

Blue Ridge, GA, Fannin County
 Appalachian Hwy (GA Hwy 76/GA Hwy 5/
 GA SR 515) and Depot St

A Development By:



404-512-9653

74,000+ Residents & 17,000 2nd Homes in Underserved Retail Market

Lake Blue Ridge



US 76

SR 5

12,210 ADT



Blue Ridge
 Elementary
 School

Main Street

Proposed Depot St.
 Extension

Site
 30+/- acres

Proposed Summit St. Extension
 (New Main Entrance to
 Downtown Blue Ridge)

13,750 ADT

Proposed Signal

US 76

2013 Full Time Resident Population

10 Miles	15 Miles	20 Miles
25,768	45,151	74,996

**Strong 2nd Home & Retiree Market (6,200 high-end 2nd homes in Fannin County, and up to 17,000 high-end 2nd homes in trade area)*

**According to Buxton Retail Study, Retail Demand EXCEEDS Supply in the Following Categories By:*

- * 40% for Clothing & Accessories
- * 70% for General Merchandise
- * 20% for Food & Beverage
- * 20% for Health & Personal Care

***2013 Fanning County Tourist Expenditures:**
 \$120 Million+ (not including lodging)

***155,000 SF Regional Shopping Center**

***Regional Hub for McCaysville, Ellijay, Blairsville & Lake Blue Ridge Residents and Vacationers**

***Major Tourism Destination with High Disposable Income**

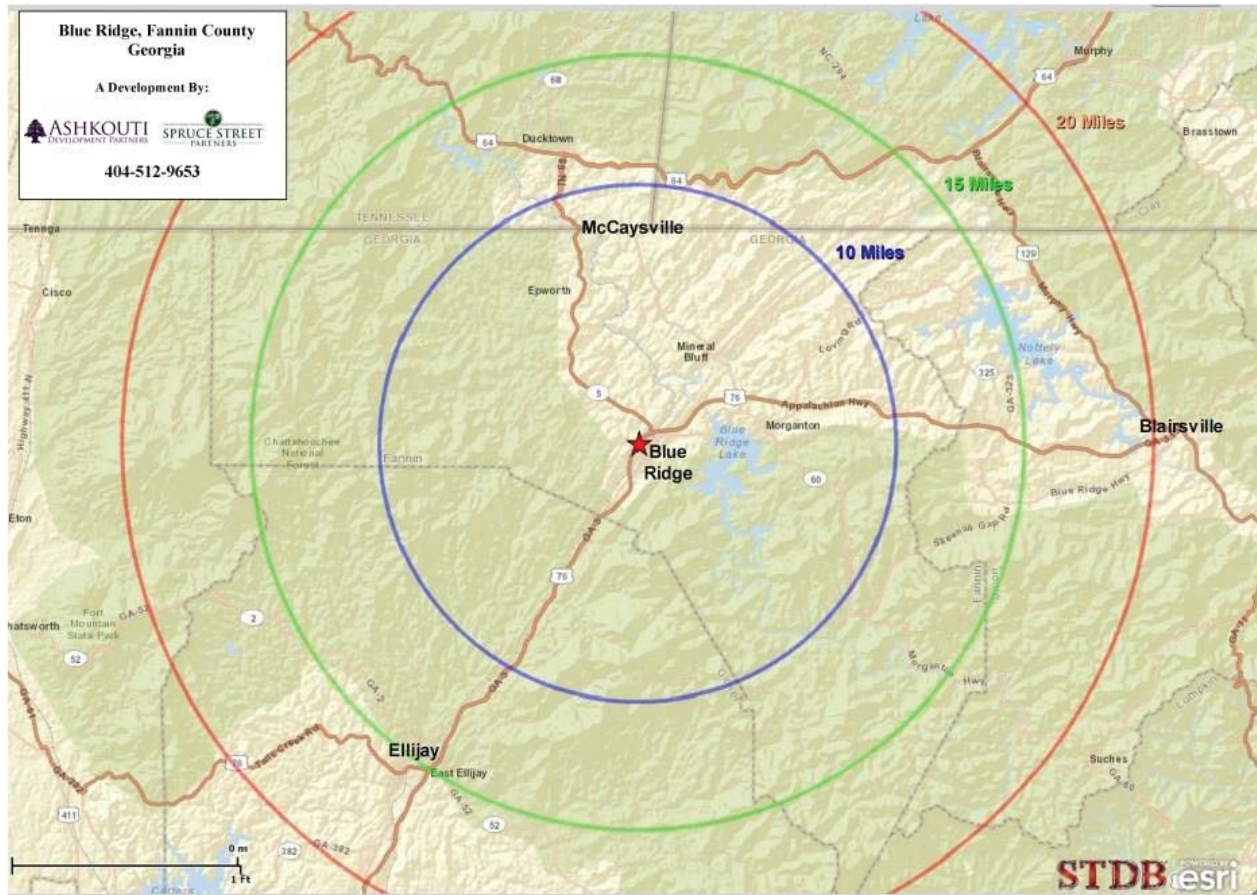
***Close to Historic Downtown Blue Ridge**

