

THE SHOPPER'S CENTER

709 Elbert Street | Elberton, GA 30635

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES:** 17,000 SF
- The Shopper's Center in Elberton, GA is a 43,273 SF shopping center well situated on the main traffic artery through town.
- Elberton is located 33 miles east of Athens, GA and is home to Pilgrim's Pride, Hailo, Moller Tech and Bubba Foods.
- The immediate trade area includes Ingles Market, Farmer's Furniture, Walmart Super Center, Badcock and Save-A-Lot.
- Tenants include:



DEMOGRAPHICS

POPULATION



3 Mile 8,074
5 Mile 10,541
10 Mile 16,901

HOUSEHOLDS



3 Mile 3,372
5 Mile 4,323
10 Mile 6,747

DAYTIME POPULATION



3 Mile 9,433
5 Mile 11,793
10 Mile 17,073

AVE. HOUSEHOLD INCOME



3 Mile \$58,711
5 Mile \$59,545
10 Mile \$59,996

DAILY TRAFFIC COUNTS



Elbert St 13,417 AADT
MLK Jr Blvd 4,230 AADT
GA Hwy-17 10,487 AADT



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SAM KRUEGER
DIRECTOR

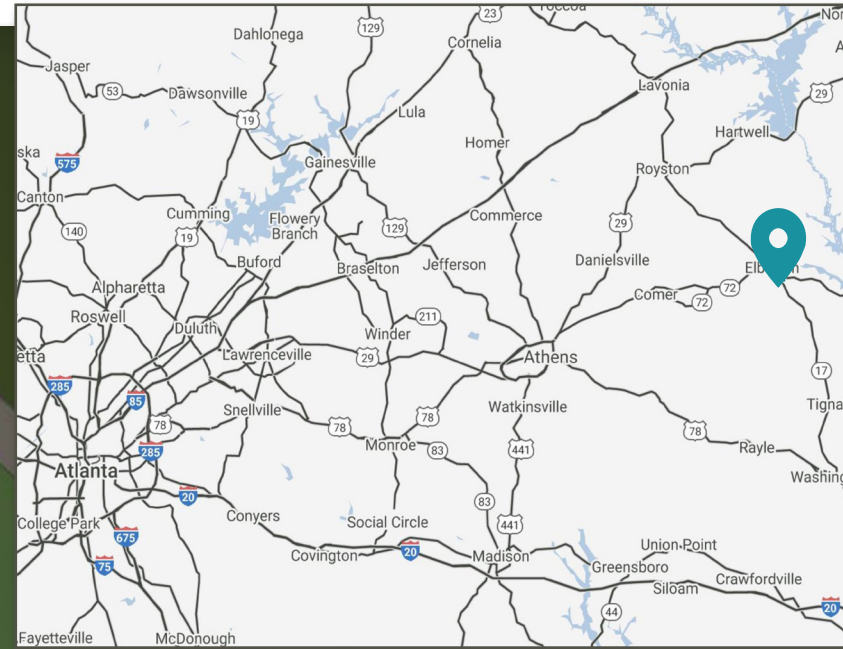
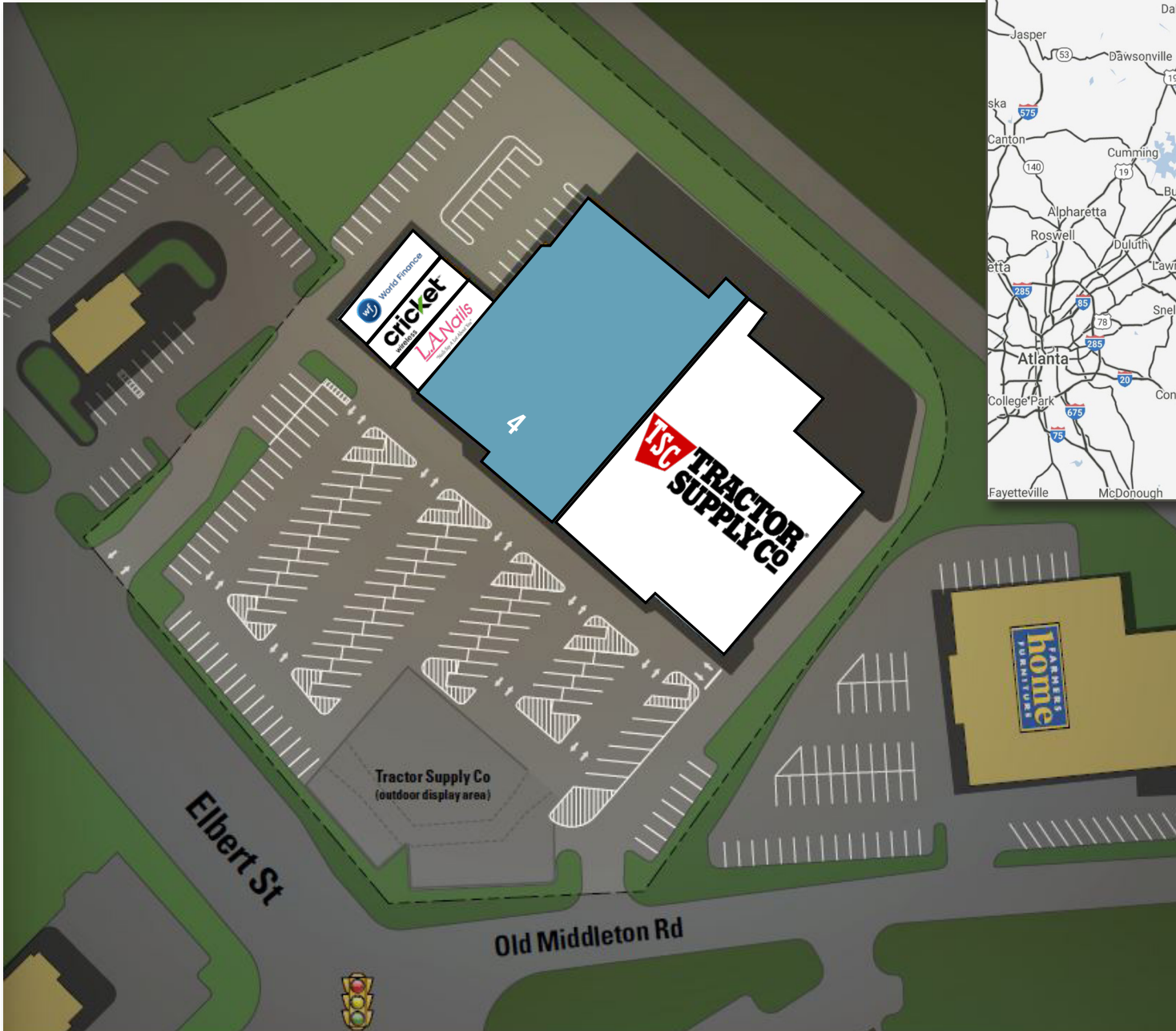
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#TogetherOneTeam





Space	Tenant	SF
1	Tractor Supply Company	22,231
2	World Finance	1,800
3	L.A. Nails	1,200
4	Available	17,000
5	Cricket Wireless	1,200

