

# 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
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Population	4,343	7,711	10,710
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Households	1,752	3,115	4,374
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Avg Household Income	\$65,069	\$68,532	\$69,585
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2025 Regis Online

## Leasing Information

770-338-2620

[leasing@majorsmgmt.com](mailto:leasing@majorsmgmt.com)



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



## Majors Management, LLC

1255 Lakes Pkwy, #180  
Lawrenceville, GA 30043



Interior



Exterior

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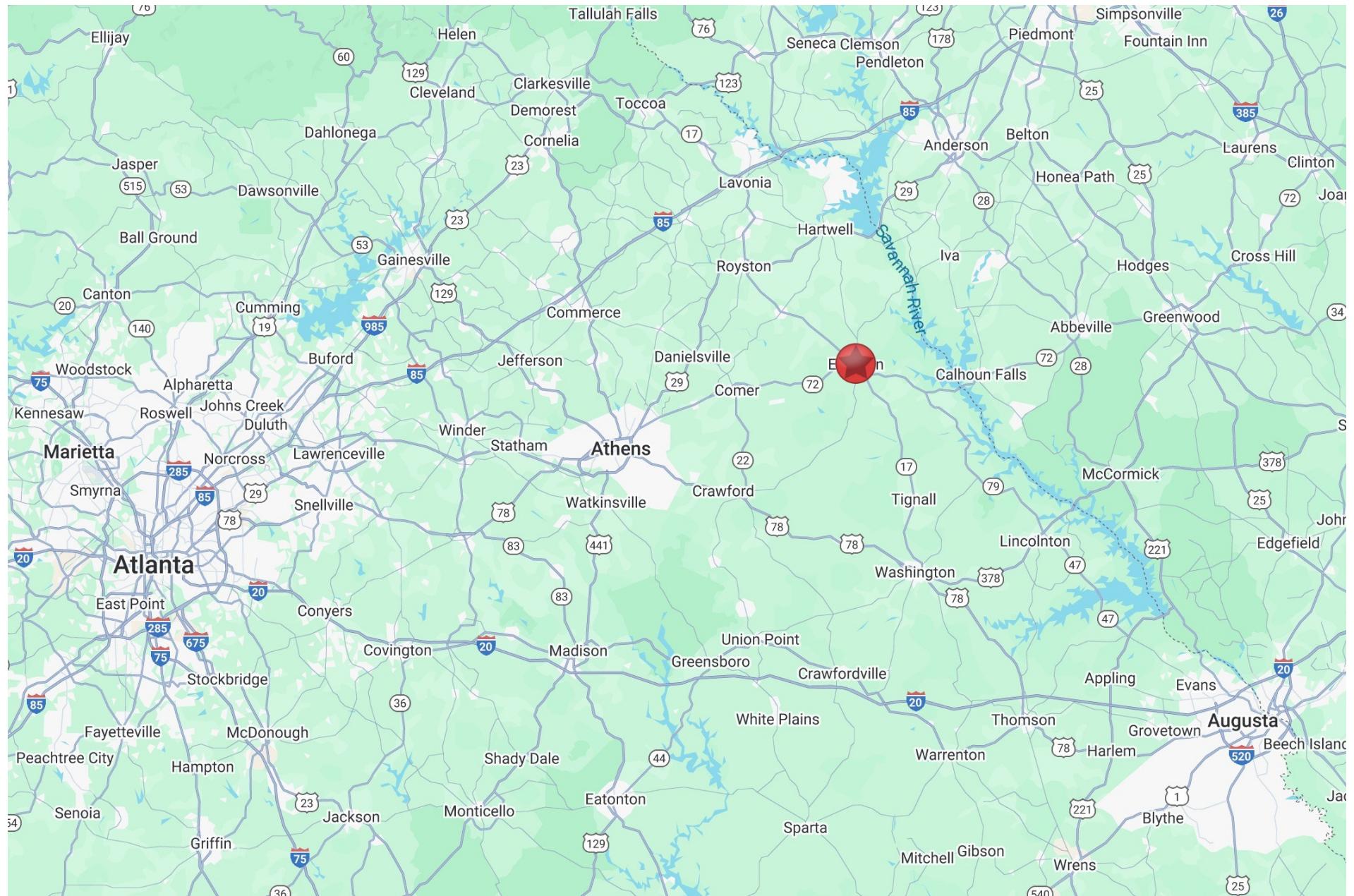


