

SUB-LEASE OPPORTUNITY



Elberton, GA

Walgreens #9607

Opportunity Zone Location



±14.6 K SF | ±1.6 AC, | CBD | \$1.4MM

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.** \$1,400,000
- ✦ **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.

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N Oliver St - 8,330 VPD

INVESTMENT OFFERING

RetailNet
REAL ESTATE

844.RNRE.111  www.retailnetrealestate.com

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TERMS

OFFERING PRICE	\$1,400,000
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

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