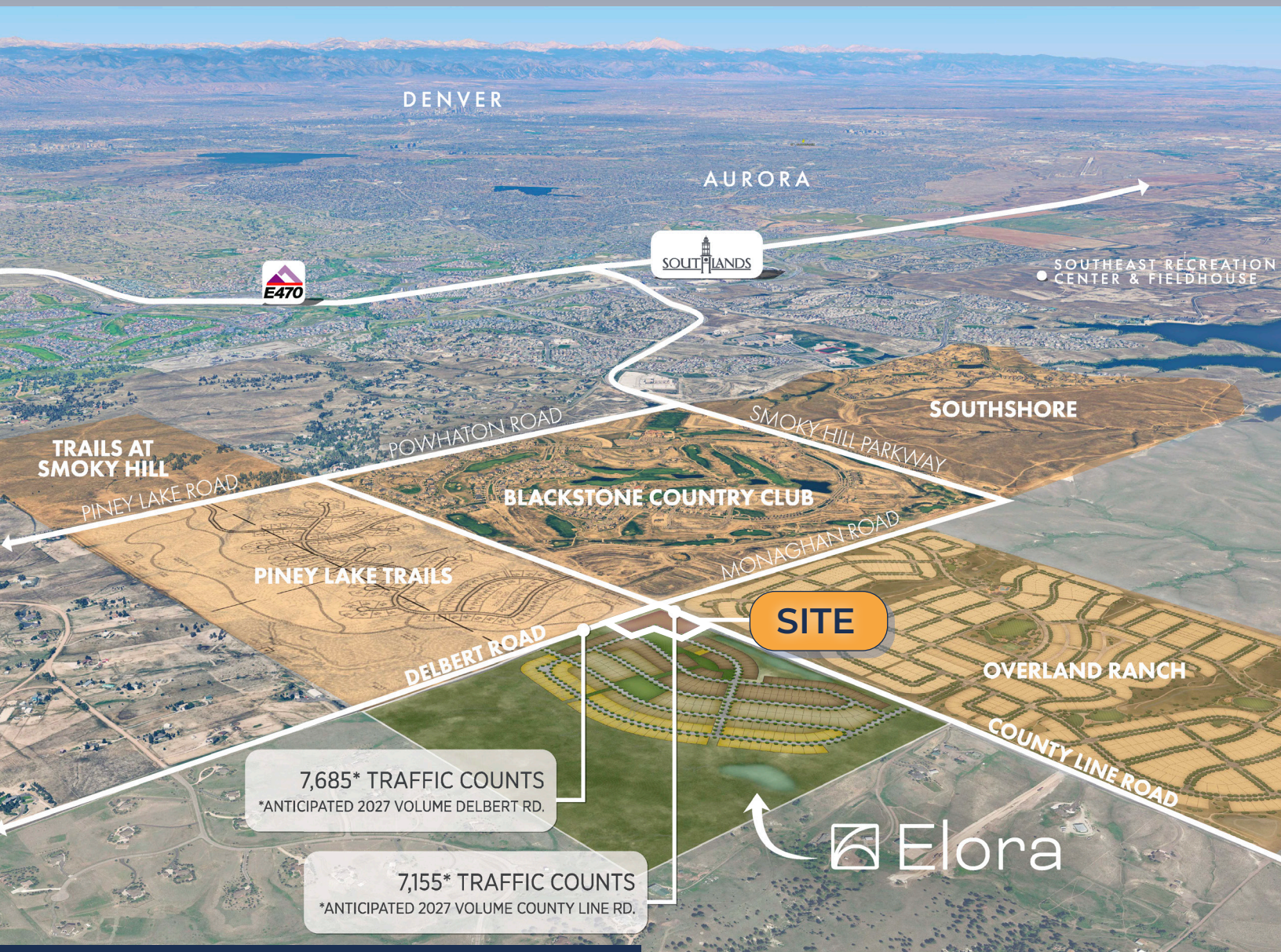


RETAIL AT

Elora

SEC COUNTY LINE & DELBERT ROAD
ELBERT COUNTY



RETAIL PADS AVAILABLE

Area Overview

The Elora commercial development presents a rare opportunity to secure retail space at Elbert County's most strategically positioned intersection, County Line Road & Delbert Road. This 5-acre retail site sits at the heart of unprecedented residential growth, offering exclusive commercial positioning in a rapidly expanding market of 5,000 single family homes with no retail services. Elora is positioned in a growing white-collar suburban community that requires daily retail services.

