

Elbert Center

118 North Oliver Street, Elberton, GA



Available 2,500 SF
Divisible 1,000/1,500
Rate \$13 / SF
Type NNN
Term Negotiable

Located in the Elbert Center, this 2,500 SF retail space (divisible to 1,500/1,000) at 118 N Oliver St offers excellent visibility in the heart of Elberton. Built in 2004, the property features a gross leasable area of 5,500 SF and a parking ratio of 3.64 per 1,000 SF, making it ideal for convenience retail or service-based businesses. Positioned in a well-trafficked area, this space provides a strong opportunity for businesses seeking a central, accessible location in a growing community.

Features

- Anchored by Shell/Hop-in
- NEC of Hwy 72 and North Oliver
- Great visibility & traffic
- Space is divisible
- Rent = \$2,500 / month
- NNN = \$1,031 / month

Traffic Counts

- Hwy 72 9,591 VPD
- North Oliver 5,149 VPD

2025 Regis Online

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population | 4,343 | 7,711 | 10,710 |
| Households | 1,752 | 3,115 | 4,374 |
| Avg Household Income | \$65,069 | \$68,532 | \$69,585 |

2025 Regis Online



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to

Leasing Information

770-338-2620
leasing@majorsmgmt.com



MajorsManagement.com

Majors Management, LLC

1255 Lakes Pkwy, #180
Lawrenceville, GA 30043



Interior



Interior



Exterior



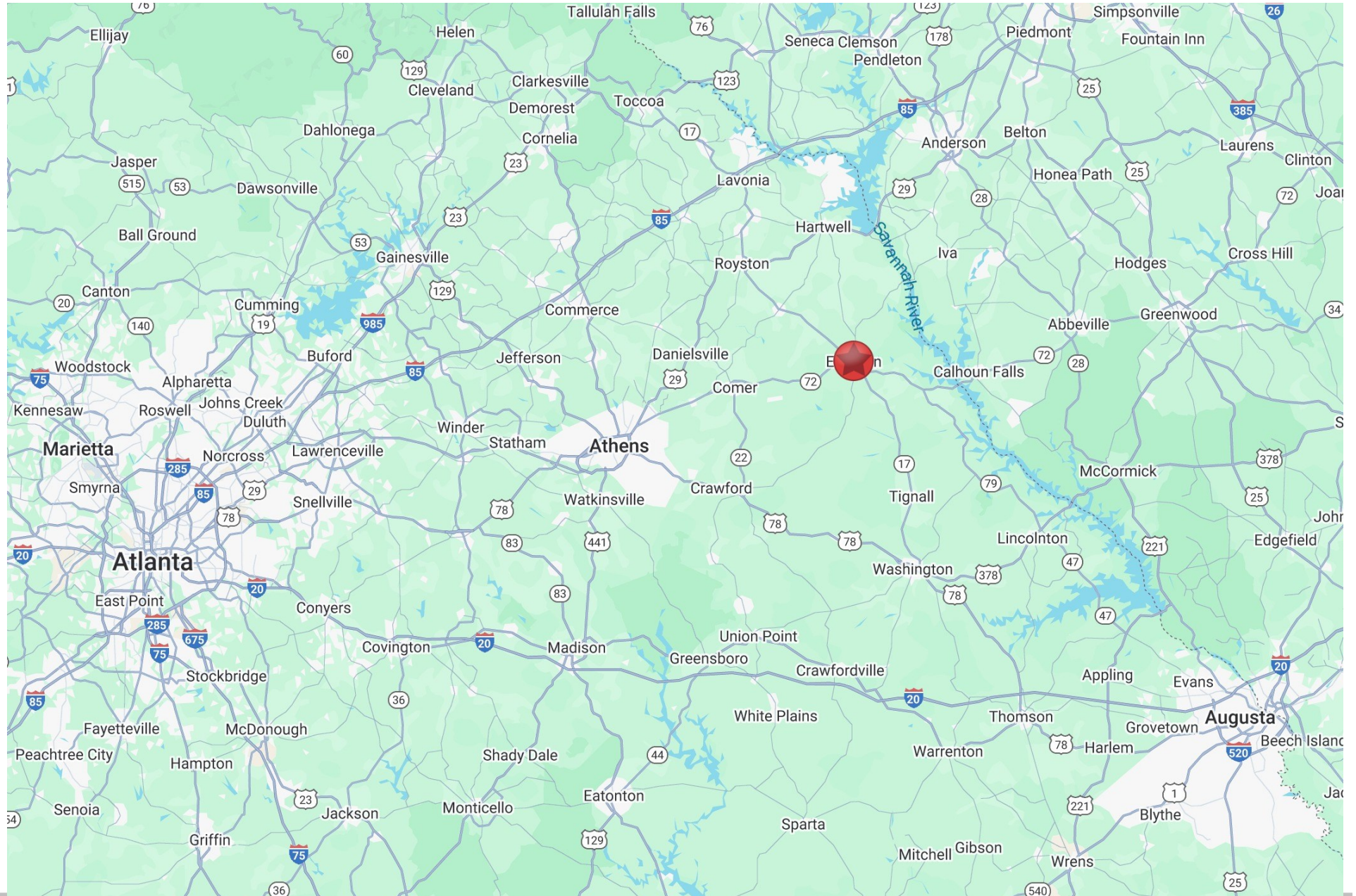
Exterior

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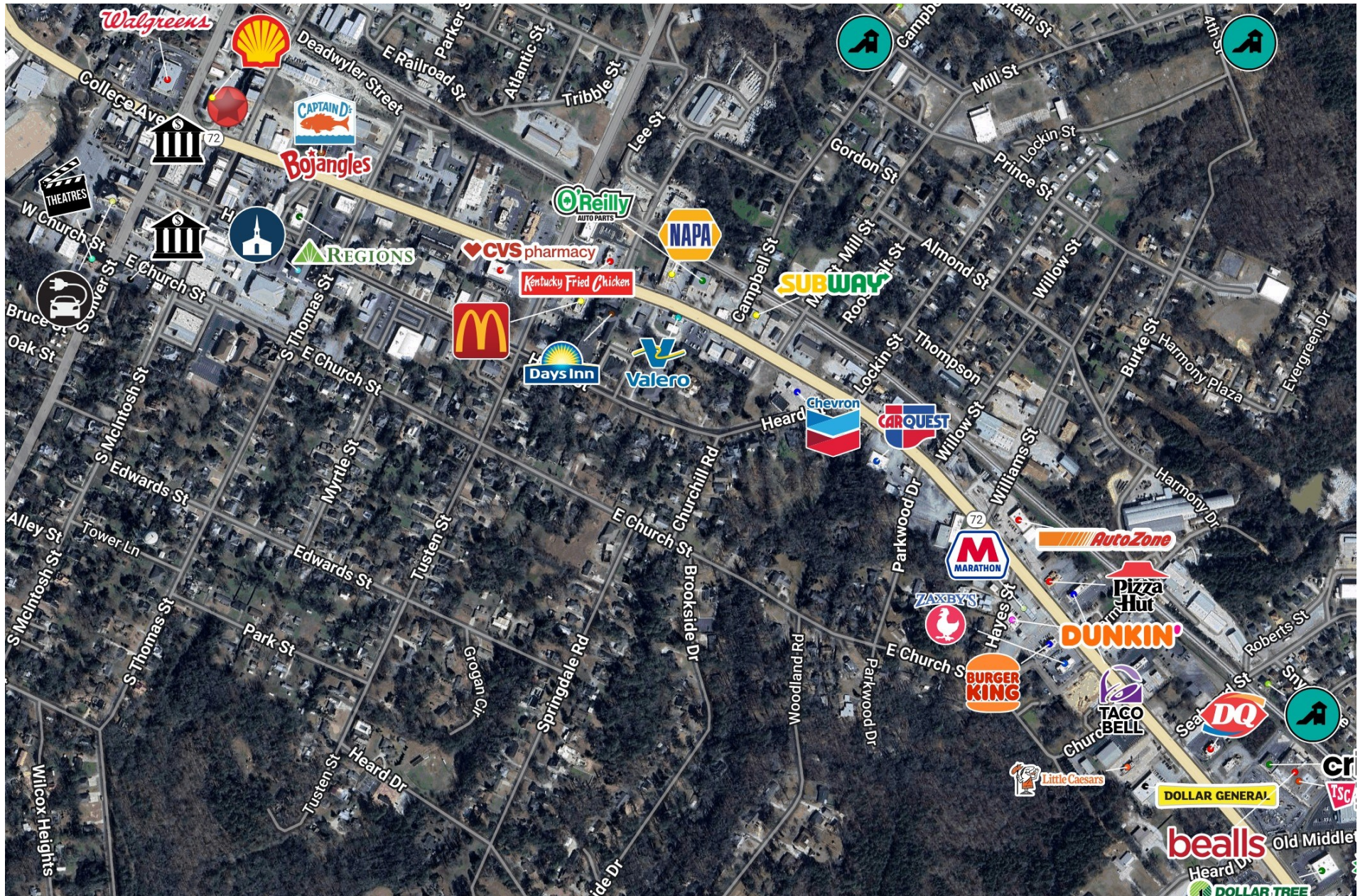
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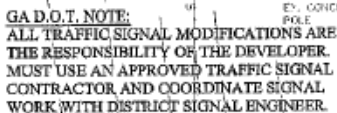
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NOTE:
CITY TO CONDUCT ALL U.
WORK WITHIN THE RIGHT
CONTRACTOR TO PROVIDE
UTILITY WORK UP TO RIG
WAY LINE. LOCATION OF
UTILITIES TAKEN FROM S
SOURCES. NOT FIELD SI
FIELD VERIFY PRIOR TO
CONSTRUCTION.

