

Single Tenant Property For Lease

212 Highland Parkway, East Ellijay, GA 30540



LEASE INFORMATION

Location	212 Highland Parkway East Ellijay, GA 30540
County	Gilmer
APN	2067 106BB
Square Feet	2,980
Monthly Rent PSF	\$4.03
Lease Type	Triple Net

Notes \$12,000 per month

HIGHLIGHTS

- Built in 2019 with a sleek, contemporary design
- Fantastic location within walking distance of Walmart Supercenter, movie theater, hotels, and numerous restaurants & retail shops
- 2,980 square foot building with a drive-thru
- Close proximity to SR-515, the main thoroughfare in the area with a traffic count of 19,800 vehicles per day
- Located on a 1.315 acre corner lot with abundant parking (39 spaces & 2 handicap spaces)

DEMOGRAPHICS

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
877	8,780	18,300

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,373	\$92,667	\$89,957

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
274	3,410	7,315

GILMER COUNTY POPULATION (2025): 33,774



PROPERTY FEATURES

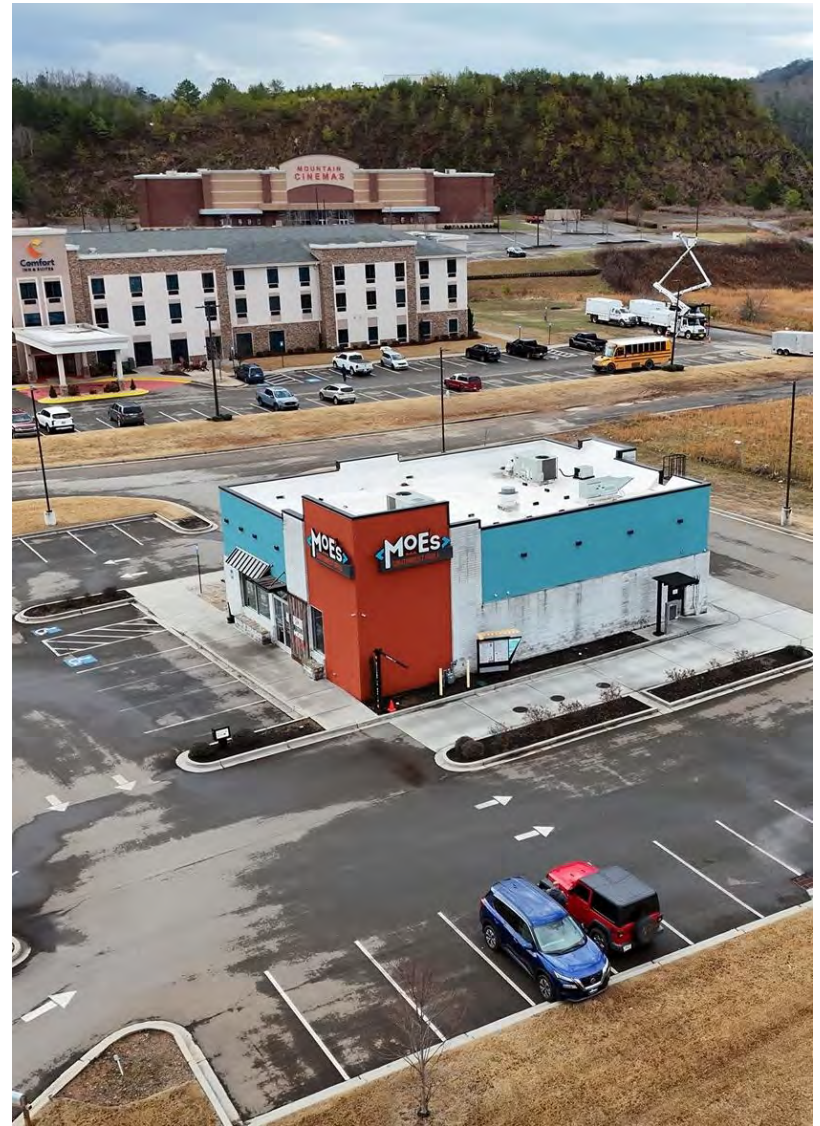
BUILDING SF	2,980
LAND ACRES	1.315
YEAR BUILT	2019
NUMBER OF PARKING SPACES	39 w/ 2 Handicap Spaces
NUMBER OF INGRESSES	2

