

FOR SALE

\$695,000

ATHENS STREET

**HARTWELL**  
Health and Rehabilitation

Hospital  
Physician  
Partners

WHOLE HART  
WELLNESS

W GIBSON STREET

MedLink  
GEORGIA



S JACKSON STREET



**Angie Ponsell**  
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**Fully Renovated Office/Retail in Hartwell**  
18 W Gibson St, Hartwell, GA 30643



Each Office Is Independently  
Owned and Operated.

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Exclusively Listed by:

### Angie Ponsell

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# Executive Summary

18 W Gibson St, Hartwell, GA 30643, USA

# Property Overview

Beautifully renovated in 2024, this 3,036 SF commercial building offers exceptional versatility just south of Downtown Hartwell on Hwy 172. Originally built in 1986 as an independent drugstore, the property includes a rare drive-thru, making it ideal for medical, office, wellness, therapy, aesthetics, or retail service users. The interior features six private offices, a mirrored training/PT room, three bathrooms—including one with a full shower—plus a bright lobby, reception, and filing area designed for efficient workflow. With C3 Urban Commercial zoning and strong visibility, the building is equally appealing to owner-users and investors seeking a plug-and-play asset in a growing market.

## Property Details

Property Type	Commercial – Medical/Office/Service
Zoning	C3 – Urban Commercial
Building Size	3,036 SF
Lot Size	0.42 Acres
Year Built	1986
Renovation Year	2024 (full renovation)
Drive-Thru	Yes
Offices	6 private offices
Use History	Former drugstore; recent medical users

Located just minutes from Downtown Hartwell, this Hwy 172 corridor offers strong daily traffic and direct access to the area’s medical, retail, and residential hubs. Hartwell continues to experience steady growth, fueled by its award-winning downtown district, expanding healthcare services, and proximity to Lake Hartwell. Properties with drive-thrus and medical-ready layouts are increasingly limited, making 18 W Gibson a high-demand option for owner-occupants and investors alike

# Property Highlights

- Fully renovated in 2024 with modern finishes
- Drive-thru window for medical, pharmacy, clinic, or service-based use
- Six private offices + mirrored PT/training/aesthetics room
- Three bathrooms, including one with a full shower
- Bright lobby, reception, and filing/storage areas
- 3,036 SF on 0.42 acres with excellent visibility on Hwy 172
- Originally built as a freestanding drugstore (1986)
- Zoned C3 Urban Commercial – wide range of permitted uses
- Suitable for medical, wellness, office, or investor portfolio