 N/F BRAIThe logo for Majors Management features a large, stylized letter 'M' in a serif font, centered within a circular wreath of olive branches. To the right of the wreath, the words 'MAJORS' and 'MANAGEMENT' are stacked vertically in a bold, sans-serif font, separated by a thin horizontal line.

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| 118 N Oliver St Elberton, GA 30635 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 4,343 | 7,711 | 10,710 |
| 2030 Projected Population | 4,361 | 7,775 | 10,822 |
| 2020 Census Population | 4,117 | 7,883 | 10,912 |
| 2010 Census Population | 4,145 | 8,016 | 11,137 |
| Projected Annual Growth 2025 to 2030 | - | 0.2% | 0.2% |
| Historical Annual Growth 2010 to 2025 | 0.3% | -0.3% | -0.3% |
| 2025 Median Age | 37.1 | 38.4 | 39.5 |
| Households | | | |
| 2025 Estimated Households | 1,752 | 3,115 | 4,374 |
| 2030 Projected Households | 1,741 | 3,106 | 4,373 |
| 2020 Census Households | 1,678 | 3,225 | 4,459 |
| 2010 Census Households | 1,734 | 3,291 | 4,518 |
| Projected Annual Growth 2025 to 2030 | -0.1% | - | - |
| Historical Annual Growth 2010 to 2025 | - | -0.4% | -0.2% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 53.8% | 55.0% | 57.3% |
| 2025 Estimated Black or African American | 37.6% | 37.2% | 35.2% |
| 2025 Estimated Asian or Pacific Islander | 1.6% | 1.5% | 1.4% |
| 2025 Estimated American Indian or Native Alaskan | 0.5% | 0.3% | 0.3% |
| 2025 Estimated Other Races | 6.5% | 6.0% | 5.9% |
| 2025 Estimated Hispanic | 7.1% | 6.2% | 6.2% |
| Income | | | |
| 2025 Estimated Average Household Income | \$65,069 | \$68,532 | \$69,585 |
| 2025 Estimated Median Household Income | \$55,248 | \$56,303 | \$55,252 |
| 2025 Estimated Per Capita Income | \$26,350 | \$27,794 | \$28,501 |

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