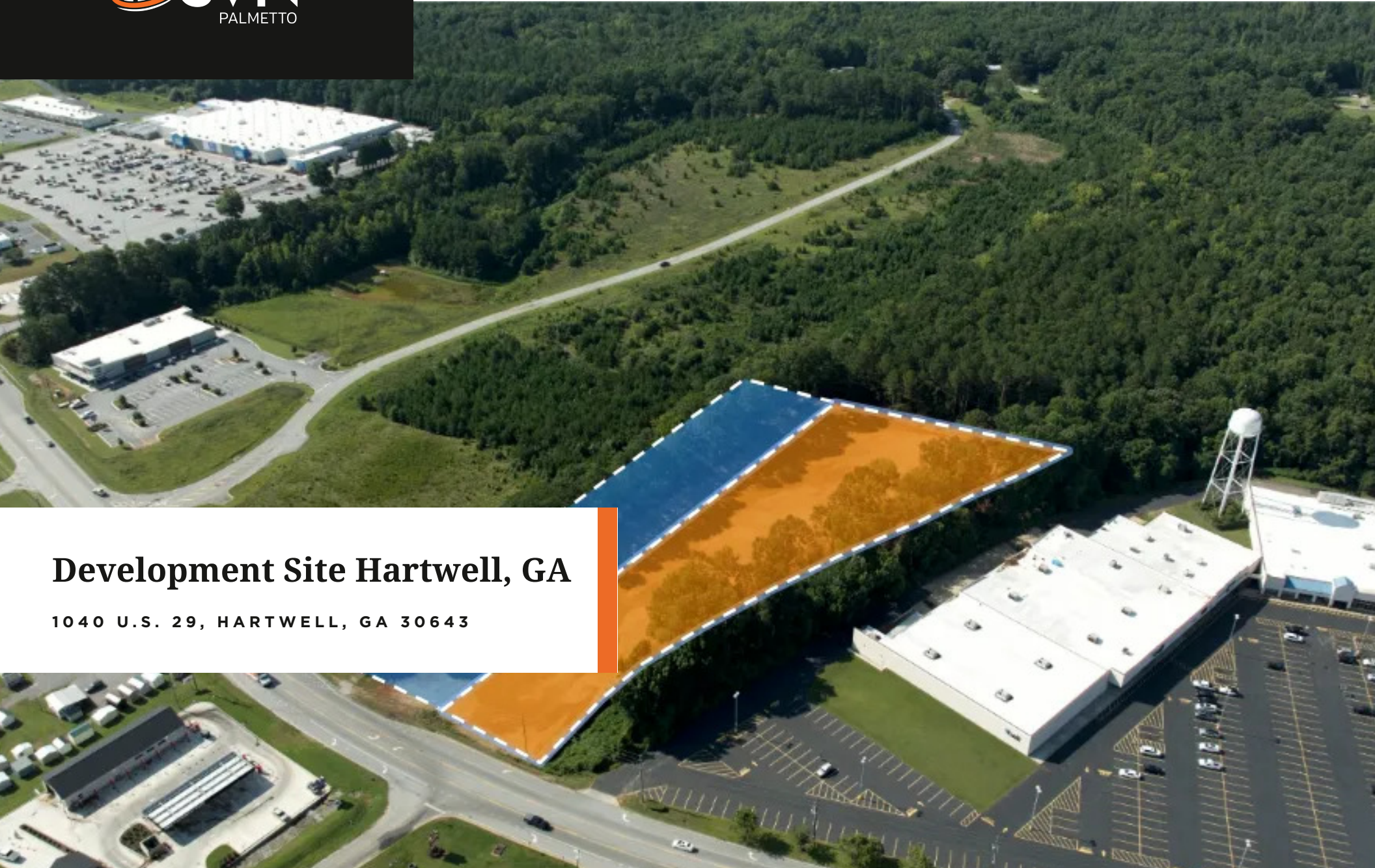




For Sale

Development Site Hartwell, GA

1040 U.S. 29, HARTWELL, GA 30643



PROPERTY SUMMARY

RETAIL/MEDICAL DEVELOPMENT SITE HARTWELL, GA

1040 U.S. 29
HARTWELL, GA 30643

OFFERING SUMMARY

SALE PRICE: **\$550,000**

ZONING: B-2, Genreal Business District

PARCEL NO. 170B 032

LOT SIZE: ±3.60 Acres

TRAFFIC: ±17,700 VPD on E Franklin St

NEARBY RETAILERS Proposed Chick-fil-a, Aldi, Ingles, Walmart, Home Depot

PROPERTY SUMMARY

SVN | Palmetto is pleased to present ±3.60 acres for sale at 1040 E Franklin St, Hartwell, GA 30643 — a rough-graded site fronting E Franklin St (±17,700 VPD) in one of Northeast Georgia's fastest-growing lake markets. The site benefits from a perpetual access easement across