# Property Photos

18 W Gibson St, Hartwell, GA 30643, USA















# Aerial Overview

18 W Gibson St, Hartwell, GA 30643, USA

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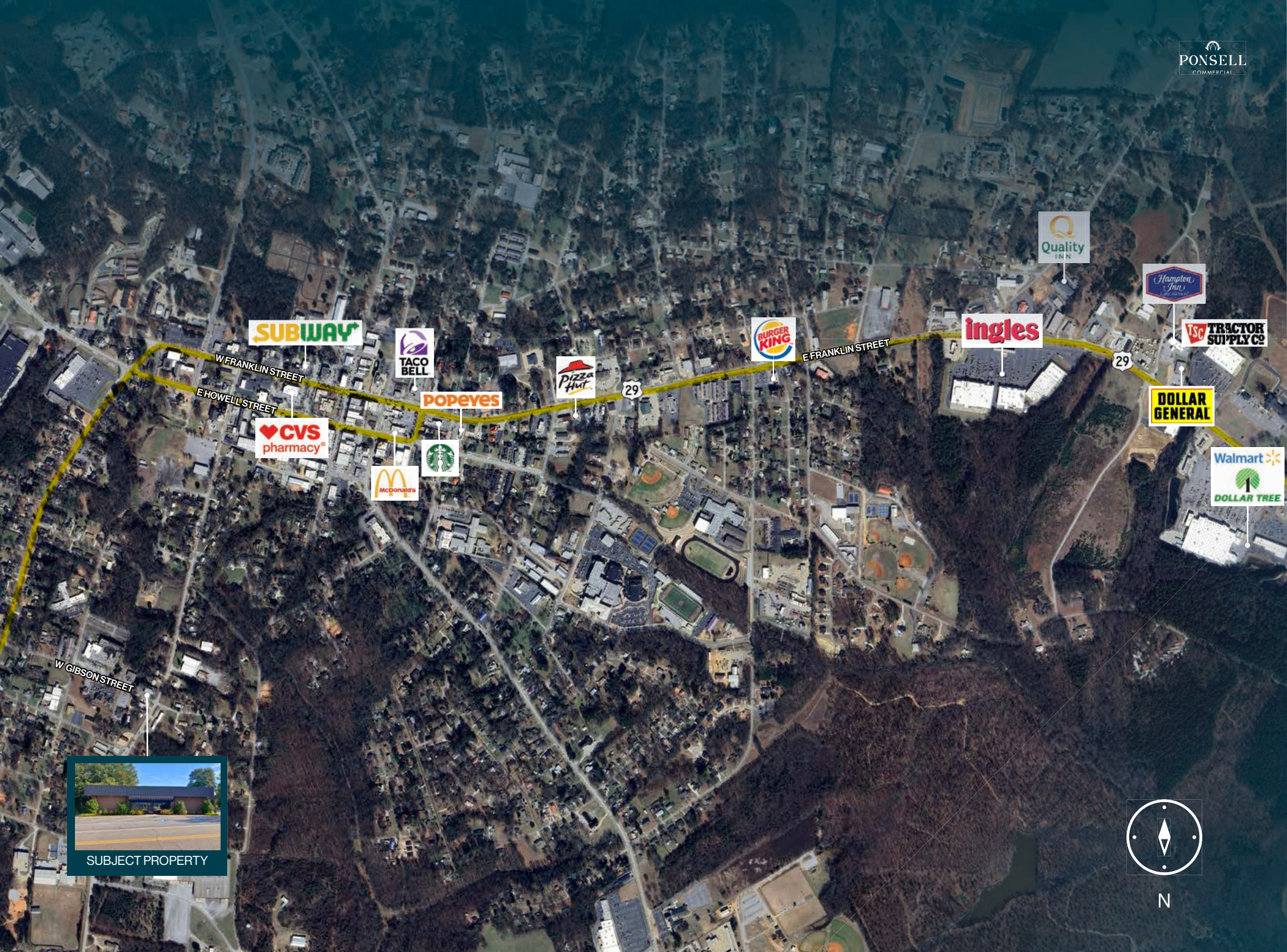


TEXACO

S JACKSON STREET



NW



SUBJECT PROPERTY



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# Location Overview

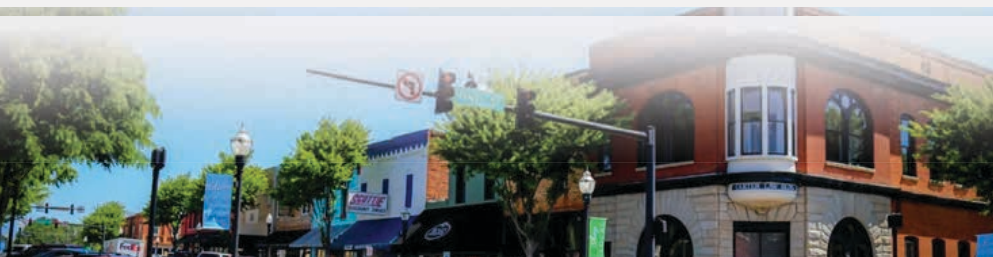
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# About Hartwell, Georgia

Hartwell, Georgia is a vibrant, close-knit community strategically positioned in Hart County, near the Georgia–South Carolina border and just minutes from Lake Hartwell, one of the Southeast’s premier recreational and hydroelectric lakes. Located along U.S. Highway 29 and within easy reach of Interstate 85, Hartwell offers convenient access to major urban centers like Atlanta, Athens, and Greenville, while maintaining its distinct small-town charm and lakeside lifestyle. The city serves as both the county seat and commercial heart of Hart County, balancing economic vitality with scenic natural surroundings.