Size Approximately 5 acres

Access Full turn on both County Line Road & Delbert Road. Right in and right out on Delbert Rd.

Demographics

3 Miles

5 Miles

Total Population

30,541

73,383

Median HH Income

\$183,847

\$158,049

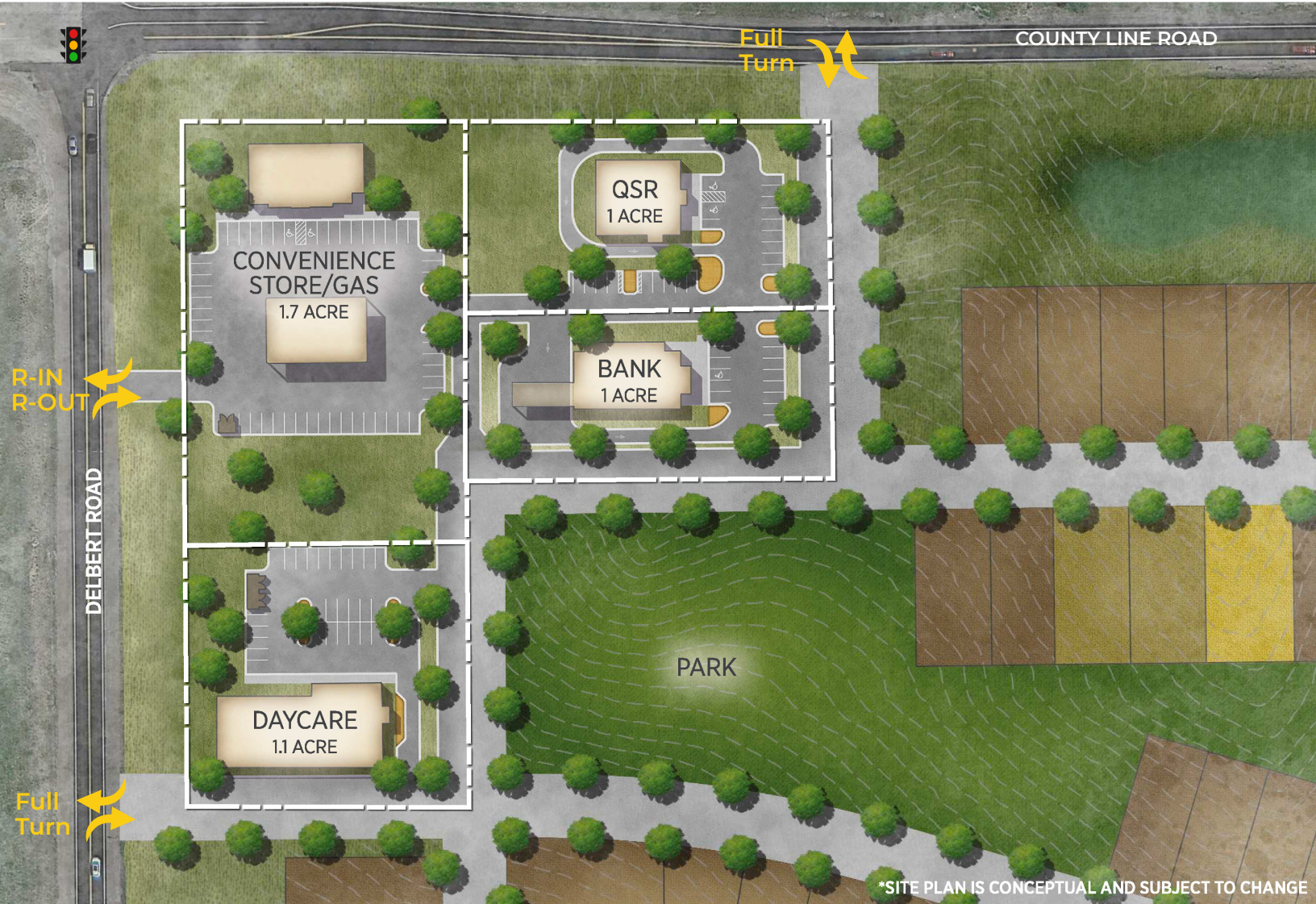
Daytime Population

18,305

48,812



Property Highlights



*SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