the surrounding parcel, ensuring reliable ingress/egress for future development. Chick-fil-A is currently proposed on the adjacent site, and the parcel sits directly next to Ingles, positioning this as a strong retail or medical development opportunity surrounded by established daily-need traffic drivers.



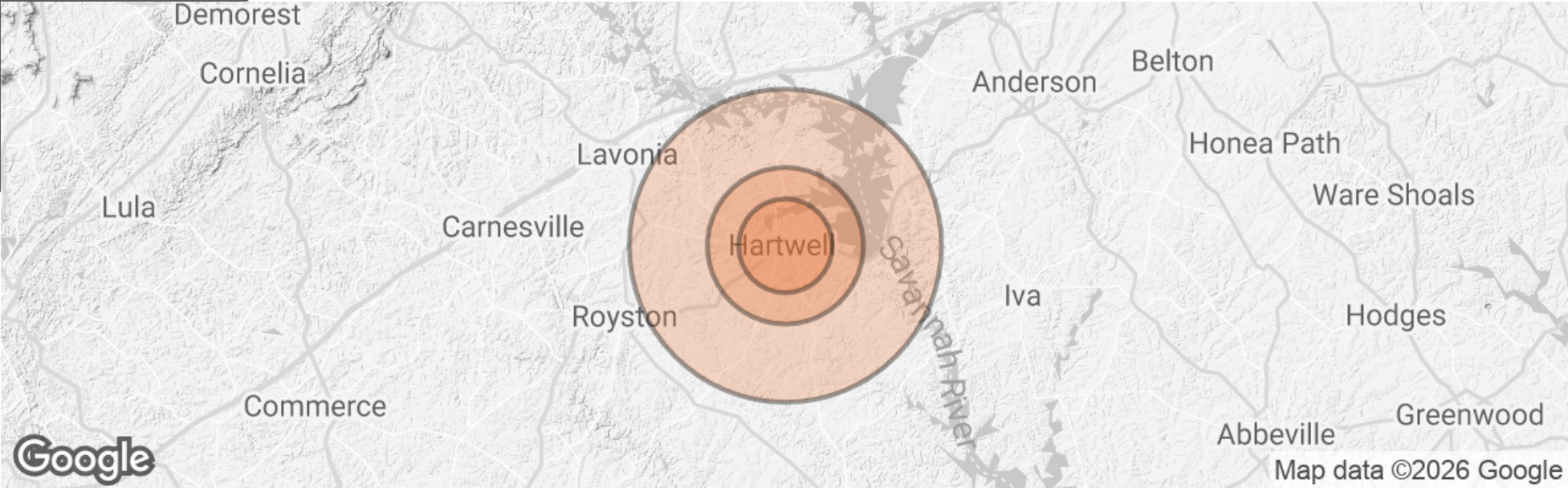
RETAILER MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION (2026)	±9,515	±14,772	±30,086
PROJECTED GROWTH (2031)	+2.4%	+2.5%	+2.4%
AVERAGE HH INCOME	±\$83,059	±\$88,070	±\$93,665
DAYTIME EMPLOYEES	±4,148	±4,864	±6,610
AVERAGE AGE	±45.0	±45.1	±45.4
MEDIAN HOME VALUE	±\$340,686	±\$372,849	±\$378,481

STI: PopStats, 2026 Q2 (Siteseer Logistics)



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