



FOR SALE

DOWNTOWN CORNELIA | LOCAL CONNECTIVITY
161 HODGES STREET | CORNELIA, GA 30531



TM

TABLE OF CONTENTS

- 1 OFFERING SUMMARY
- 2 PROPERTY OVERVIEW
- 3 LOCATION OVERVIEW
- 4 APPENDIX



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161 HODGES STREET | CORNELIA, GA 30531

OFFERING SUMMARY



\$399,000



± 0.34 Acres



Downtown Cornelia



1,800 +/- SF Office/Flex

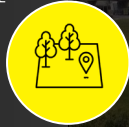


Recently updated throughout
featuring a clean, modern office
uplift



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EXECUTIVE SUMMARY



Norton Commercial Acreage Group is pleased to present the opportunity to acquire 161 Hodges Street positioned in the heart of downtown Cornelia. 161 Hodges Street offers a rare combination of a high-visibility address and a move-in-ready building that has already absorbed the hard costs of renovation. The property was recently updated throughout, featuring a clean, modern office upfit in the front and a substantial storage and work area in the rear — a versatile layout that suits professional services, light operations, or businesses that need both a polished client-facing presence and functional back-of-house space. Ownership invested in the full envelope: roof replacement, improved driveways, and upgraded parking areas mean the next occupant inherits a well-maintained asset without near-term capital exposure.



CORNELIA, GA

WHERE NORTHEAST GEORGIA IS HEADING

22,664

5-MILE
POPULATION

\$80,854

AVG. HH INCOME
(5 MILES)



LOCATION OVERVIEW

The downtown Cornelia location carries momentum. The City has directed meaningful public investment into the district, including the development of a new greenway and downtown park — the kind of infrastructure that draws foot traffic, anchors adjacent businesses, and signals long-term commitment to the corridor. Properties in these pockets of revitalization tend to lease ahead of the broader market for good reason.

For a tenant or owner-user looking to establish a professional presence in one of Northeast Georgia's active small-city downtowns, this building checks the boxes that matter: a turn-key interior, sound physical condition, and a location that's gaining ground.



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PROPERTY HIGHLIGHTS



A Turn-Key Building in a City That's Investing in Itself

161 Hodges Street sits in the heart of downtown Cornelia; the economic hub of Habersham County and one of Northeast Georgia's most actively revitalized small-city downtowns. The building was recently renovated throughout and is move-in ready, with a modern office upfit at the front and a substantial storage and work area in the rear. Ownership also completed roof replacement and improvements to the driveways and parking areas, meaning the next occupant steps into a well-maintained asset without near-term capital exposure.

The layout serves a wide range of uses: professional services firms benefit from the polished, client-facing front office, while the rear work and storage space adds operational depth that most downtown buildings can't offer. It's a combination that's difficult to find in a walkable downtown setting.

As recently as 2015, downtown Cornelia was largely vacant. Since then, the city has executed a deliberate, documented revitalization strategy — beginning with a Georgia Downtown Renaissance fellowship through the Carl Vinson Institute of Government at UGA — and the results are visible on the ground. Today, downtown Cornelia is an active commercial district with dining, retail, and public amenities drawing residents from across Habersham County and beyond. The city has followed through on infrastructure: a new greenway, a downtown park, a Kinetic Amphitheater adjacent to the historic rail depot, and a Rails to Trails project are all part of a coordinated investment in the district's long-term viability. These aren't proposals — they're completed or underway. Public investment of this kind is what transitions a downtown from recovering to durable, and Cornelia is well into that transition.



LOCATION MAP

