

Focus Properties



Former Kmart
82,832 SF
Vern Hakes
770.955.7709



Habersham Village Suites
900 SF - 82,832 SF
Jacob Minkley
770.552.2457



Habersham Crossings Outparcels
.8 AC & .7 AC
Thomas Dunn
704.756.1213



Merchants Way
1.05 AC
Jessie Owensby
706.778.8585

Retail Peers

City	State	10 Mile Population	10 Mile Average Household Income
Chatsworth	GA	65,201	\$55,333
Raeford	NC	58,146	\$60,203
Dunn	NC	53,958	\$55,188
Cornelia	GA	52,609	\$60,269
Rutherfordton	NC	49,386	\$55,448
Flat Rock	NC	49,002	\$53,963
Reidsville	NC	46,552	\$60,483
Albemarle	NC	45,523	\$60,795
Camden	SC	41,455	\$63,449
Valley	AL	37,457	\$59,314

Regional Trade Area Retail Demand



General Merchandise
\$265 Million



Supermarkets/
Grocery
\$242 Million



Health &
Personal Care
\$132 Million



Full Service
Restaurants
\$99 Million



Limited Service
Restaurants
\$84 Million



Women's /
Family Clothing
\$48 Million



Furniture/
Home Furnishings
\$31 Million



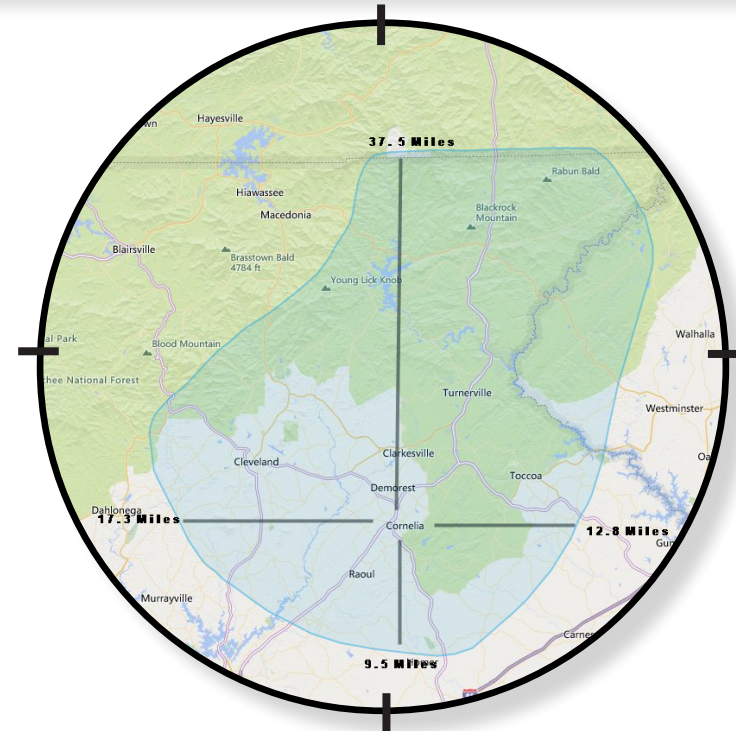
Shoe
Stores
\$12 Million



CORNELIA, GA

Tucked away in the foothills of northeast Georgia, Cornelia was nothing but rolling farmland for centuries. Hunters and trappers passed through, but settlers went elsewhere until two railroad lines intersected there in 1882. The settlement was first called Rabun Gap Junction, then Blaine, and finally Cornelia. Visit the Historic Train Museum and take a walk through Cornelia's exciting history! Come and learn about the famous Tallulah Falls Railway, that shaped our city into what it is today! The Big Apple statue, given to the city by the Southern Railway Company in 1926, still stands outside the railroad depot, reminding visitors that this was once the heart of the largest apple-growing area in the South. Cornelia's Historic Walking Tour brochure is available in the depot's museum. Many of the buildings from the early 1900s are still in use.