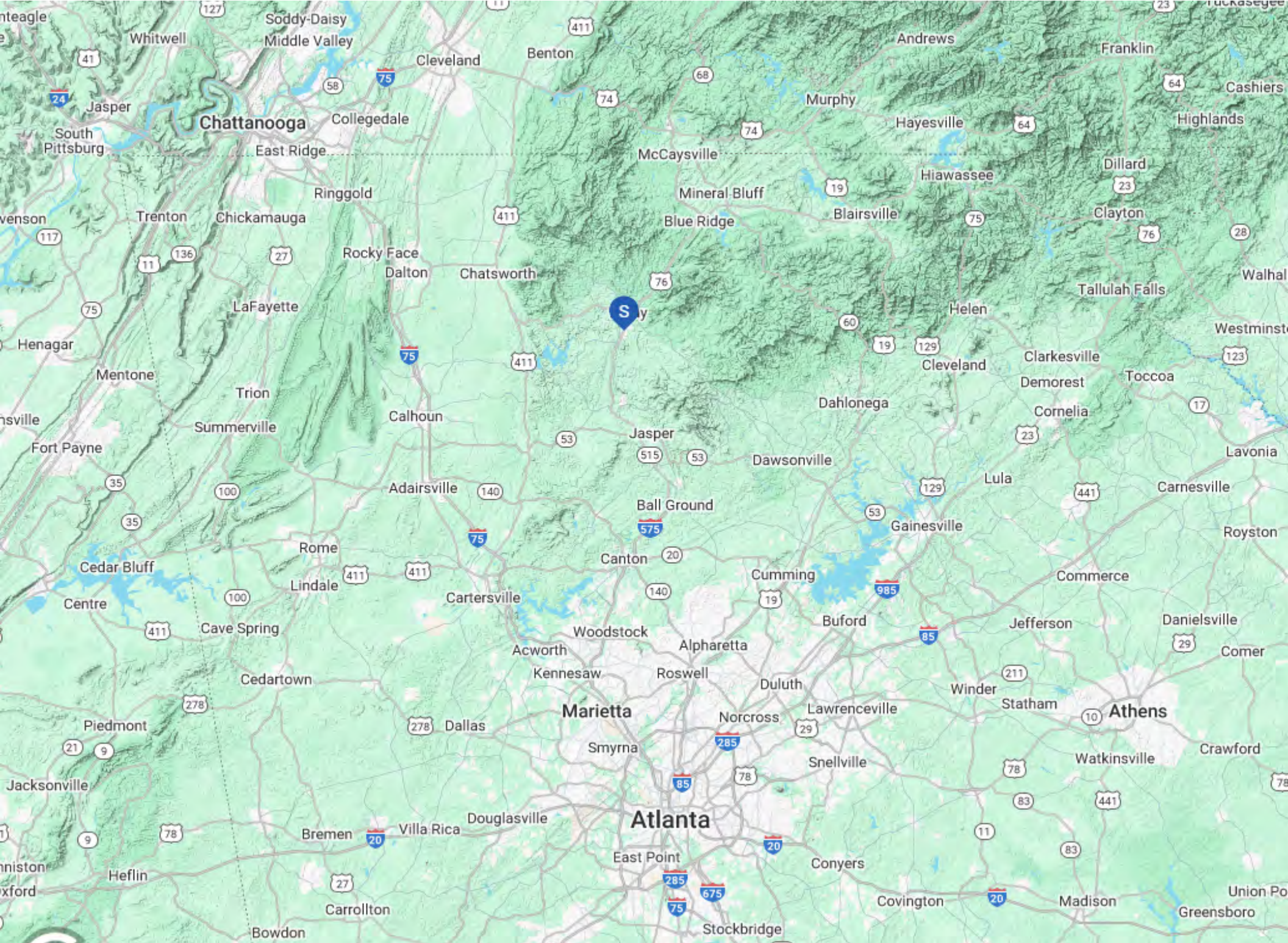
NEIGHBORING PROPERTIES

NORTH	Walmart Supercenter; Bealls; Dollar Tree; Aldi; Lowe's Home Improvement
SOUTH	Springhill Suites (coming mid 2025, 95 rooms)
EAST	Comfort Inn & Suites (58 rooms); Mountain Cinemas
WEST	Buffalo Luke's; Starbucks; Longhorn Steakhouse; Chipotle Mexican Grill; Chick-Fil-A

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Stucco/Brick
PARKING SURFACE	Asphalt
ROOF	Flat



