

# RETAIL SPACE FOR LEASE

Available Now!

## THE SHOPPER'S CENTER

Elberton, Georgia



## PROPERTY OVERVIEW

### LOCATION

709 Elbert Street  
Elberton, GA 30635

### GLA

43,237 +/- square feet

### AREA AVAILABLE

17,000 sq.ft. +/-  
1,200 sq.ft. +/-

### ANCHORS

Tractor Supply Co.

### POPULATION 2017

3mi: 7,386  
5mi: 11,344  
10mi: 22,100

### MEDIAN HH INCOME 2017

3mi: \$32,019  
5mi: \$31,921  
10mi: \$36,653

### VPD

15,300

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## SUMMARY & INDEX



### TENANT INDEX

Tractor supply Co. ....	22,331 sf
World Finance .....	1,800 sf
LA Nails .....	1,200 sf
Available .....	17,000 sf
Available .....	1,200 sf



### PROPERTY SUMMARY

The Shopper's Center in Elberton, GA totals 43,273 sq ft. on 5 acres of land. The project is well situated on the main traffic artery through town and is home to the recently signed Tractor Supply Company with a remaining junior anchor vacancy of approximately 17,000 sf plus an additional 4,200 sf of small shop space.

The immediate trade area includes a new, 60,000 sf, Ingles Market, Farmer's Furniture on an adjacent site, and a new Wal-Mart Super Center .7 miles away. Badcock, Save-a-Lot, Ace Hardware, and a number of national fast food chains are also in the immediate vicinity.

Elberton, located 33 miles east of Athens and 110 miles east of Atlanta, is the largest city in, and the county seat of, Elbert County, GA. Claiming the title of "Granite Capital of the World," Elberton produces more granite monument products than any city in the world. Pilgrim's Pride, Hailo, Moller Tech, and Bubba Foods (Bubba Burgers) are just a few of the companies that are located in Elbert County.

