

8065 S Main St

Helen, GA 30545

PROPERTY FOR SALE



Patrick Cisco

404.772.8608
pcisco@nortoncommercial.com

Charlie Hawkins

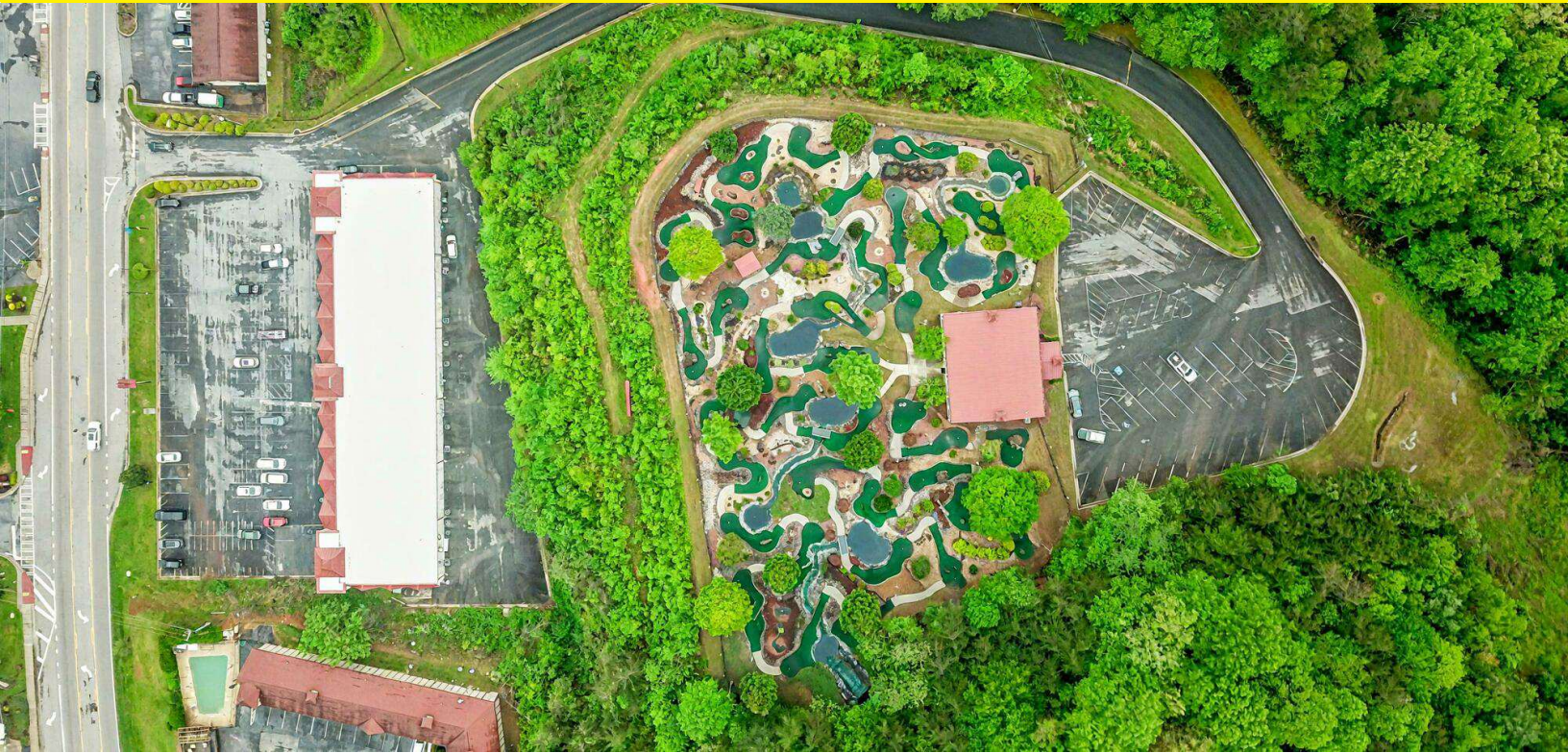
678.614.0837
chawkins@nortoncommercial.com



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PROPERTY DESCRIPTION

This rare and expansive 10+ acre property located in Helen, Georgia's iconic Bavarian-themed village. Positioned directly on Main Street, the town's primary thoroughfare and commercial artery, this high-visibility property is uniquely situated to capture Helen's tourism traffic.

At the front of the property sits a $\pm 15,000$ SF multi-tenant retail center with strong street presence and direct access from Main Street. The structure offers flexibility for retail, dining, or specialty uses in a market with limited inventory and high demand.

Toward the rear of the property lies a $\pm 3,000$ SF family-friendly arcade and entertainment building, adjacent to a 36-hole miniature golf course that provides a popular attraction for both tourists and locals. This additional entertainment component enhances the property's destination appeal and long-term value.