44 Miles from
Athens, GA
62 Miles from
Anderson, SC
77 Miles from
Atlanta, GA



Regional Trade Area

Population	140,494
Households	53,639
Average Age	40.99
Median HH Income	\$47,696
Average HH Income	\$62,180
Per Capita Income	\$24,092
Daytime Population	142,692

Drive Time

5-10-15 Min

5 MIN

Population:

11,456

Avg HH Income:

\$53,691

10 MIN

Population:

24,317

Avg HH Income:

\$56,861

15 MIN

Population:

39,897

Avg HH Income:

\$58,649

Radius

3-5-10 Mile

3 Mile

Population:

13,022

Avg HH Income:

\$54,245

5 Mile

Population:

22,754

Avg HH Income:

\$56,883

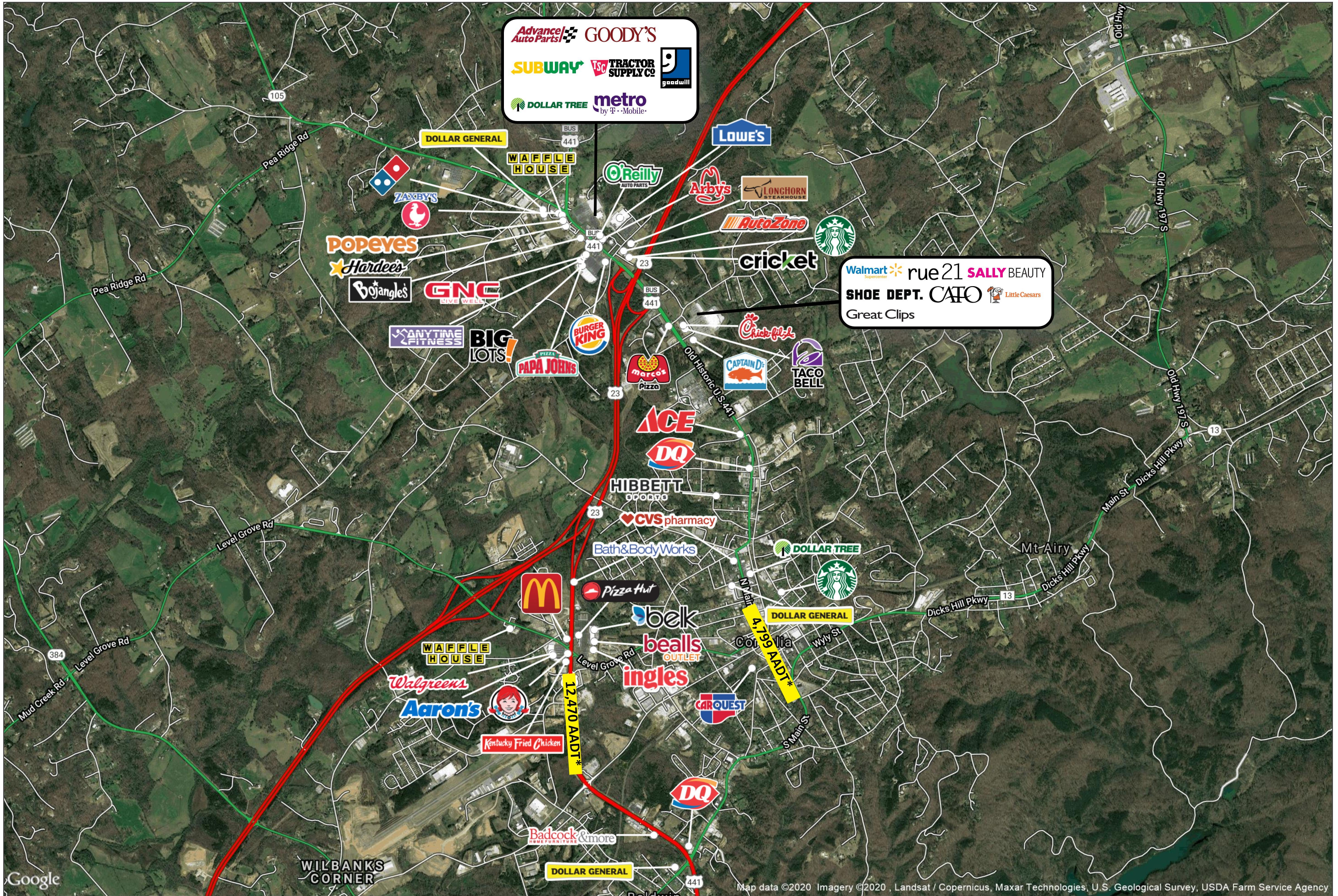
10 Mile

Population:

52,453

Avg HH Income:

\$60,189



CORNELIA, GEORGIA

Major Retail Aerial

NextSite