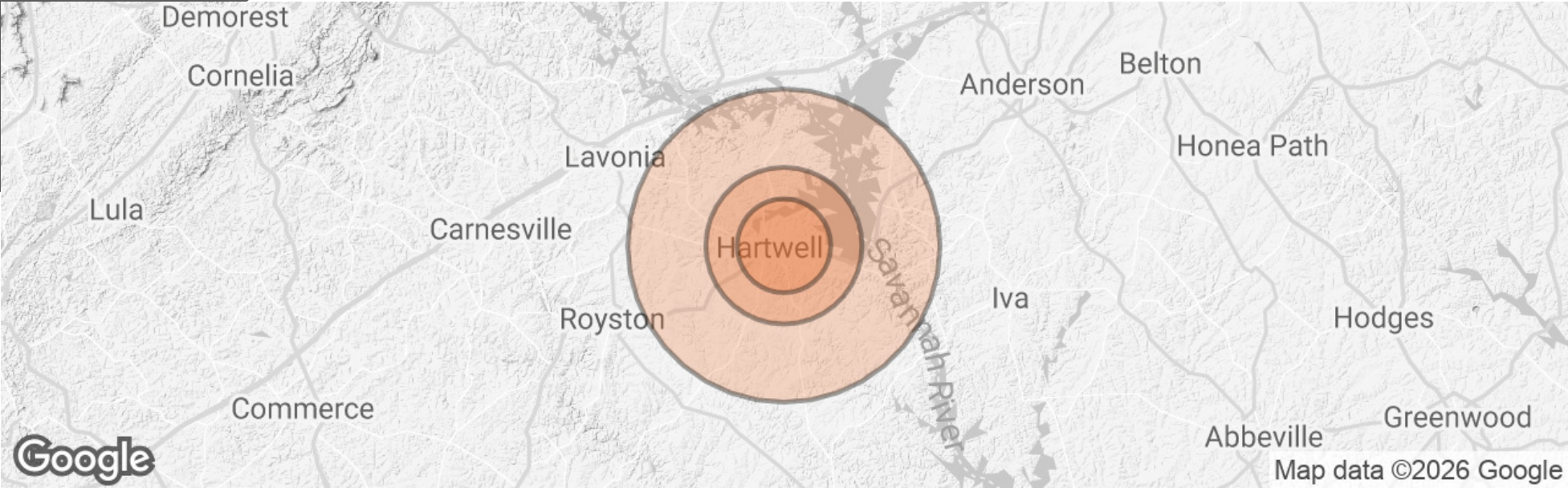
SITE PLAN



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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