With its significant land area, income-producing improvements, and irreplaceable location in one of Georgia's top tourist towns, 8065 S Main St offers investors, operators, or developers a one-of-a-kind opportunity to acquire a generational asset in the core of Helen.

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	10.297 Acres
Building Size:	18,250 SF

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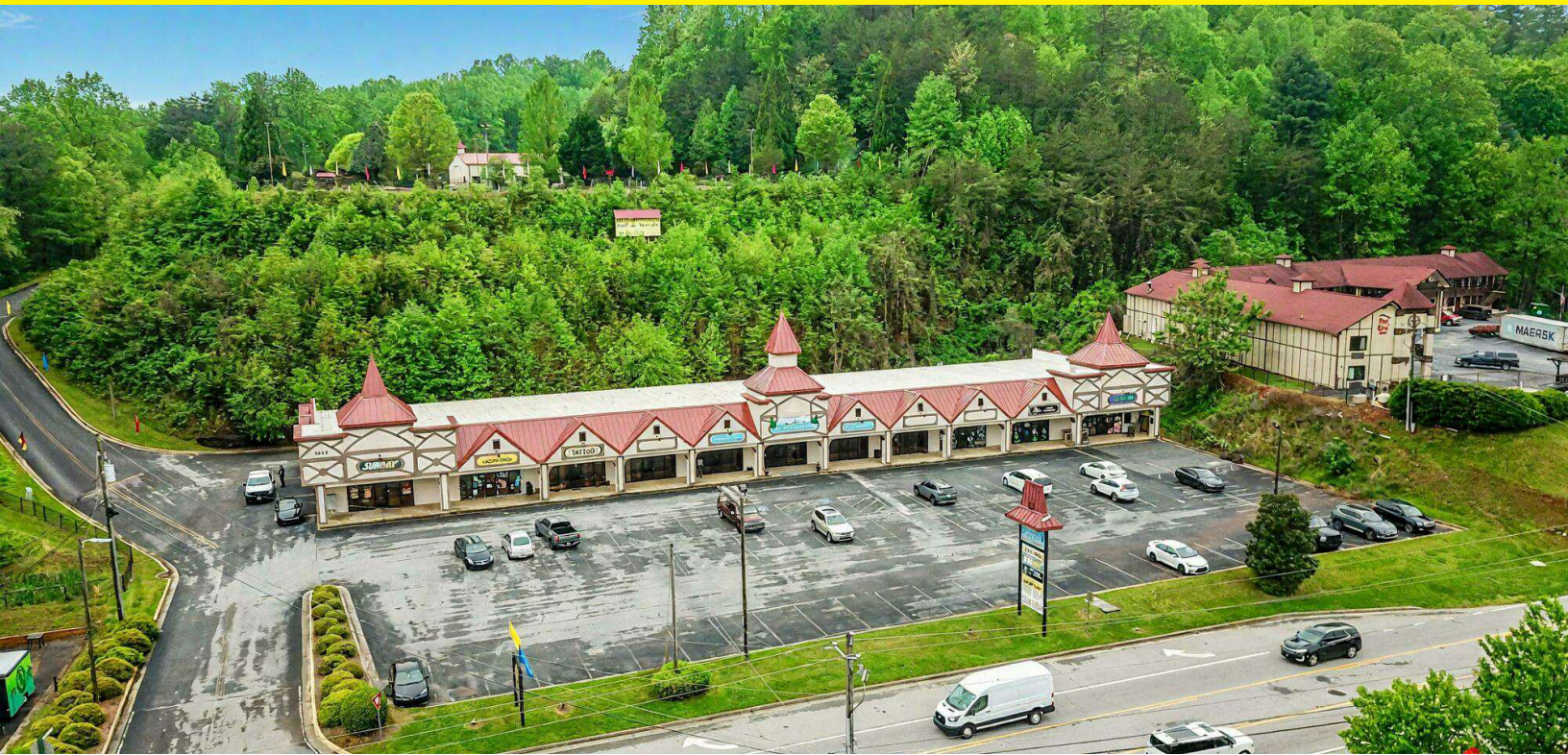
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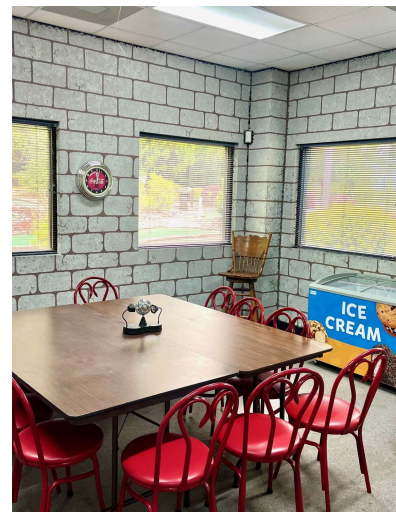
