



2038 HIGHWAY 76

HIAWASSEE,
GA 30546

Land For Sale - 1.52 +/- Acres

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

BILL JOHNSTON, SIOR

Senior Vice President

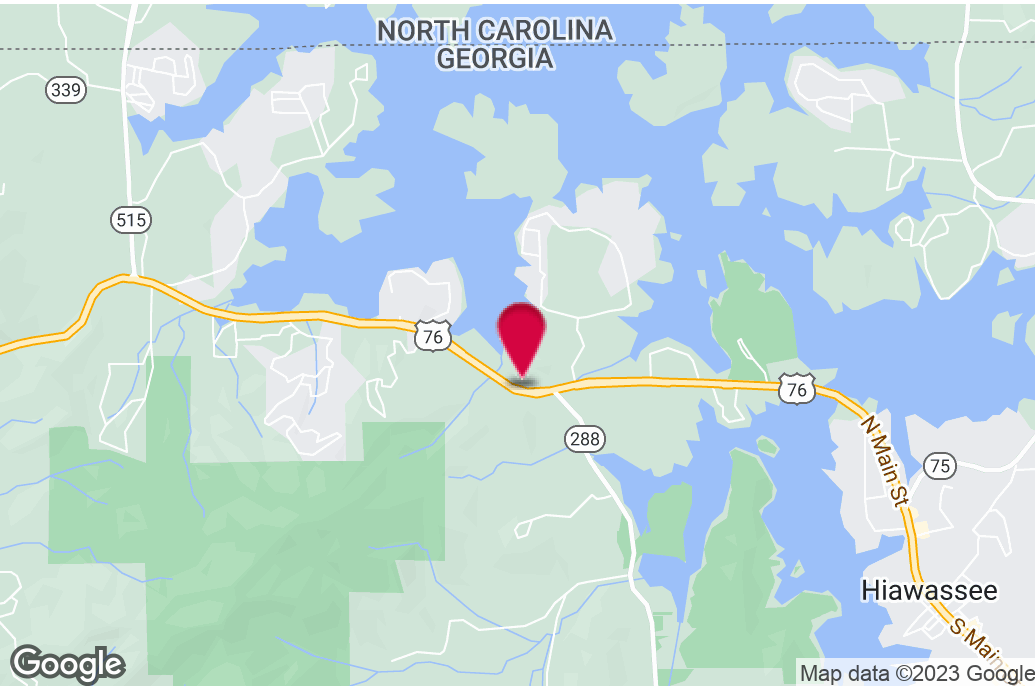
404.863.0254

bjohnston@kingindustrial.com

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Close Proximity to all that Hiawassee and Young Harris has to offer.
- Great Visibility with Slight Elevation from Highway
- Abandoned House available for Possible Office and/or Retail

OFFERING SUMMARY

Lot Size:

1.52 Acres

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ADDITIONAL PHOTOS



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RETAILER MAP



Google

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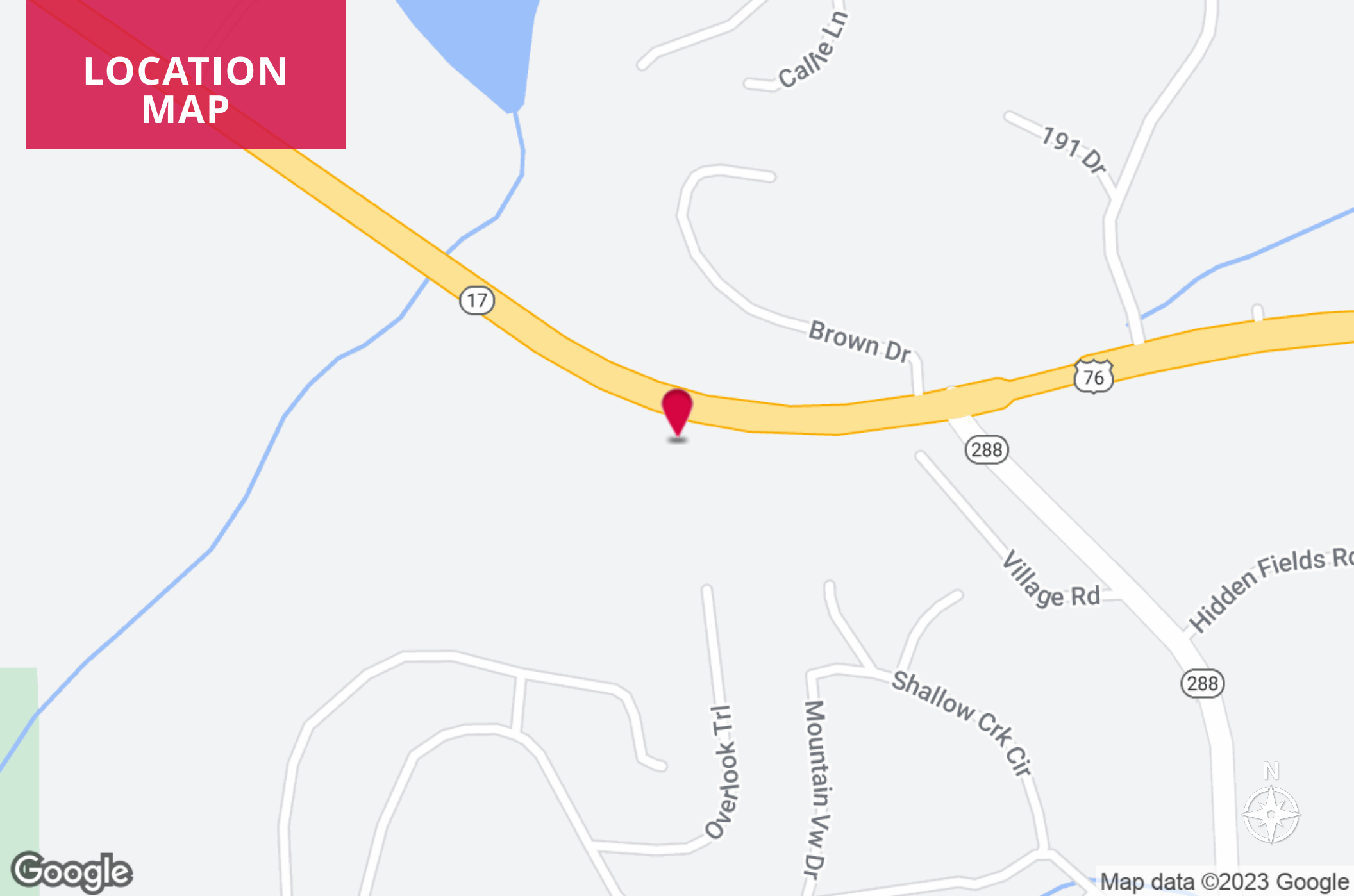
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LOCATION MAP