Hartwell’s economy is diverse and resilient, driven by a mix of manufacturing, healthcare, tourism, and local entrepreneurship. The nearby Lake Hartwell attracts year-round visitors for boating, fishing, and outdoor recreation—supporting a robust hospitality and service sector—while the city’s industrial base includes light manufacturing, logistics, and agribusiness. Major employers include Ty Cobb Regional Medical Center, Hart County School District, and several established industrial firms in the Gateway Industrial Park and Hartwell Industrial Park. Downtown Hartwell features a growing collection of local shops, restaurants, and professional offices, reinforcing its role as a regional hub for commerce and community life.

With its charming historic downtown, proximity to Lake Hartwell, and ongoing investment in infrastructure and community revitalization, Hartwell is attracting both new residents and investors. Its blend of affordability, accessibility, and quality of life makes it an increasingly desirable destination for those seeking growth opportunities within northeast Georgia. Guided by proactive local leadership and a focus on preserving its small-town character while encouraging smart development, Hartwell is well-positioned for long-term, sustainable growth.



# Business Travel Potential in Tucker, Georgia

Hartwell, Georgia serves as a strategic and accessible base for business and leisure travel in northeast Georgia. Conveniently located along U.S. Highway 29, just 15 miles from Interstate 85, Hartwell offers efficient connectivity to major regional markets including Atlanta, Athens, Greenville, and Anderson. Its proximity to Lake Hartwell, Hart County Industrial Park, and nearby Ty Cobb Regional Medical Center positions the city as a practical, affordable hub for visiting professionals, contractors, and project teams engaged in regional business and development activity.

While Hartwell is not a large corporate center, it benefits from steady commercial activity and regional economic drivers. Business travelers tied to manufacturing operations, logistics, agribusiness, energy, and healthcare find the city well-positioned for local access and regional mobility. Hartwell's downtown accommodations and nearby national-brand hotels cater to corporate visitors seeking a comfortable, small-town setting with easy access to surrounding employment centers in Hart County, Franklin County, and Anderson County (SC).

Hartwell's business travel drivers include:

- **Local Industry Visits:** Vendors, consultants, and service providers supporting Hartwell's growing industrial base—such as firms in Gateway Industrial Park, manufacturing, and agricultural processing sectors.
- **Regional Access:** Convenient lodging for professionals conducting business across northeast Georgia and upstate South Carolina, including Athens-Clarke County, Commerce, and Anderson.
- **Affordability & Comfort:** Offering competitive hotel rates, ample parking, and low congestion, providing a cost-effective alternative to larger metro areas while maintaining accessibility.

With its strategic position near Lake Hartwell, interstate access, and welcoming business environment, Hartwell efficiently supports professionals engaged in projects across the Georgia–South Carolina corridor—offering a relaxed, affordable, and well-connected base for business travel.



# Discover Hartwell, Georgia's Economic Reach and Community Innovation

Hartwell, Georgia has a strong and diversified local economy supported by its strategic location in northeast Georgia near the Georgia–South Carolina border. Positioned along U.S. Highway 29 and just 15 miles from Interstate 85, Hartwell provides direct connectivity to Atlanta, Athens, and Greenville, making it an ideal location for industrial operations, regional suppliers, and service-oriented businesses serving multiple markets.

Hartwell's economy is supported by key sectors:

- **Manufacturing & Industry:** Anchored by Gateway Industrial Park and Hartwell Industrial Park, home to companies in automotive, plastics, and metal fabrication.
- **Healthcare:** The nearby Ty Cobb Regional Medical Center and a network of clinics and care providers support local and regional demand.
- **Tourism & Recreation:** Lake Hartwell, one of the Southeast's largest reservoirs, draws steady visitor traffic supporting local restaurants, retail, lodging, and outdoor services.
- **Agriculture & Agribusiness:** A continuing strength in poultry, livestock, and crop production, complemented by food processing and supply-chain operations.
- **Local Commerce & Services:** A revitalized downtown district with independent retailers, restaurants, and professional offices serving residents and visitors alike.

The City of Hartwell and Hart County Industrial Building Authority promote economic development through partnerships and incentive programs focused on industrial expansion and downtown revitalization. Ongoing investment in infrastructure and quality-of-life amenities continues to strengthen Hartwell's position as a business-friendly, livable community.

For businesses and developers, Hartwell offers affordability, a skilled workforce, major transportation access, and a collaborative local government focused on sustainable growth. This combination of connectivity, community character, and pro-business leadership makes Hartwell a smart choice for investment in northeast Georgia.



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