

Downtown Hartwell - Retail Building

120 Depot St, Hartwell, GA 30643

OFFERING SUMMARY



PROPERTY DESCRIPTION

Now available for lease, this prime historic commercial space at 120 Depot Street offers a rare opportunity to establish your business in the heart of historic downtown Hartwell. Surrounded by local shops, dining, and community events, this high-visibility location benefits from strong pedestrian traffic and a thriving small-town atmosphere.

The space features 3,950 SF of space with large display windows, a private parking lot, and a flexible open layout—ideal for retail, office, boutique, studio, or professional service use. Interior highlights include high ceilings, ample natural light, and convenient front and rear entrances. The property is well-maintained and ready for immediate occupancy.

Take advantage of this central location just steps from the square and minutes from Lake Hartwell, with easy access to major highways and plenty of street parking nearby. Whether you're launching a new venture or expanding your footprint in Hartwell, 120 Depot Street offers the visibility and charm your business needs to grow.

LOCATION DESCRIPTION

Just minutes from Lake Hartwell, Hart State Park, and Cateechee Golf Club, the location also draws steady traffic from both locals and visitors. With easy access to I-85, Anderson, SC, and Athens, GA, this spot blends small-town charm with regional connectivity.

OFFERING SUMMARY

Lease Rate:	\$3,950.00
Available SF:	3,950 SF

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AERIAL PHOTOS



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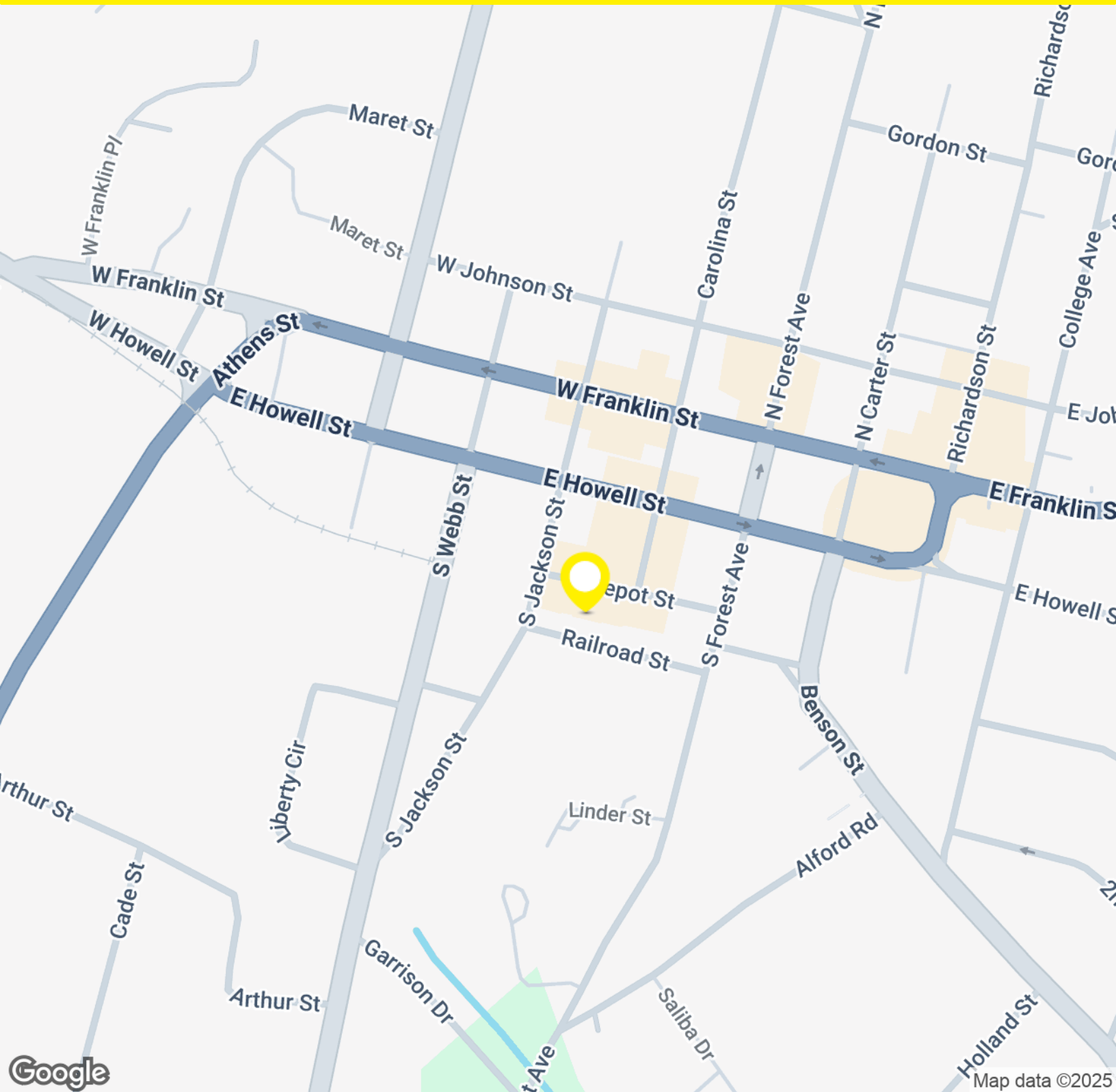
INTERIOR PHOTOS



