

Downtown Jasper - 18,090 SF Commercial Building

970 E Church St, Jasper, GA 30143

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this exceptional opportunity for commercial/retail investors and users. This impressive 18,090 SF free-standing building, constructed in 2004, is strategically located in the heart of Jasper, GA. Zoned C-2, the property offers a prime commercial space that is adaptable to a wide range of retail ventures including, but not limited to, a fitness center, grocery store, retail store, etc. With its ample space, this property provides an ideal canvas for creating a dynamic retail/commercial environment. Its proximity to key amenities and thoroughfares enhances its appeal, making it a compelling prospect for investors seeking a prime opportunity in the Jasper area.

LOCATION DESCRIPTION

The subject property is located steps from downtown Jasper and only minutes from Highway 515! From the front door of the property you are only twenty five minutes from Canton, Ellijay, and Dawsonville! You are also only forty eight miles from the Atlanta perimeter.

OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	2.31 Acres
Building Size:	18,090 SF
Traffic Counts:	8,670 VPD

CJ HARMAN
706-594-2456
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GINA JOHNSON
404-556-4193
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AERIAL PHOTOS



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Executive Summary

970 E Church St, Jasper, Georgia, 30143
 Rings: 1, 3, 10 mile radii

Prepared by Esri
 Latitude: 34.46182
 Longitude: -84.41633

	1 mile	3 miles	10 miles
Population			
2010 Population	2,043	8,741	36,919
2020 Population	2,130	9,557	42,523
2024 Population	2,202	10,129	45,158
2029 Population	2,250	10,530	47,520
2010-2020 Annual Rate	0.42%	0.90%	1.42%
2020-2024 Annual Rate	0.79%	1.38%	1.42%
2024-2029 Annual Rate	0.43%	0.78%	1.02%
2020 Male Population	47.0%	47.5%	49.1%
2020 Female Population	53.0%	52.5%	50.9%
2020 Median Age	46.1	45.1	47.8
2024 Male Population	48.5%	48.5%	50.0%
2024 Female Population	51.5%	51.5%	50.0%
2024 Median Age	46.2	44.7	47.9

In the identified area, the current year population is 45,158. In 2020, the Census count in the area was 42,523. The rate of change since 2020 was 1.42% annually. The five-year projection for the population in the area is 47,520 representing a change of 1.02% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 47.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	88.4%	88.3%	90.7%
2024 Black Alone	2.1%	1.7%	1.1%
2024 American Indian/Alaska Native Alone	1.0%	0.5%	0.4%
2024 Asian Alone	0.4%	0.5%	0.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.8%	2.9%	1.7%
2024 Two or More Races	6.4%	6.1%	5.5%
2024 Hispanic Origin (Any Race)	5.7%	6.4%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	50	75	117
2010 Households	856	3,461	14,259
2020 Households	952	3,846	16,729
2024 Households	995	4,141	17,922
2029 Households	1,038	4,372	19,106
2010-2020 Annual Rate	1.07%	1.06%	1.61%
2020-2024 Annual Rate	1.04%	1.75%	1.63%
2024-2029 Annual Rate	0.85%	1.09%	1.29%
2024 Average Household Size	2.14	2.40	2.50

The household count in this area has changed from 16,729 in 2020 to 17,922 in the current year, a change of 1.63% annually. The five-year projection of households is 19,106, a change of 1.29% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2020. The number of families in the current year is 13,127 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	35.6%	25.2%	26.4%
Median Household Income			
2024 Median Household Income	\$53,112	\$76,856	\$84,576
2029 Median Household Income	\$72,890	\$89,651	\$99,558
2024-2029 Annual Rate	6.54%	3.13%	3.32%
Average Household Income			
2024 Average Household Income	\$71,271	\$89,474	\$108,295
2029 Average Household Income	\$85,002	\$105,502	\$125,731
2024-2029 Annual Rate	3.59%	3.35%	3.03%
Per Capita Income			
2024 Per Capita Income	\$30,843	\$36,159	\$42,771
2029 Per Capita Income	\$37,567	\$43,291	\$50,309
2024-2029 Annual Rate	4.02%	3.67%	3.30%
GINI Index			
2024 Gini Index	39.9	37.5	37.2
Households by Income			

Current median household income is \$84,576 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$99,558 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$108,295 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$125,731 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,771 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,309 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	71	100	96
2010 Total Housing Units	935	3,871	17,593
2010 Owner Occupied Housing Units	482	2,311	11,408
2010 Renter Occupied Housing Units	374	1,150	2,852
2010 Vacant Housing Units	79	410	3,334
2020 Total Housing Units	975	4,046	19,236
2020 Owner Occupied Housing Units	548	2,611	13,818
2020 Renter Occupied Housing Units	404	1,235	2,911
2020 Vacant Housing Units	39	228	2,509
2024 Total Housing Units	1,015	4,328	20,378
2024 Owner Occupied Housing Units	598	2,907	15,054
2024 Renter Occupied Housing Units	397	1,234	2,868
2024 Vacant Housing Units	20	187	2,456
2029 Total Housing Units	1,054	4,547	21,614
2029 Owner Occupied Housing Units	674	3,226	16,424
2029 Renter Occupied Housing Units	364	1,146	2,682
2029 Vacant Housing Units	16	175	2,508
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.4	44.9	50.4

Currently, 73.9% of the 20,378 housing units in the area are owner occupied; 14.1%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 19,236 housing units in the area and 13.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.37%. Median home value in the area is \$357,380, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.53% annually to \$425,077.

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February 05, 2025