

LAND FOR SALE

0 Chase Road, Cornelia, GA 30531

Development Opportunity



10.23 +/- acre site available adjacent to Walmart



Norton Commercial & Acreage Group, LLC

434 Green Street

Gainesville, GA 30501

770.297.4800 (Main)

470.691.0105 (Fax)

www.NortonCommercial.com

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Development Opportunity



Contact us today for more details!



Property Summary

10.23 +/- acres **\$1,500,000**

- **Strong Traffic Counts**
40,100 VPD on GA 365
11,000 + VPD on Business 441
- **Established Retail Trade Area**
- **Great Regional Access**
- **Growing North Georgia Market**
- **Long-term Upside opportunity**

Property Overview

This Site is located adjacent to the Walmart Supercenter in Cornelia, Georgia, within one of Habersham County's most established and active retail corridors. The property benefits from immediate proximity to Walmart, a dominant national retail anchor that drives consistent daily traffic and serves as a primary commercial destination for the region.



Will Cobb

SVP / Partner / Associate Broker
(770) 654-7791

w Cobb@nortoncommercial.com



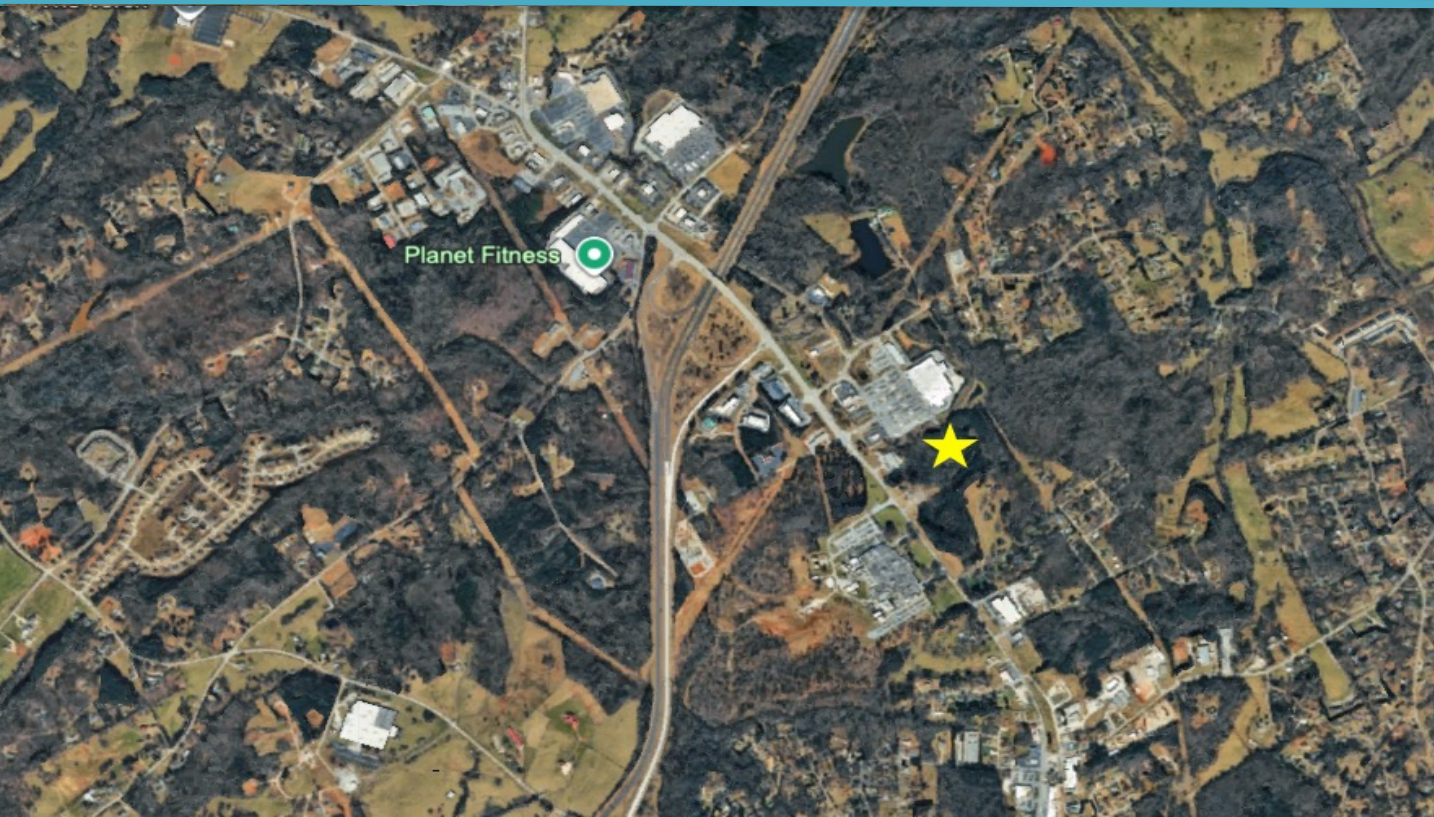
Tyler Grabau

Sales Associate
(770) 549-2861

tgrabau@gonorton.com

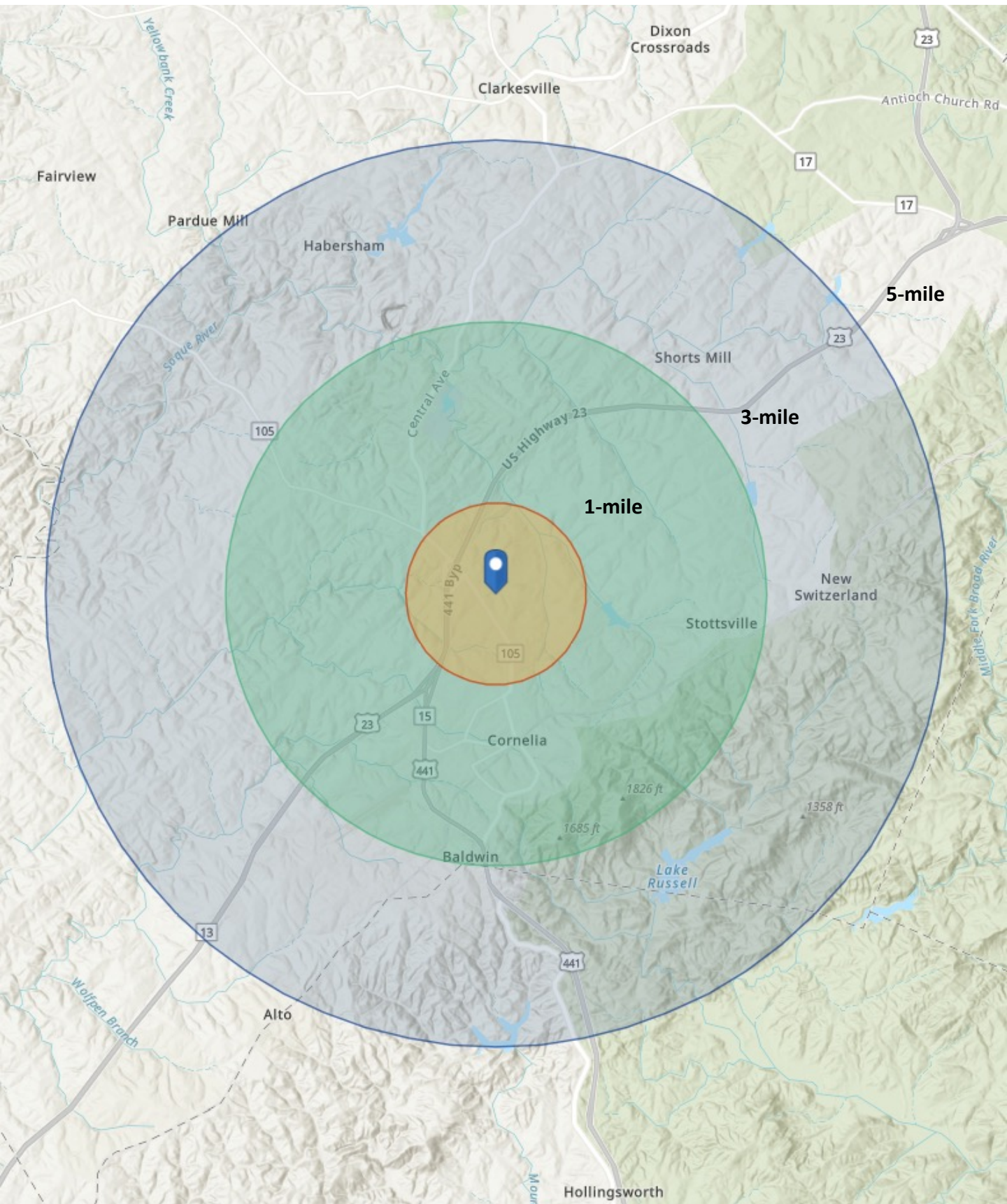
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Executive Summary

