



**FOR SALE**  
**± 3.18 ACRE Development Site**  
**55 Ridge Rd, Hartwell, GA**





# PROPERTY SUMMARY

Price	<b>\$875,000</b>
Price / Acre	±\$275,000 / AC
Acres	± 3.18 AC
Parcel No.	170B 002
Zoning	C3-Commercial
Traffic	±19,500 VPD



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## Property Highlights

Reedy River Retail at SVN Palmetto is pleased to present a ±3.18 AC development opportunity located at 55 Ridge Rd in Hartwell, GA. Positioned along E Franklin St, this site offers excellent visibility and access, which sees approximately 19,500 vehicles per day.

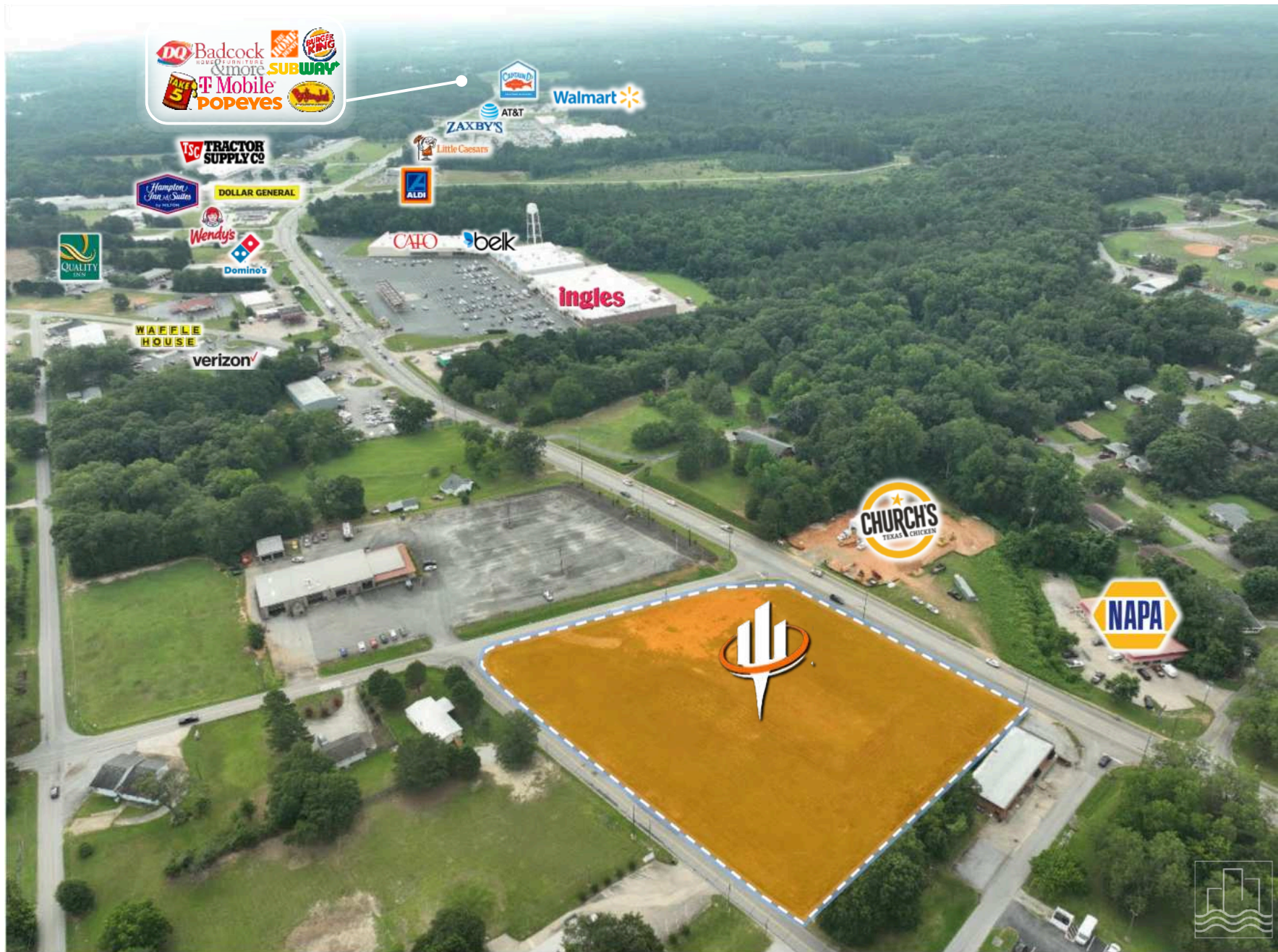
The Hartwell market continues to experience steady growth with several new residential developments around Lake Hartwell, driving both local demand and seasonal tourism. Recent commercial additions to the area include Church's Chicken and Aldi across the street, as well as Starbucks, Popeyes, and Taco Bell nearby. Mavis Tire, T-Mobile, and Take 5 Oil Change have also recently been constructed in the immediate vicinity.