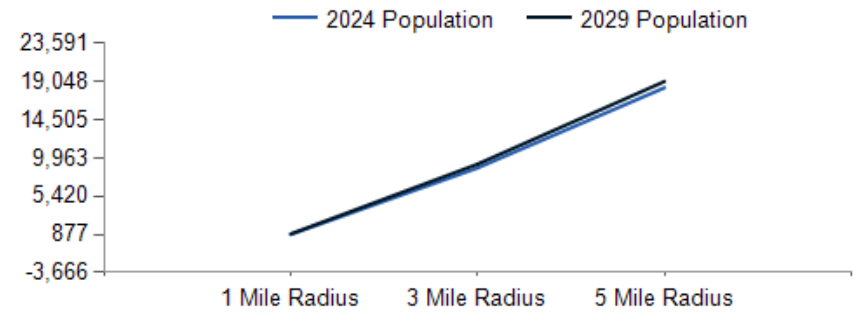




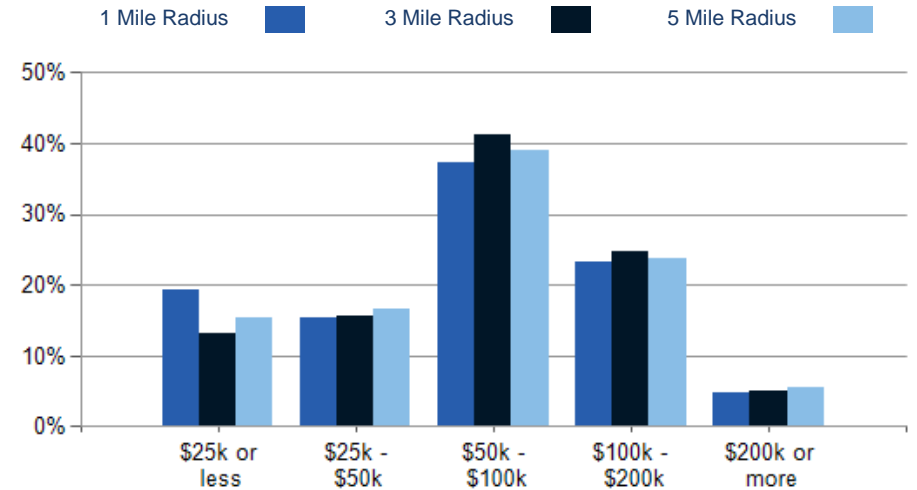
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	563	5,758	12,734
2010 Population	598	6,679	14,844
2024 Population	877	8,780	18,300
2029 Population	928	9,228	19,048
2024-2029: Population: Growth Rate	5.70%	5.00%	4.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	20	165	483
\$15,000-\$24,999	33	284	639
\$25,000-\$34,999	30	321	700
\$35,000-\$49,999	12	213	505
\$50,000-\$74,999	44	595	1,404
\$75,000-\$99,999	58	813	1,449
\$100,000-\$149,999	35	491	1,100
\$150,000-\$199,999	29	352	636
\$200,000 or greater	13	175	398
Median HH Income	\$73,431	\$77,678	\$73,143
Average HH Income	\$87,373	\$92,667	\$89,957

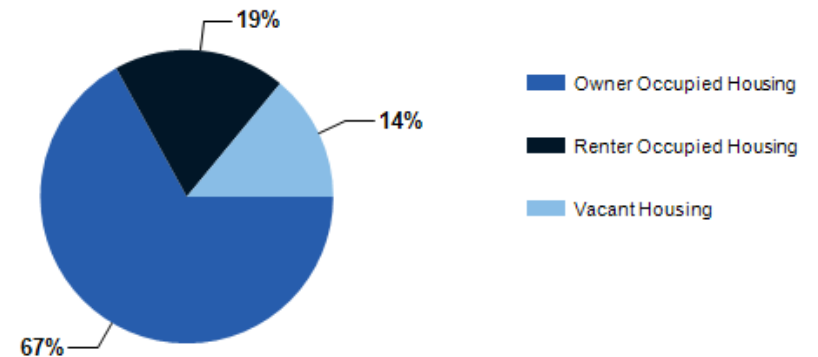
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	187	2,701	6,032
2010 Total Households	179	2,503	5,794
2024 Total Households	274	3,410	7,315
2029 Total Households	297	3,665	7,793
2024 Average Household Size	3.10	2.52	2.47
2024-2029: Households: Growth Rate	8.15%	7.25%	6.35%