30531, Cornelia, Georgia



Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 miles	5 miles
2010 Population	1,452	13,050	22,916
2020 Population	1,418	14,127	24,489
2025 Population	1,511	15,336	26,200
2030 Population	1,599	16,134	27,377
2010-2020 Annual Rate	-0.24%	0.80%	0.67%
2020-2025 Annual Rate	1.22%	1.58%	1.29%
2025-2030 Annual Rate	1.14%	1.02%	0.88%

Age	1 mile	3 miles	5 miles
2025 Median Age	36.6	35.1	37.2
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	56.4%	65.8%	70.5%
Black Alone	5.0%	4.7%	3.6%
American Indian Alone	1.6%	0.8%	0.7%
Asian Alone	9.9%	3.8%	3.2%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	14.5%	12.9%	11.0%
Two or More Races	12.7%	11.8%	10.9%
Hispanic Origin	31.2%	29.1%	24.9%
Diversity Index	79.0	72.5	67.3

Households	1 mile	3 miles	5 miles
2010 Total Households	472	4,637	8,248
2020 Total Households	470	4,964	8,694
2025 Total Households	504	5,420	9,314
2030 Total Households	532	5,703	9,716
2010-2020 Annual Rate	-0.04%	0.68%	0.53%
2020-2025 Annual Rate	1.34%	1.69%	1.32%
2025-2030 Annual Rate	1.09%	1.02%	0.85%
2025 Average Household Size	2.99	2.68	2.71
Wealth Index	63	60	64



Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	16.1%	24.8%	24.5%
Median Household Income			
2025 Median Household Income	\$66,548	\$61,633	\$64,005
2030 Median Household Income	\$72,809	\$68,972	\$71,432
2025-2030 Annual Rate	1.81%	2.28%	2.22%
Average Household Income			
2025 Average Household Income	\$84,062	\$78,946	\$81,810
2030 Average Household Income	\$92,205	\$85,493	\$88,857
Per Capita Income			
2025 Per Capita Income	\$28,540	\$27,687	\$29,111
2030 Per Capita Income	\$31,210	\$29,965	\$31,556
2025-2030 Annual Rate	1.80%	1.59%	1.63%
Income Equality			
2025 Gini Index	44.4	45.6	44.5
Socioeconomic Status			
2025 Socioeconomic Status Index	38.3	43.7	44.7
Housing Unit Summary			
Housing Affordability Index	146	94	95
2020 Housing Units	537	5,506	9,600
Vacant Housing Units	11.1%	9.5%	9.3%
2025 Housing Units	570	6,005	10,297
Owner Occupied Housing Units	71.0%	63.6%	69.6%
Renter Occupied Housing Units	29.0%	36.4%	30.4%
Vacant Housing Units	11.6%	9.7%	9.6%
2030 Total Housing Units	597	6,306	10,738
2030 Owner Occupied Housing Units	389	3,766	6,962
2030 Renter Occupied Housing Units	143	1,938	2,754
2030 Vacant Housing Units	65	603	1,022