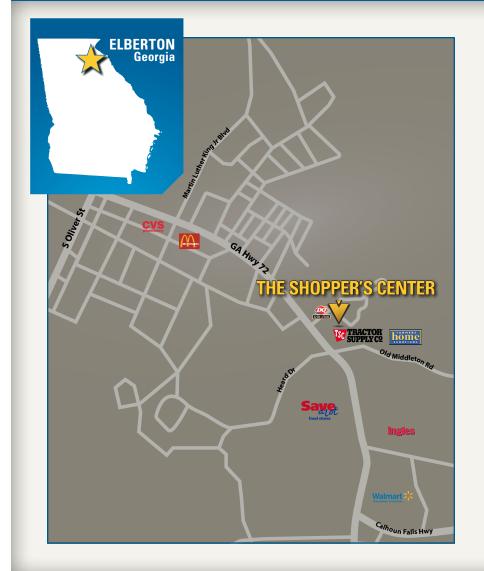
RETAIL SPACE FOR LEASE Available Now!

THE SHOPPER'S CENTER

Elberton, Georgia





PROPERTY OVERVIEW

LOCATION 709 Elbert Street

Elberton, GA 30635

GLA 43,237 +/- square feet

AREA AVAILABLE 17,000 sg.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

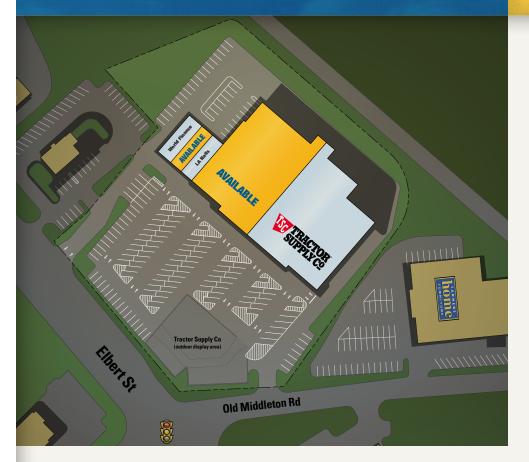
15,300



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THE SHOPPER'S CENTER Elberton, Georgia

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, Savea-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.





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