Interior



Exterior

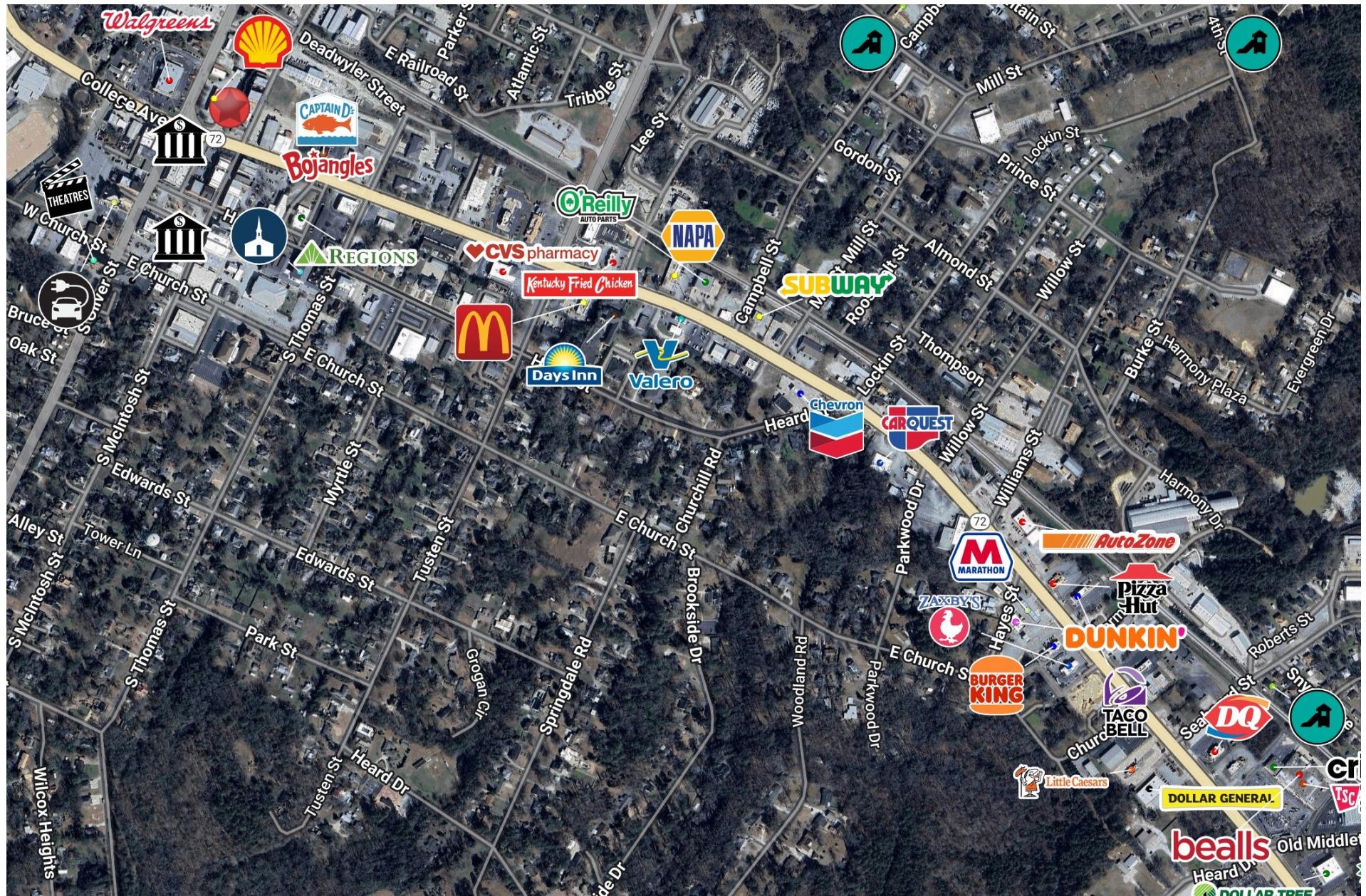
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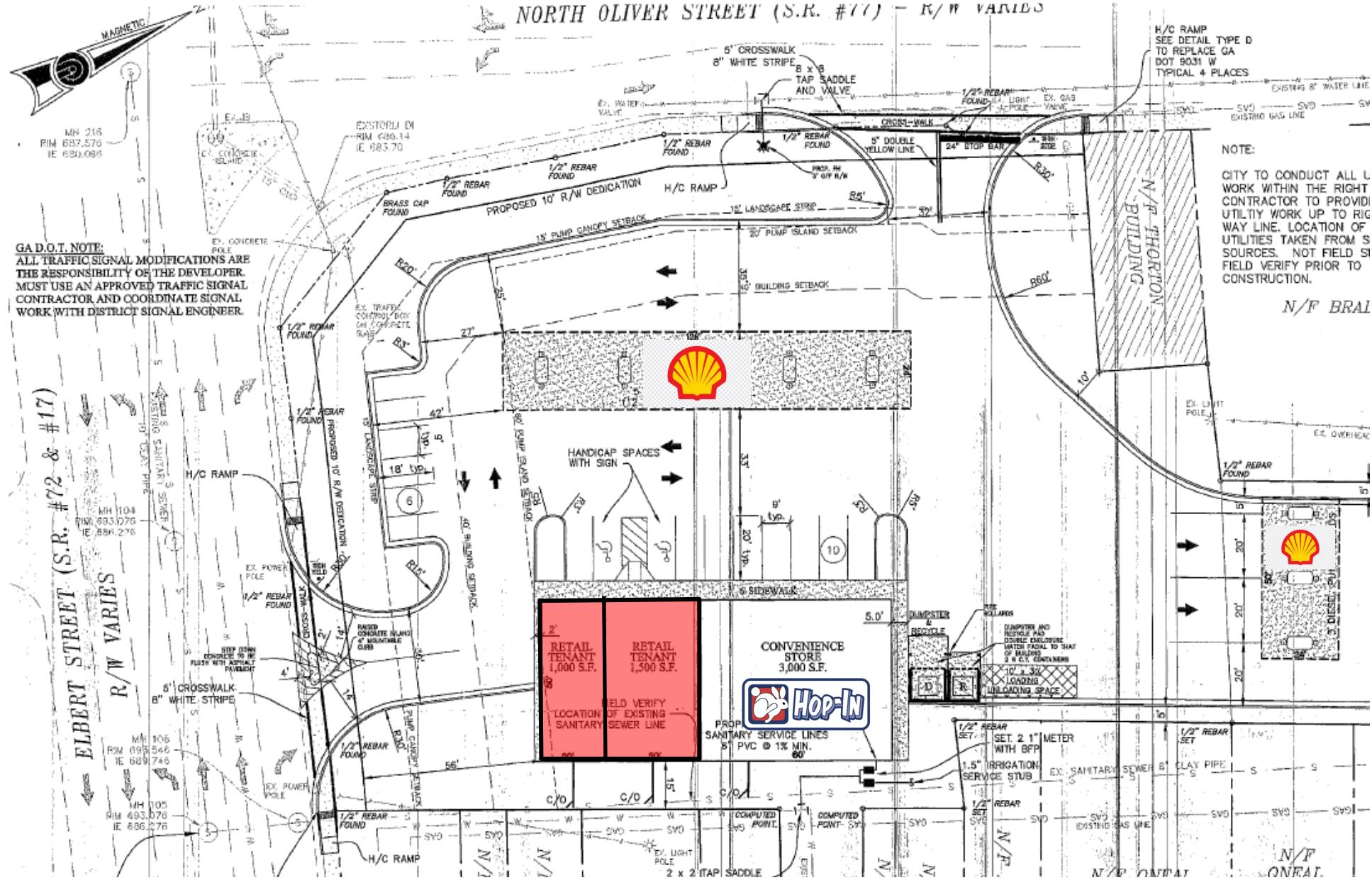
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# MAJORS

## MANAGEMENT

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118 N Oliver St Elberton, GA 30635	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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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