

# 7.23 Acres Ellijay, GA

0 Highland Ridge Road | Ellijay, Georgia 30536 | GILMER COUNTY

AVAILABLE

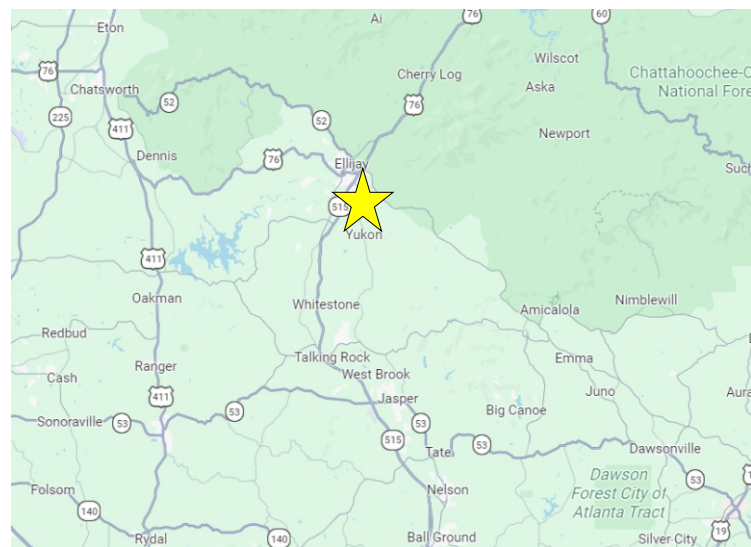


## PROPERTY INFORMATION

FOR SALE : 7.23+/- acres located on Highland Ridge Road Ellijay, GA, one of North Georgia's fastest-growing mountain communities.

The property sits directly behind a high-performing retail hub anchored by Walmart, Lowe's, and a strong lineup of national brands including restaurants, service providers, and hospitality. Nearby demand generators such as Northside Hospital, Talona Ridge RV Resort, and Manor Lake Nursing Home, drive a consistent flow of traffic to the area.

With convenient access to major thoroughfares, the parcel is well-suited for multifamily, senior living, hospitality, medical, or neighborhood commercial development.



**TRAFFIC COUNTS**  
5,700 VPD – Highland Pkwy  
19,300 VPD – Highway 515

sourced from GDOT

Total Population:  
Total Households:  
Avg HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	983	8,426	17,663
Total Households:	365	3,229	6,925
Avg HH Income:	\$93,662	\$89,589	\$86,628

Information contained here in has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but can not guarantee it.