Downtown Hartwell Standalone Retail Building

120 Depot St, Hartwell, GA 30643

RETAIL PROPERTY FOR LEASE



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Executive Summary

120 Depot St, Hartwell, Georgia, 30643
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.35220
 Longitude: -82.93425

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	29.0%	30.5%	29.4%
Median Household Income			
2025 Median Household Income	\$47,927	\$53,957	\$57,985
2030 Median Household Income	\$50,766	\$59,158	\$63,640
2025-2030 Annual Rate	1.16%	1.86%	1.88%
Average Household Income			
2025 Average Household Income	\$61,971	\$70,306	\$75,661
2030 Average Household Income	\$67,870	\$76,715	\$82,591
2025-2030 Annual Rate	1.84%	1.76%	1.77%
Per Capita Income			
2025 Per Capita Income	\$26,215	\$28,663	\$30,726
2030 Per Capita Income	\$28,738	\$31,306	\$33,644
2025-2030 Annual Rate	1.85%	1.78%	1.83%
GINI Index			
2025 Gini Index	47.2	44.6	45.1
Households by Income			

Current median household income is \$57,985 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$63,640 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$75,661 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$82,591 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,726 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$33,644 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	82	78	81
2010 Total Housing Units	1,840	4,393	6,691
2010 Owner Occupied Housing Units	915	2,418	3,870
2010 Renter Occupied Housing Units	649	1,202	1,561
2010 Vacant Housing Units	276	772	1,260
2020 Total Housing Units	1,748	4,278	6,588
2020 Owner Occupied Housing Units	897	2,463	4,040
2020 Renter Occupied Housing Units	660	1,233	1,610
2020 Vacant Housing Units	204	563	956
2025 Total Housing Units	1,763	4,403	6,956
2025 Owner Occupied Housing Units	962	2,662	4,441
2025 Renter Occupied Housing Units	640	1,203	1,591
2025 Vacant Housing Units	161	538	924
2030 Total Housing Units	1,789	4,505	7,190
2030 Owner Occupied Housing Units	1,031	2,840	4,760
2030 Renter Occupied Housing Units	607	1,141	1,516
2030 Vacant Housing Units	152	524	914
Socioeconomic Status Index			
2025 Socioeconomic Status Index	44.8	47.3	48.3

Currently, 63.8% of the 6,956 housing units in the area are owner occupied; 22.9% are renter occupied; and 13.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 6,588 housing units in the area and 14.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.04%. Median home value in the area is \$272,015, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.42% annually to \$291,820.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 17, 2025

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Population			
2010 Population	3,753	9,061	13,643
2020 Population	3,728	9,248	14,058
2025 Population	3,806	9,606	14,939
2030 Population	3,883	9,876	15,494
2010-2020 Annual Rate	-0.07%	0.20%	0.30%
2020-2025 Annual Rate	0.40%	0.73%	1.16%
2025-2030 Annual Rate	0.40%	0.56%	0.73%
2020 Male Population	45.4%	45.5%	46.3%
2020 Female Population	54.6%	54.5%	53.7%
2020 Median Age	43.9	45.2	46.0
2025 Male Population	46.5%	46.5%	47.3%
2025 Female Population	53.5%	53.5%	52.7%
2025 Median Age	44.1	45.1	45.8

In the identified area, the current year population is 14,939. In 2020, the Census count in the area was 14,058. The rate of change since 2020 was 1.16% annually. The five-year projection for the population in the area is 15,494 representing a change of 0.73% annually from 2025 to 2030. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 45.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	57.6%	67.1%	71.3%
2025 Black Alone	33.8%	24.7%	20.4%
2025 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2025 Asian Alone	1.9%	1.5%	1.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.3%	1.7%	1.7%
2025 Two or More Races	5.1%	4.8%	4.8%
2025 Hispanic Origin (Any Race)	3.8%	4.0%	3.9%

Persons of Hispanic origin represent 3.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	42	54	63
2010 Households	1,564	3,621	5,431
2020 Households	1,557	3,696	5,650
2025 Households	1,602	3,865	6,032
2030 Households	1,637	3,981	6,276
2010-2020 Annual Rate	-0.04%	0.21%	0.40%
2020-2025 Annual Rate	0.54%	0.86%	1.25%
2025-2030 Annual Rate	0.43%	0.59%	0.80%
2025 Average Household Size	2.29	2.36	2.36

The household count in this area has changed from 5,650 in 2020 to 6,032 in the current year, a change of 1.25% annually. The five-year projection of households is 6,276, a change of 0.80% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2020. The number of families in the current year is 3,812 in the specified area.

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Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.