

FOR SALE



Elberton, GA

Walgreens #9607

Opportunity Zone Location



±14.6 K SF | ±1.6 AC, | CBD | \$1.0MM

18 COLLEGE AVE





Opportunity Zone Location

'25 Estimates	1-mi radius	3-mi radius	5-mi radius
Population	4,246	8,123	10,807
Households	1,728	3,385	4,541
Avg. HH Inc.	\$65,370	\$65,506	\$65,724
College Ave – Daily Traffic Count Estimate			13,600 VPD
N Oliver St. – Daily Traffic Count Estimate			8,330 VPD

Property Overview

- ✦ **Offering Price.** \$1,000,000 (±\$68.75 psf)
- ✦ **Delivery.** 'As-Is', Vacant (FF&E not included)
- ✦ **Property.** ±1.6 AC
- ✦ **Building.** ±14,550 SF + DT
- ✦ **Parking.** ±59 spaces
- ✦ **Signage.** Pylon w/ electronic reader + building
- ✦ **Yr Built.** 2007
- ✦ **Parcel ID number.** E11 119 - [Parcel Info](#)
- ✦ **Zoning.** Central Business District (CBD) [Permitted Use Table](#)
- ✦ **Intersection.** College Ave (~13.6K VPD) N Oliver (~8K VPD)
- ✦ **Access.** RI/RO on College Ave and RI/RO on N Oliver St.
- ✦ **Deed Restriction.** Pharmacy

Location Overview

- ✦ **Opportunity Zone.** Census Tract 13105000400
- ✦ **Prominent Corner.** Located in at the center of downtown business district with daily traffic counts of ±22K
- ✦ **Elbert Memorial Hospital.** ±0.5 miles (25-bed facility)
- ✦ **Central Retail Location.** Nearby businesses include Pinnacle Bank, Shell, CVS, McDonald's, KFC, Bojangles.

ELBERTON, GA

18 COLLEGE AVE



N Oliver St - 8,330 VPD

INVESTMENT OFFERING

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

ELBERTON, GA

18 COLLEGE AVE



INVESTMENT OFFERING

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

College Ave - 13,600 VPD



College Ave - 13,600 VPD



N Oliver St - 8,330 VPD

INVESTMENT OFFERING

RetailNet
REAL ESTATE

ELBERTON, GA

18 COLLEGE AVE




N Oliver St - 8,330 VPD

College Ave - 13,600 VPD



INVESTMENT OFFERING

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com



N Oliver St - 8,330 VPD



College Ave - 13,600 VPD

INVESTMENT OFFERING

RetailNet
REAL ESTATE



N Oliver St - 8,330 VPD

College Ave - 13,600 VPD



INVESTMENT OFFERING

RetailNet
REAL ESTATE

ELBERTON, GA

18 COLLEGE AVE



INVESTMENT OFFERING

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

ELBERTON, GA

18 COLLEGE AVE



INVESTMENT OFFERING

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com



TERMS

OFFERING PRICE	\$1,000,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📧 listings@retailnetrealestate.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

