

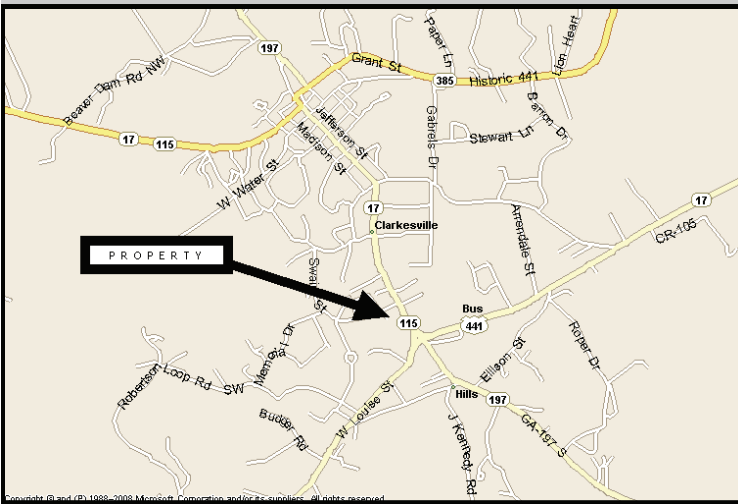


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This former Hardee's Restaurant is in very good condition. Built in 1992, the building contains approximately 3,445 square feet and sits on 2+ acres on the main north/south thoroughfare through Clarksville.



Photograph not of actual property.

AVAILABLE—SALE AND/OR LEASE

Former Hardee's Restaurant

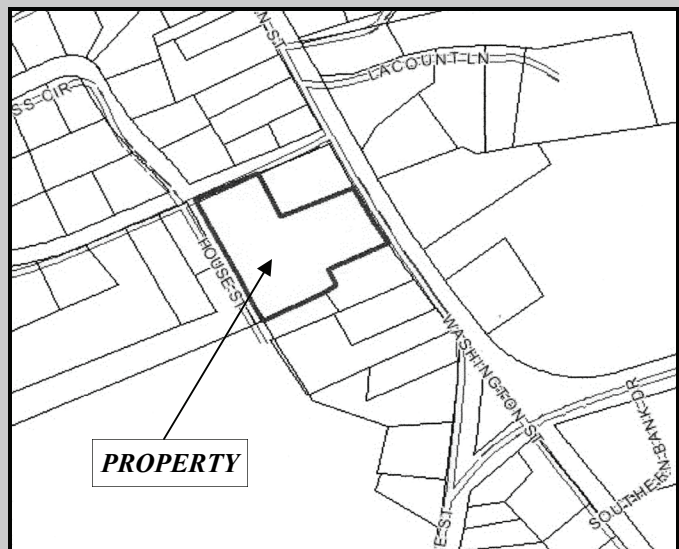
487 Washington Street

Clarksville, Habersham County, Georgia

Zoned Commercial

2010 GA DOT Traffic Counts:
GA Hwy. 17 north of site: 12,300
GA Hwy 441 west of Hwy. 17: 10,960;
east of Hwy. 17: 5,590

Demographics (5-mile):
(2016 Projections)
Population: 19,039
Households: 7,316
Avg. HH Income: \$52,764 (2011 Est.)



**For additional information, contact: JERRY PRESCOTT
770-395-9111 (office) or 770-595-9289 (cell)**

Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 487 WASHINGTON ST, CLARKESVILLE, GA 30523-6014, aggregate

Radius 2: 487 WASHINGTON ST, CLARKESVILLE, GA 30523-6014, aggregate

Radius 3: 487 WASHINGTON ST, CLARKESVILLE, GA 30523-6014, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projection	2,503		9,050		19,039	
2011 Estimate	2,254		8,260		17,445	
2000 Census	1,748		6,662		14,173	
1990 Census	1,386		5,267		11,044	
Growth 1990 - 2000	26.12%		26.49%		28.33%	
Households						
2016 Projection	974		3,482		7,316	
2011 Estimate	887		3,185		6,691	
2000 Census	704		2,587		5,421	
1990 Census	582		2,058		4,174	
Growth 1990 - 2000	20.96%		25.70%		29.88%	
2011 Est. Population by Single Classification Race						
	2,254		8,260		17,445	
White Alone	1,901	84.34	7,307	88.46	15,698	89.99
Black or African American Alone	159	7.05	332	4.02	483	2.77
American Indian and Alaska Native Alone	11	0.49	26	0.31	50	0.29
Asian Alone	14	0.62	90	1.09	308	1.77
Native Hawaiian and Other Pacific Islander Alone	0	0.00	2	0.02	10	0.06
Some Other Race Alone	131	5.81	354	4.29	637	3.65
Two or More Races	39	1.73	149	1.80	259	1.48
2011 Est. Population Hispanic or Latino						
	2,254		8,260		17,445	
Hispanic or Latino	359	15.93	874	10.58	1,488	8.53
Not Hispanic or Latino	1,895	84.07	7,386	89.42	15,958	91.48
2011 Tenure of Occupied Housing Units						
	887		3,185		6,691	
Owner Occupied	527	59.41	2,188	68.70	4,908	73.35
Renter Occupied	360	40.59	997	31.30	1,783	26.65
2011 Average Household Size						
	2.47		2.50		2.50	

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Radius 3: 487 WASHINGTON ST, CLARKESVILLE, GA 30523-6014, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	887		3,185		6,691	
Income Less than \$15,000	208	23.45	580	18.21	1,060	15.84
Income \$15,000 - \$24,999	129	14.54	436	13.69	913	13.65
Income \$25,000 - \$34,999	108	12.18	401	12.59	905	13.53
Income \$35,000 - \$49,999	145	16.35	519	16.30	1,130	16.89
Income \$50,000 - \$74,999	146	16.46	612	19.22	1,371	20.49
Income \$75,000 - \$99,999	76	8.57	296	9.29	615	9.19
Income \$100,000 - \$124,999	39	4.40	180	5.65	377	5.63
Income \$125,000 - \$149,999	16	1.80	57	1.79	112	1.67
Income \$150,000 - \$199,999	9	1.01	44	1.38	94	1.40
Income \$200,000 - \$499,999	9	1.01	49	1.54	96	1.43
Income \$500,000 and over	2	0.23	10	0.31	19	0.28

2011 Est. Average Household Income	\$46,549	\$52,361	\$52,764
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2011 Est. Median Household Income	\$34,902	\$40,057	\$41,217
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2011 Est. Per Capita Income	\$18,751	\$20,602	\$20,619
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2011 Median HH Inc by Single Race Class or Ethn			
White Alone	35,545	40,690	41,756
Black or African American Alone	32,115	31,173	31,179
American Indian and Alaska Native Alone	42,541	46,028	47,688
Asian Alone	20,702	52,297	47,525
Native Hawaiian and Other Pacific Islander Alone	0	85,196	44,997
Some Other Race Alone	27,239	29,940	30,772
Two or More Races	39,339	40,688	36,888
Hispanic or Latino	29,283	29,891	31,487
Not Hispanic or Latino	35,600	40,720	41,742

Area Map

487 WASHINGTON ST
 CLARKESVILLE,GA 30523-6014
 Coord: 34.603872, -83.519884
 Radius - See Appendix for Details