2024 Household Income



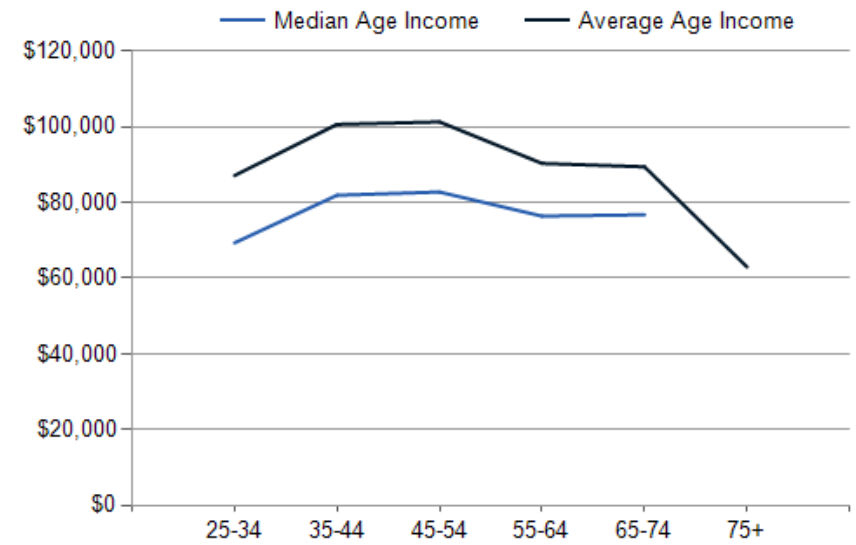
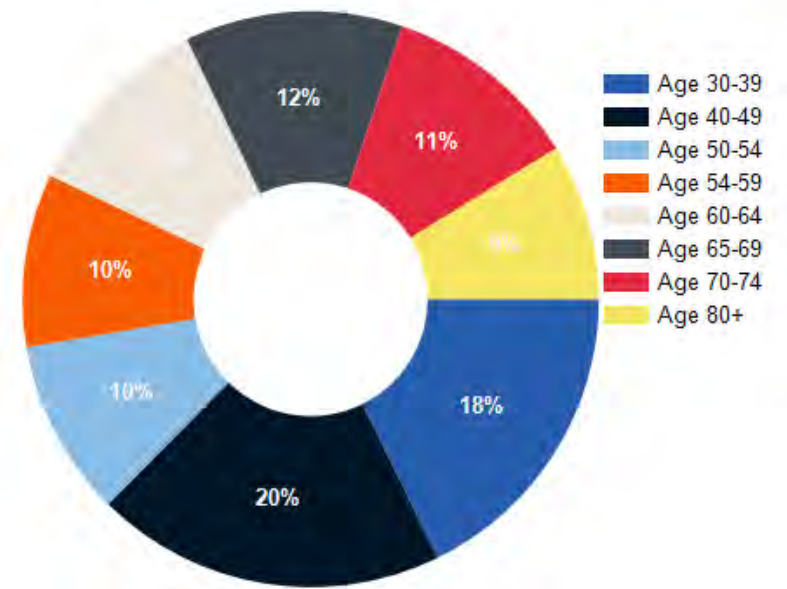
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	49	477	979
2024 Population Age 35-39	44	442	910
2024 Population Age 40-44	54	528	1,071
2024 Population Age 45-49	49	486	992
2024 Population Age 50-54	52	538	1,121
2024 Population Age 55-59	51	550	1,168
2024 Population Age 60-64	57	621	1,324
2024 Population Age 65-69	64	673	1,423
2024 Population Age 70-74	58	621	1,340
2024 Population Age 75-79	46	472	1,038
2024 Population Age 80-84	30	271	553
2024 Population Age 85+	31	223	413
2024 Population Age 18+	697	7,019	14,605
2024 Median Age	45	46	46
2029 Median Age	46	46	47

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,342	\$75,275	\$67,731
Average Household Income 25-34	\$87,131	\$89,995	\$85,333
Median Household Income 35-44	\$81,925	\$86,725	\$84,464
Average Household Income 35-44	\$100,649	\$106,415	\$105,950
Median Household Income 45-54	\$82,764	\$83,997	\$80,483
Average Household Income 45-54	\$101,310	\$105,070	\$102,992
Median Household Income 55-64	\$76,398	\$80,026	\$77,812
Average Household Income 55-64	\$90,326	\$96,618	\$95,030
Median Household Income 65-74	\$76,759	\$79,123	\$75,519
Average Household Income 65-74	\$89,432	\$94,630	\$90,524
Average Household Income 75+	\$62,980	\$69,358	\$67,747











Single Tenant Property For Lease



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