



462 Chattahoochee St, Cornelia, GA 30531

**\$1,100,000**

462-482 Chattahoochee St.

Industrial



Michael Bailey  
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Listing Added: 06/22/2022  
Listing Updated: 06/22/2022



**Details**

Asking Price	<b>\$1,100,000</b>	Property Type	<b>Industrial</b>
Subtype	<b>Warehouse</b>		

Marketing Description

This is a 60,000 ft. warehouse with an additional 20,000 basement. It has a new roof, 3 phase electricity, 3 tractor trailer accessible docks and an industrial elevator.

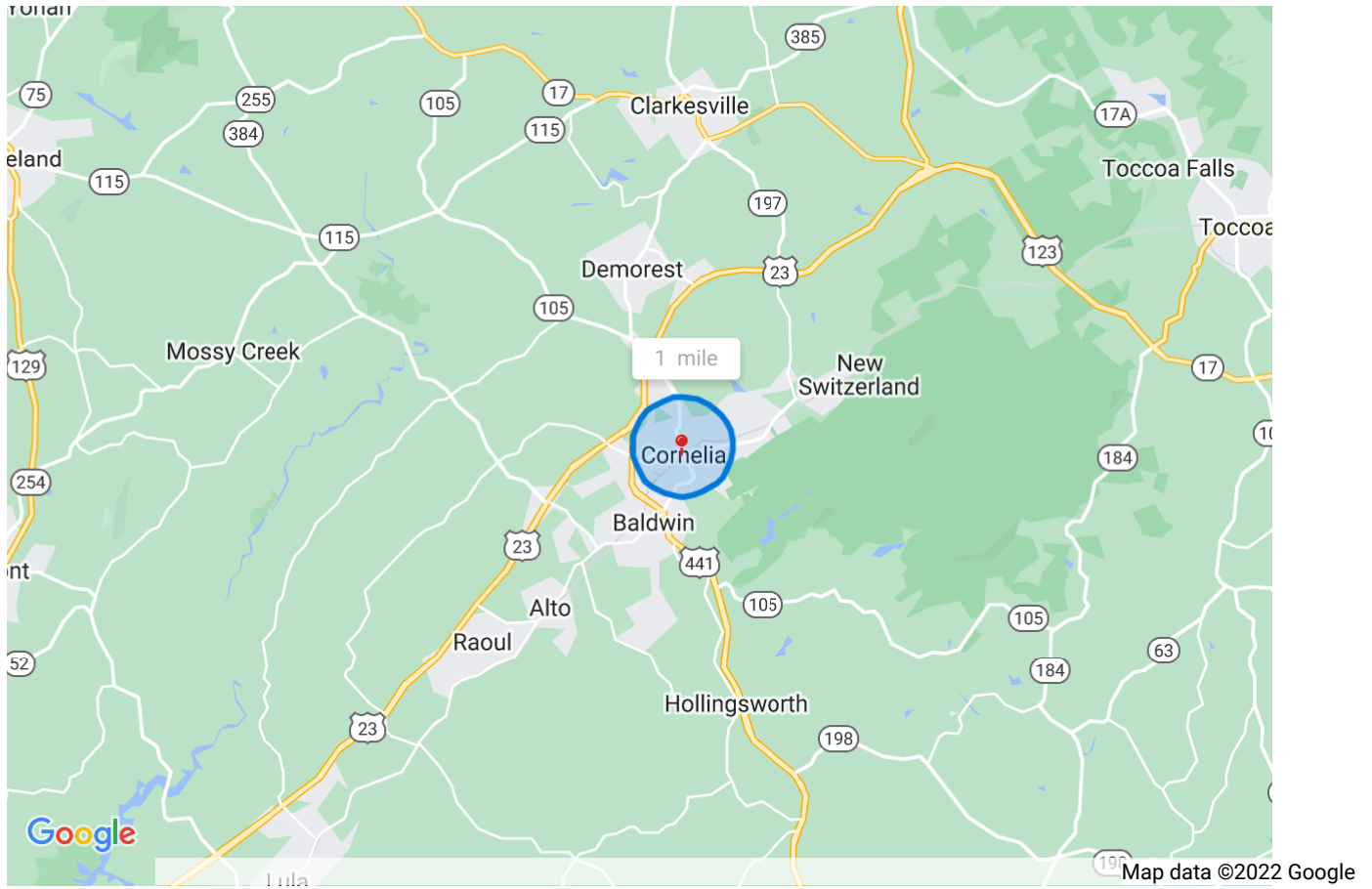
Location (1 Location)



