

# High-Visibility Highway 75 Development Opportunity

±8.71 Acre Assemblage | Cleveland, Georgia

Offering Memorandum

**AVISON  
YOUNG**

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This Offering Memorandum ("Memorandum") contains select information pertaining to the Property and the Owner and is provided for informational purposes only. It does not purport to be all-inclusive or to contain all information that a prospective purchaser may require to evaluate a potential acquisition of the Property.

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### **If you would like more information, please contact:**

**Frank N. Simpson, CCIM SIOR**

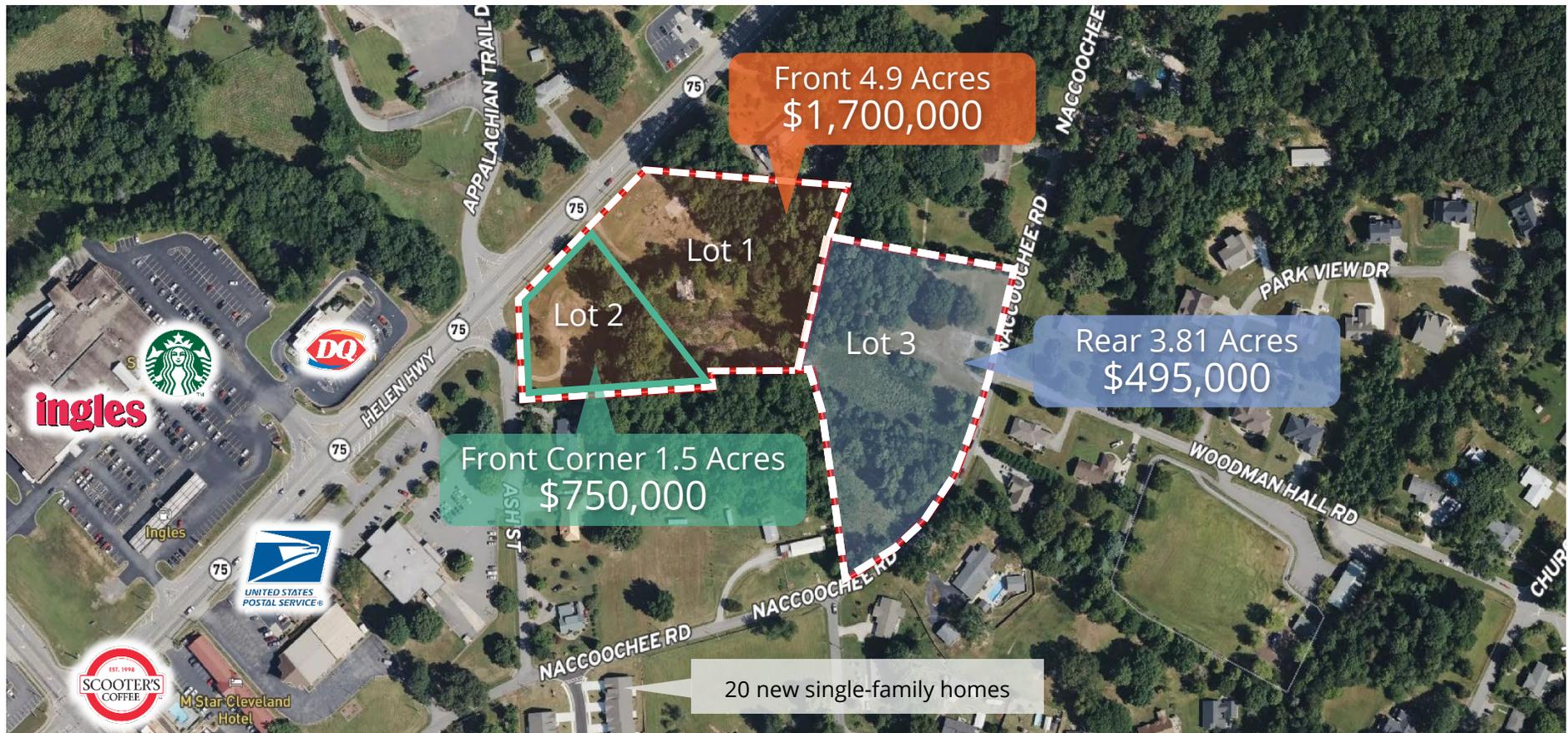
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# Offering Overview



## Location Overview

Located along U.S. Highway 75 in Cleveland, Georgia, a primary north-south corridor providing connectivity between Gainesville and North Georgia's mountain communities. Highway 75 serves as a key commercial and commuter route with consistent local and regional traffic supporting surrounding retail and service-oriented uses.

	Acreage	Price	Description
<b>Full Assemblage</b>	8.7 Acres	\$2,945,000	Opportunity to acquire entire site for commercial and residential development.
<b>Front Commercial Parcel - Lot 1</b>	4.9 Acres	\$1,700,000	Primary frontage along Hwy 75 with high traffic and corner lot accessibility.
<b>Corner Commercial Parcel - Lot 2</b>	1.5 Acres	\$750,000	High-visibility corner location suitable for retail, QSR, or pad development.
<b>Rear Residential Parcel - Lot 3</b>	3.8 Acres	\$495,000	Suitable for residential development or lower-intensity use with secondary access.



# SUBMARKET OVERVIEW CLEVELAND, GA

*Cleveland, Georgia, is a small but established community in White County, positioned at the base of the North Georgia mountains.*

Serving as the county seat, Cleveland features a walkable downtown district anchored by local businesses, civic facilities, and historic structures that reflect its small-town character and community-oriented identity. While smaller in scale than nearby regional cities, Cleveland functions as a central hub within its trade area, attracting consistent daily traffic from surrounding residential and rural populations. Main Street and the U.S. Highway 129 corridor form the town's primary commercial corridor, supporting a mix of retail, office, and service users operating in both single-tenant buildings and neighborhood retail centers.

Recent years have seen steady, measured growth, including targeted reinvestment in storefronts and mixed-use properties that preserve the town's existing architectural character. Cleveland's commercial inventory remains relatively limited, contributing to stable occupancy levels supported by local demand and strong visibility along major transportation routes. The combination of established charm and incremental growth creates a solid foundation for future commercial activity, positioning the area as an appealing option for users seeking manageable scale, convenient access, and long-term investment stability.

# Demographics

	1 mile	3 miles	5 miles
Total Current Population	2,484	4,443	16,805
Population Growth Rate	3.7%	3.8%	8.8%
Median Household Income	\$52,429.55	\$65,252.67	\$66,739.75
Millennial Population (%)	16%	16.9%	16.8%
Median Age	26.85	32.25	40.91
Bachelor's Degree or More (%)	16.4%	19.5%	23.1%
Total Employees	2,075	3,109	5,485
White Collar Employees (%)	74.2%	67.4%	65%
Blue Collar Employees (%)	25.8%	32.6%	35%



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