

FOR SALE

\$295,000

17,500 AADT (2024)

E FRANKLIN STREET

Disclaimer: Boundary lines shown are approximate. Please refer to the survey on Page 3 for exact dimensions.

Prime commercial site in Hartwell's most active retail corridor.

776 E Franklin Street (US Hwy 29) Hartwell, GA 30643

Property Description

This ±0.70-acre commercial site offers a prime development opportunity along US Hwy 29, one of Hartwell's most heavily traveled corridors. Positioned between a newly opened Church's Chicken and an established NAPA Auto Parts, the property benefits from exceptional visibility, strong surrounding retail, and full utility access.

The site is level, buildable, and well suited for retail, QSR, service-based businesses, or medical and professional office use. Located just west of Walmart, Ingles, and Aldi, this corridor continues to serve as Hartwell's primary retail and service hub.

Property Summary

Property Details	
Price	\$295,000
Lot Size	±0.70 acres (approx. 32,670 SF)
Zoning	Commercial
Topography	Level and buildable
Utilities	<ul style="list-style-type: none">• City water• Sewer• Natural gas• Electricity• High-speed internet

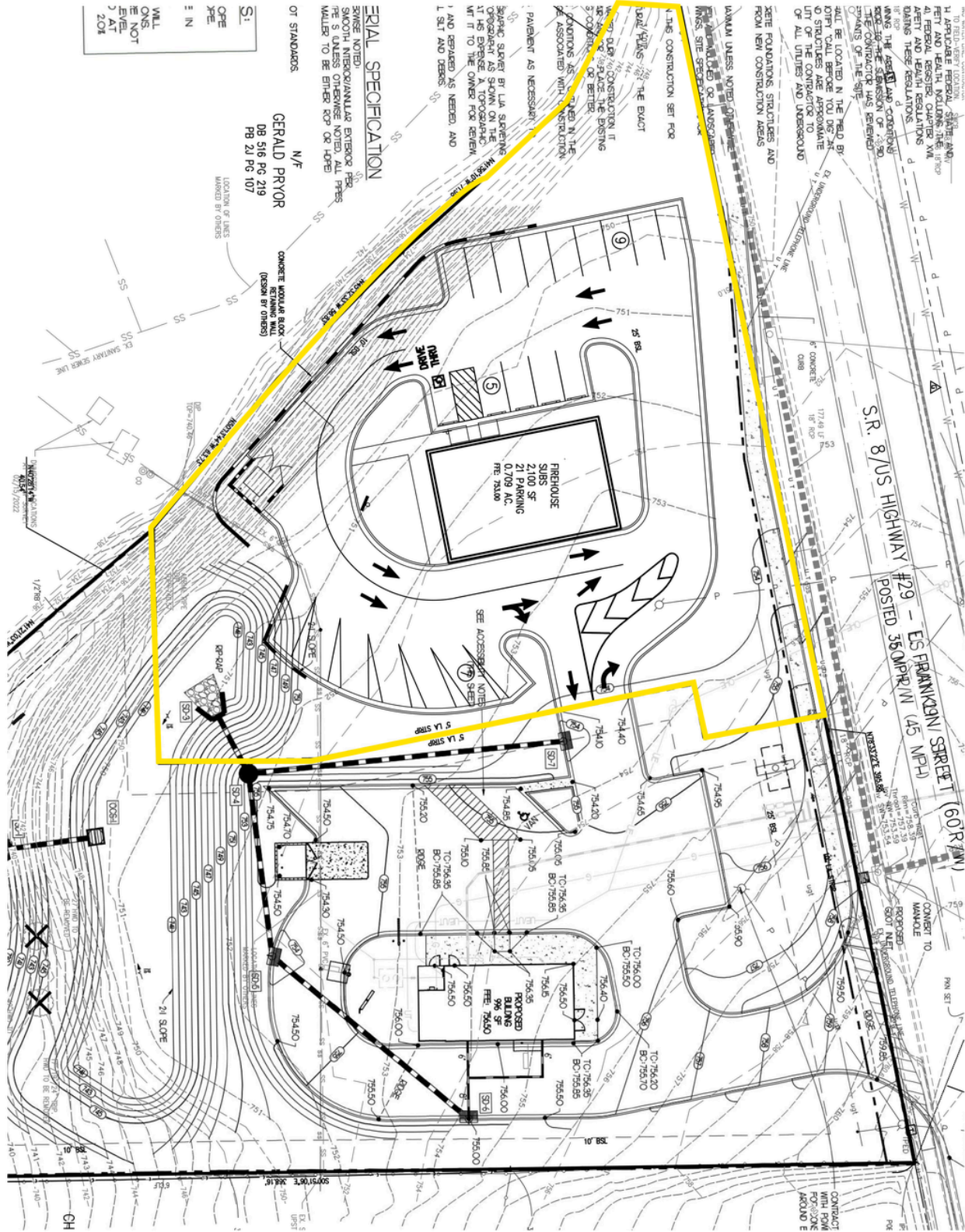
Property Highlights

- ±0.70 acres (approx. 32,670 SF)
- Direct frontage on US Hwy 29
- Level and buildable site
- Full utilities available
- High daily traffic counts
- Surrounded by national and regional retailers

Surrounding Businesses & Anchors



Site Plan



SERIAL SPECIFICATION
 SWIRE NOTED
 SMOOTH INTERIOR/WALLS EXTERIOR PER
 PER S UNLESS OTHERWISE NOTED. ALL
 WALLS TO BE EITHER GYP OR FORM
 OF STANDARDS
 N/F
 GERALD PRYOR
 DB 516 PG 219
 PB 21 PG 107

CONCRETE RETAINING WALL
 (AS PER OTHERS)
 SEE ACCESSION NOTES
 5' LI. SIRE

CONTRACT TO MANAGE
 PROPOSED
 SPOT NET
 CONTRACTOR TO MANAGE
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