Property Photos (12 photos)



# Demographic Insights



## Population

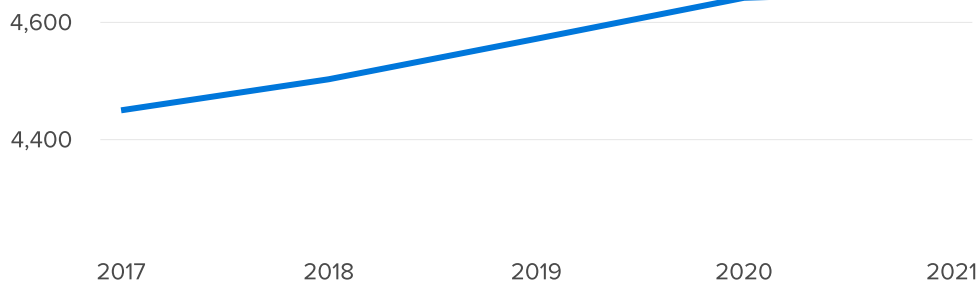
**4,653**

0%

Compared to 4,642 in 2020

↑ 4%

Compared to 4,450 in 2017



### Household Income

**\$35.4k**

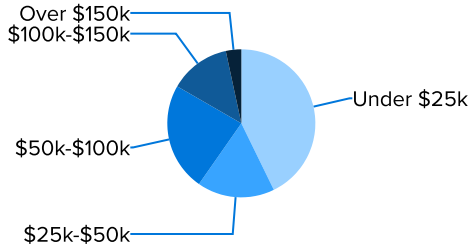
Median Income

**\$37k**

2026 Estimate

**↑ 1%**

Growth Rate



### Age Demographics

**34**

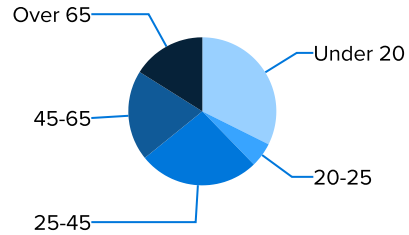
Median Age

**35**

2026 Estimate

**↑ 4%**

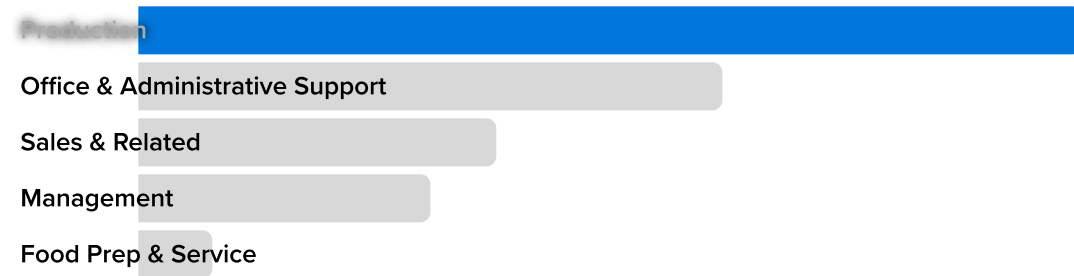
Growth Rate



### Number of Employees

**2,087**

#### Top 5 Employment Categories



### Housing Occupancy Ratio

**6:1**

6:1 predicted by 2026

Occupied

### Renter to Homeowner Ratio

**1:2**

1:2 predicted by 2026

Renters

Vacant

REPRESENTATIVE