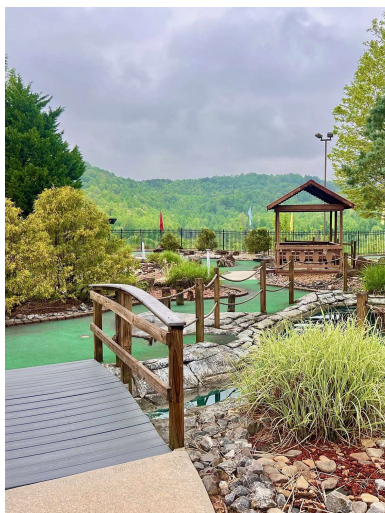
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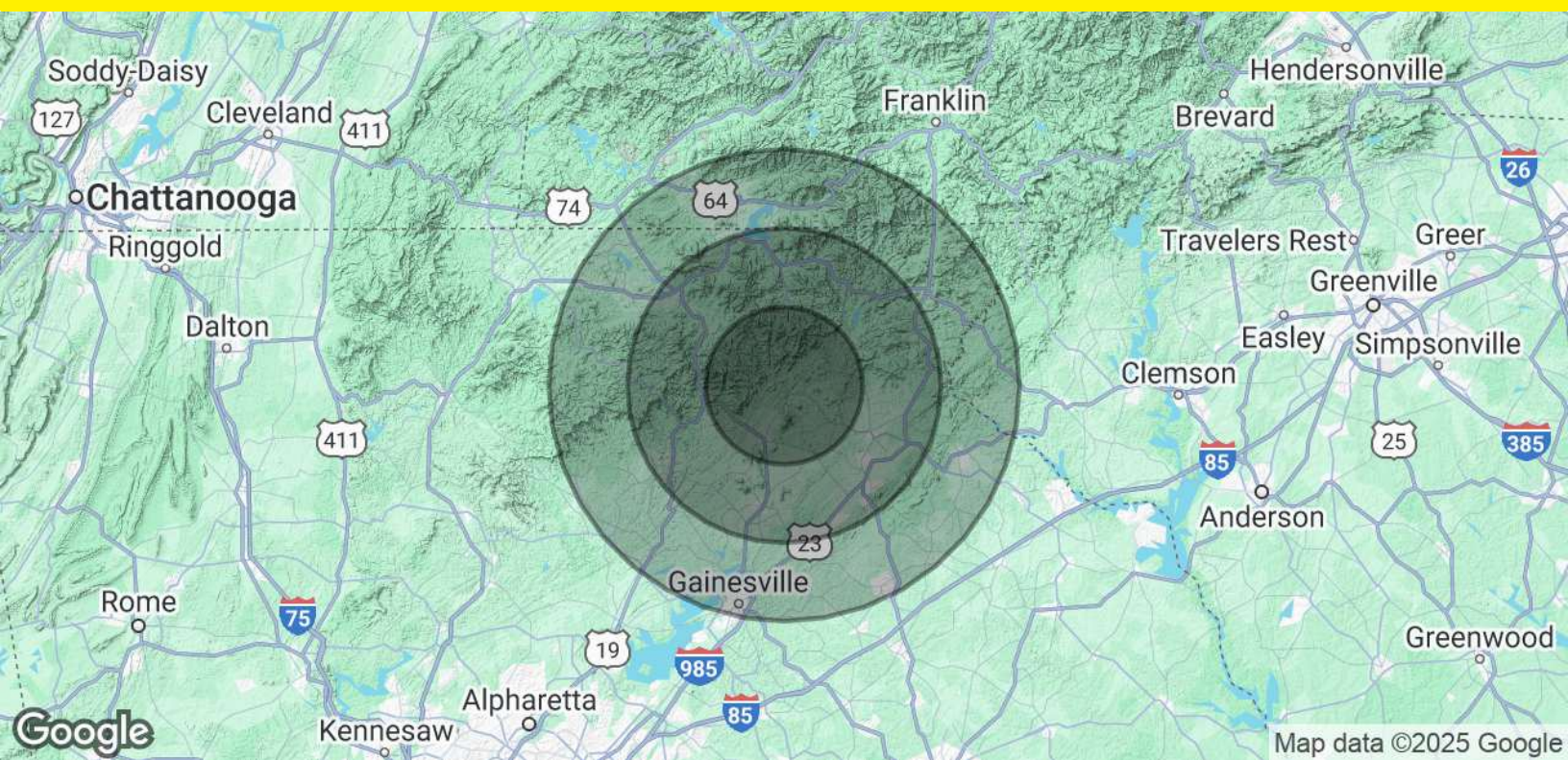
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	26,518	137,595	382,426
Average Age	46	44	43
Average Age (Male)	45	43	42
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	10,824	53,486	144,822
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$91,399	\$89,667	\$93,006
Average House Value	\$311,491	\$315,458	\$347,986

Demographics data derived from AlphaMap

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