With its strong surrounding retail presence and flexible site layout, this property is well-suited for a variety of uses including retail, self-storage, convenience store, or other service-oriented developments.





# RETAILER MAP







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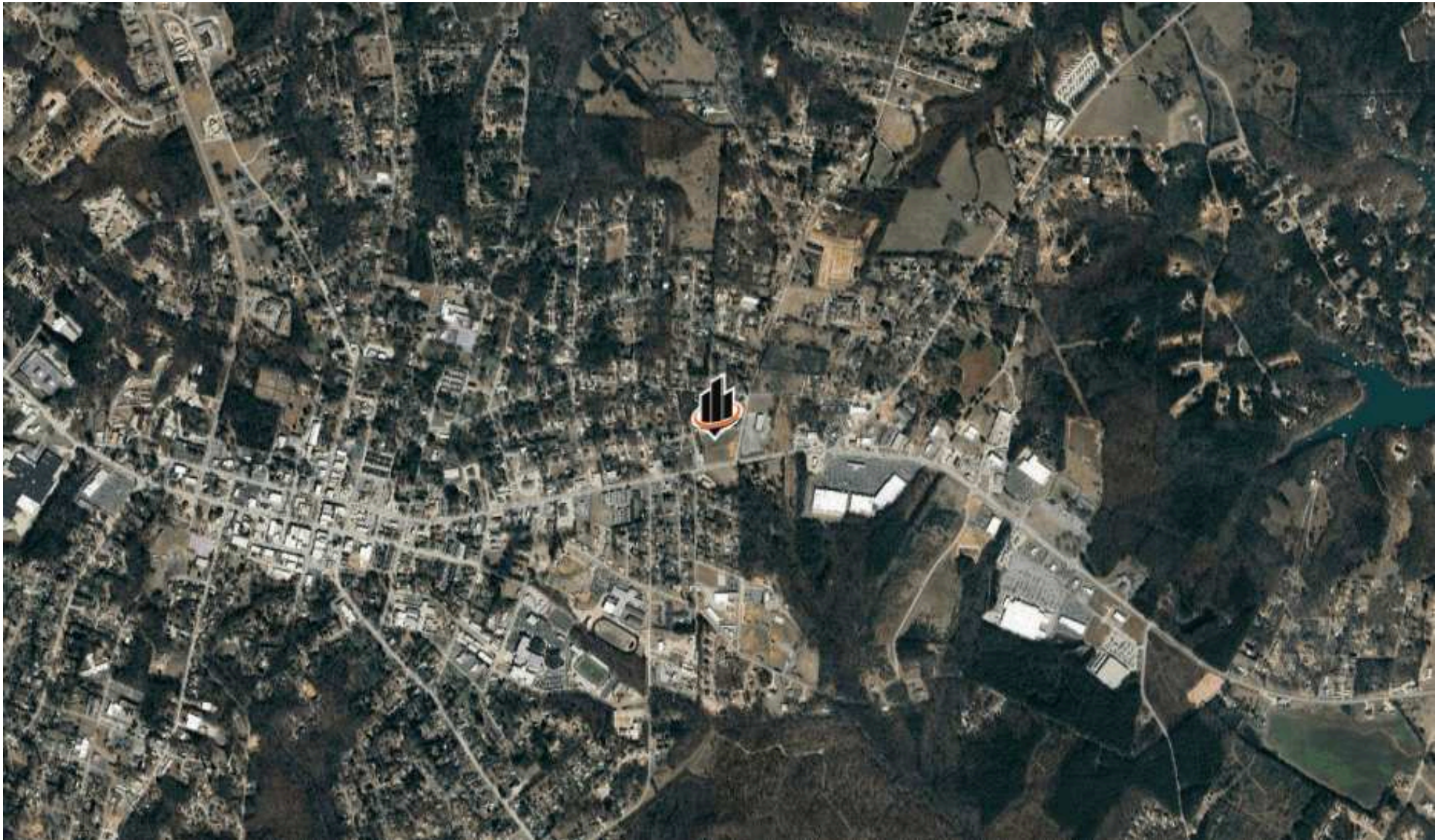
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# AERIAL MAP



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# DEMOGRAPHICS

	3 MILE	5 MILE	10 MILES
Total Population (2024)	±8,704	±13,923	±28,926
Projected Growth (2029)	+2.4%	+2.6%	+2.5%
Average HH Income	\$63,186	\$64,600	\$67,194
Daytime Employees	±3,945	±4,621	±6,300
Average Age	±44.7	±44.8	±45.1
Median Home Value	\$316,075	\$337,979	\$350,216

Source: Site Seer Retail Data





# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



**INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT**



# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



## WHAT OUR CLIENTS ARE SAYING...

*"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."*

- David Simmons, Franchisee of Voodoo Brewery

*"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"*

- Nauman Panjwani, VP of SNS Properties

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST







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