Approximately 5 Acre Pads Available



Funnel Location
Site is funnel location for trade area



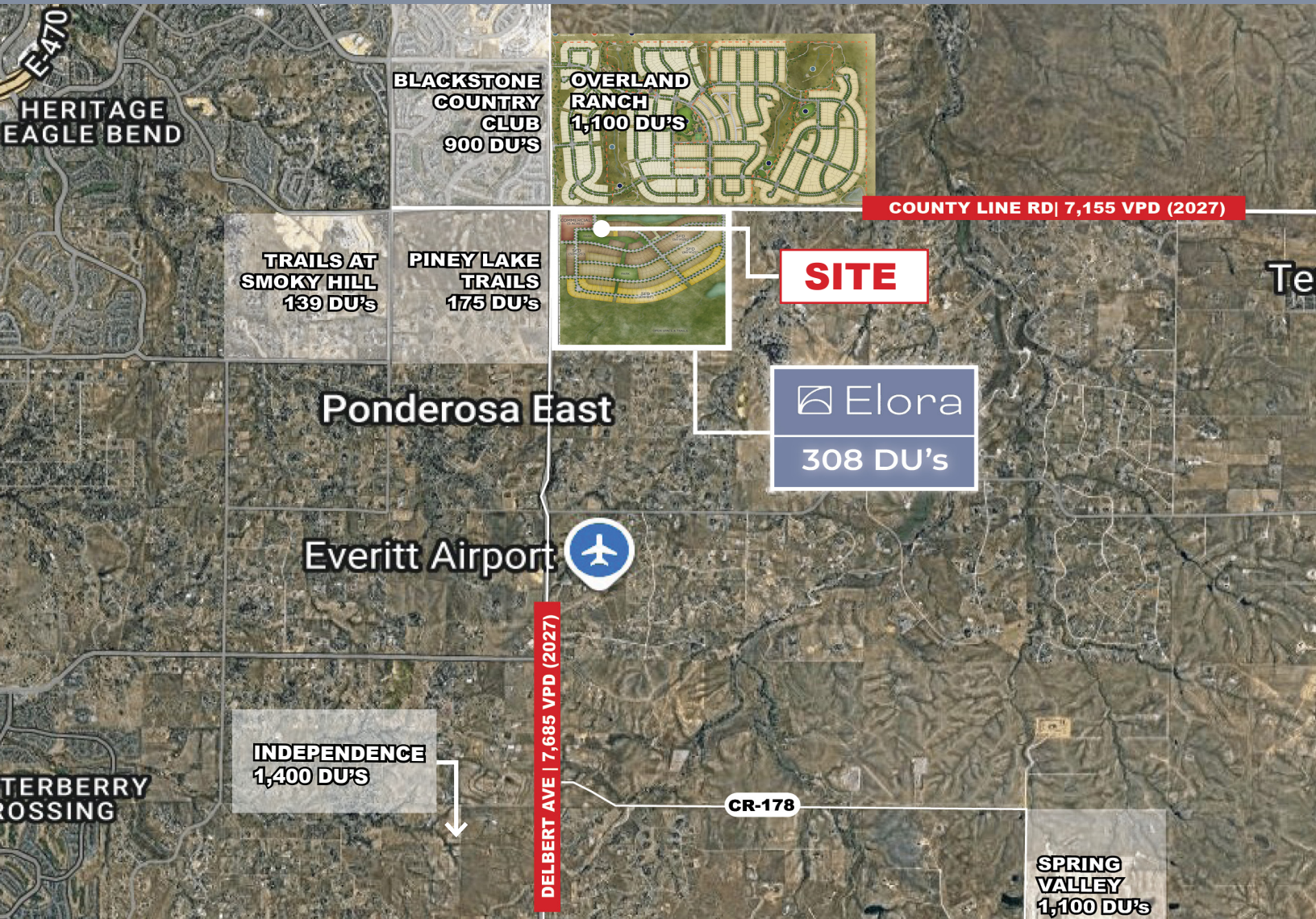
High Median Household Income
Trade area has high household income with \$183,000



Great Access & Visibility
Exceptional street frontage and direct access to arterial roads

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