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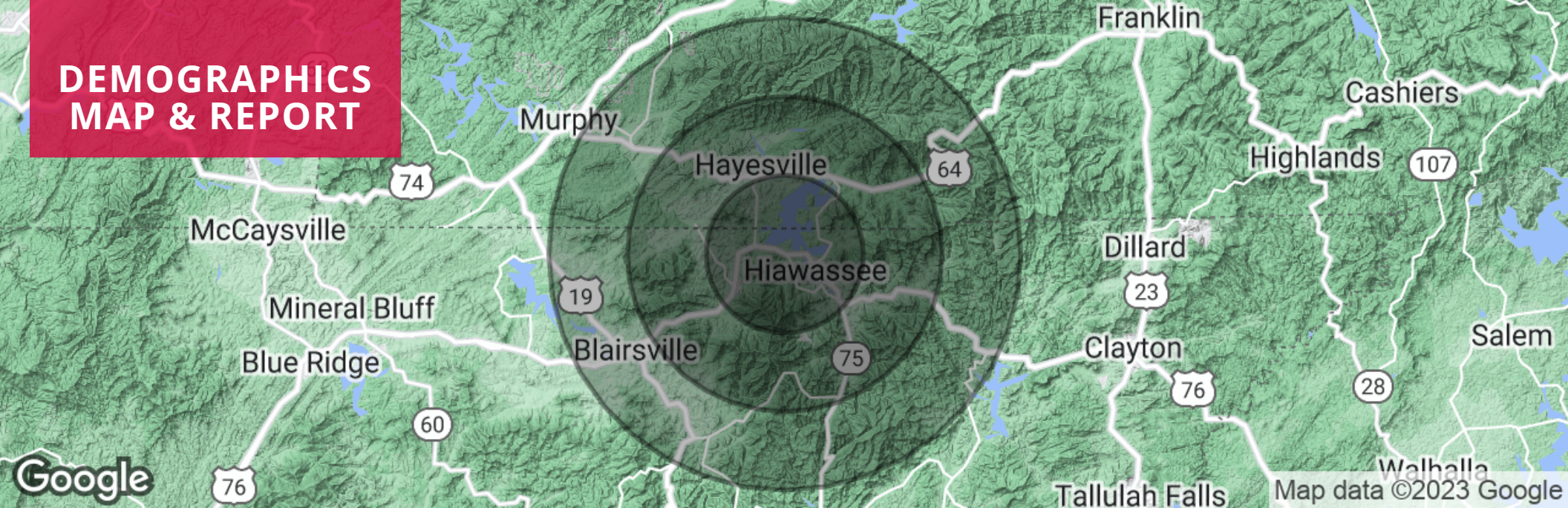
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	8,109	16,381	28,659
Average Age	48.7	49.1	49.7
Average Age (Male)	48.5	49.9	48.9
Average Age (Female)	49.1	49.2	50.5

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	4,680	11,594	20,965
# of Persons per HH	1.7	1.4	1.4
Average HH Income	\$42,338	\$40,338	\$42,603
Average House Value	\$186,322	\$215,767	\$233,080

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