



Retail Development Site

354 US HIGHWAY 441, CORNELIA, GA 30531



Overview

Retail development opportunity on the westside of Hwy 23 in Cornelia, GA.

- > 1.147± AC zoned B-1

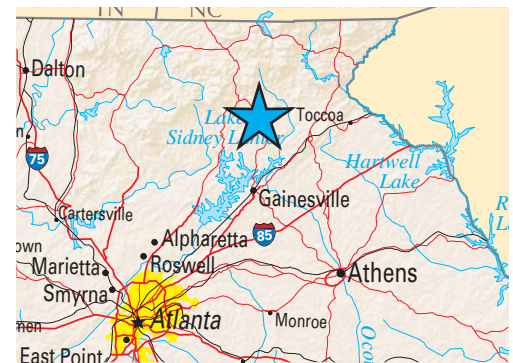
Location

Located just north of Gainesville, GA and east of Cleveland, GA, Cornelia, GA serves as a crossroads between Cleveland and Toccoa, and the last major retail and hotel hub before several mountain towns including Helen, Tallulah Falls and Clayton. The development site is well positioned on the westside of Hwy 23 and is surrounded by major retailers such as Lowe's, Walmart, Kmart and Big Lots. Walmart recently relocated just east of Hwy 23 in order to expand their store to their larger (181,000± SF) prototype.

Traffic Counts

- > 11,870 VPD southeast of US Hwy 23 on US Hwy 441
- > 21,400 VPD northeast of US Hwy 441 on US Hwy 23

DEMOGRAPHICS (2011)	1-MILE	3-MILE	5-MILE
POPULATION	752	8,667	22,508
HOUSEHOLDS	261	2,945	7,477
AVERAGE HH INCOME	\$69,162	\$55,535	\$54,835
MEDIAN HH INCOME	\$43,956	\$37,734	\$36,993



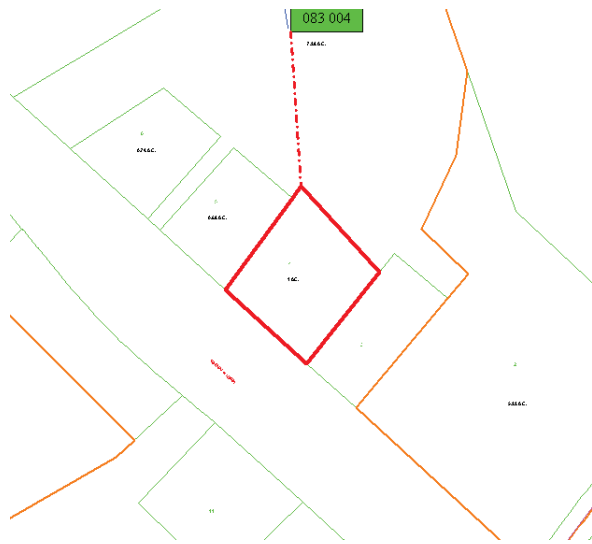
ALEX DEITCH
DIRECT +1 404 574 1045
alex.deitch@colliers.com

CHRIS ROUTLEDGE
DIRECT +1 404 574 1003
chris.routledge@colliers.com

COLLIERS INTERNATIONAL
5871 Glenridge Drive | Suite 400
Atlanta, Georgia 30328
www.colliers.com



Parcel Map Display



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Contact Information

ALEX DEITCH
 DIRECT +1 404 574 1045
alex.deitch@colliers.com

CHRIS ROUTLEDGE
 DIRECT +1 404 574 1003
chris.routledge@colliers.com