Blue Ridge, Georgia

Appalachian Hwy (GA Hwy 76/GA Hwy5/GA SR 515) and Depot Street
Fannin County

30+/- Acres Available

- * Excellent Opportunity for Retail in Underserved Trade Area
- * Regional Hub for McCaysville, Ellijay, Blairsville & Lake Blue Ridge Residents & Vacationers
- * Major Tourism Destination for Camping, Hiking, Arts & Entertainment. Lake Blue Ridge, the Toccoa River, the Blue Ridge Mountains & the Southern Tip of the Appalachian Trail
- * Close to Historic Downtown Blue Ridge
- * Strong 2nd Home & Retiree Market
- * 2013 Fannin County Tourist Expenditures: \$120M+ (not including lodging)
- * According to Buxton Retail Study, Retail Demand EXCEEDS Supply In the Following Categories By:
 - * 40% for Clothing & Accessories
 - * 70% for General Merchandise
 - * 20% for Food & Beverage
 - * 20% for Health & Personal Care

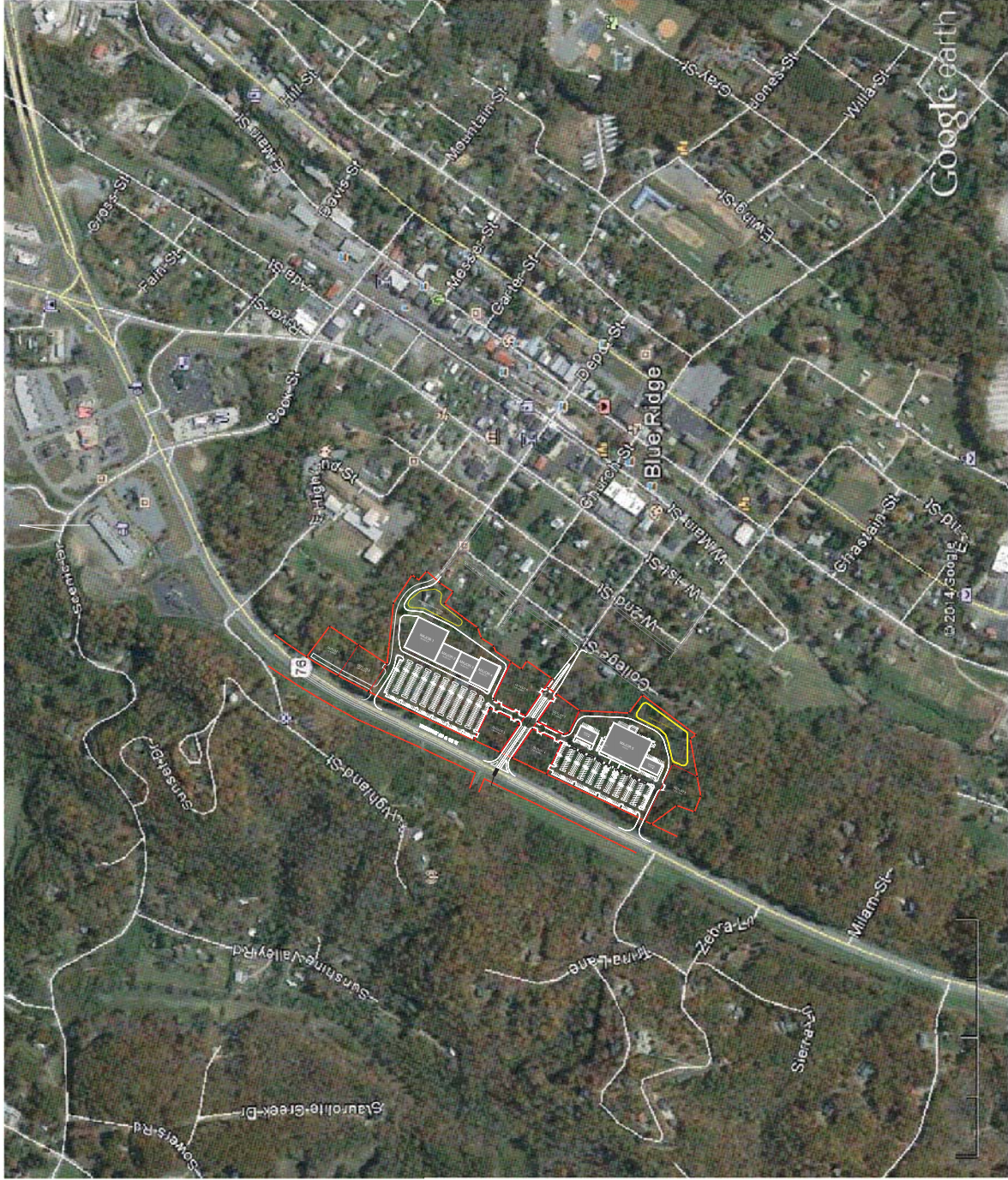


For Information:
Brandon Ashkouti, 404-512-9653
Brandon@alpineproperties.net
or
J.R. Connolly, 770-277-6088
ii@sspartners.net

Developed and Marketed by:



The information contained herein is believed to be accurate; however, no guarantees, warranties or representations as to the completeness and accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.





Blue Ridge, Fannin County
Georgia

A Development By:

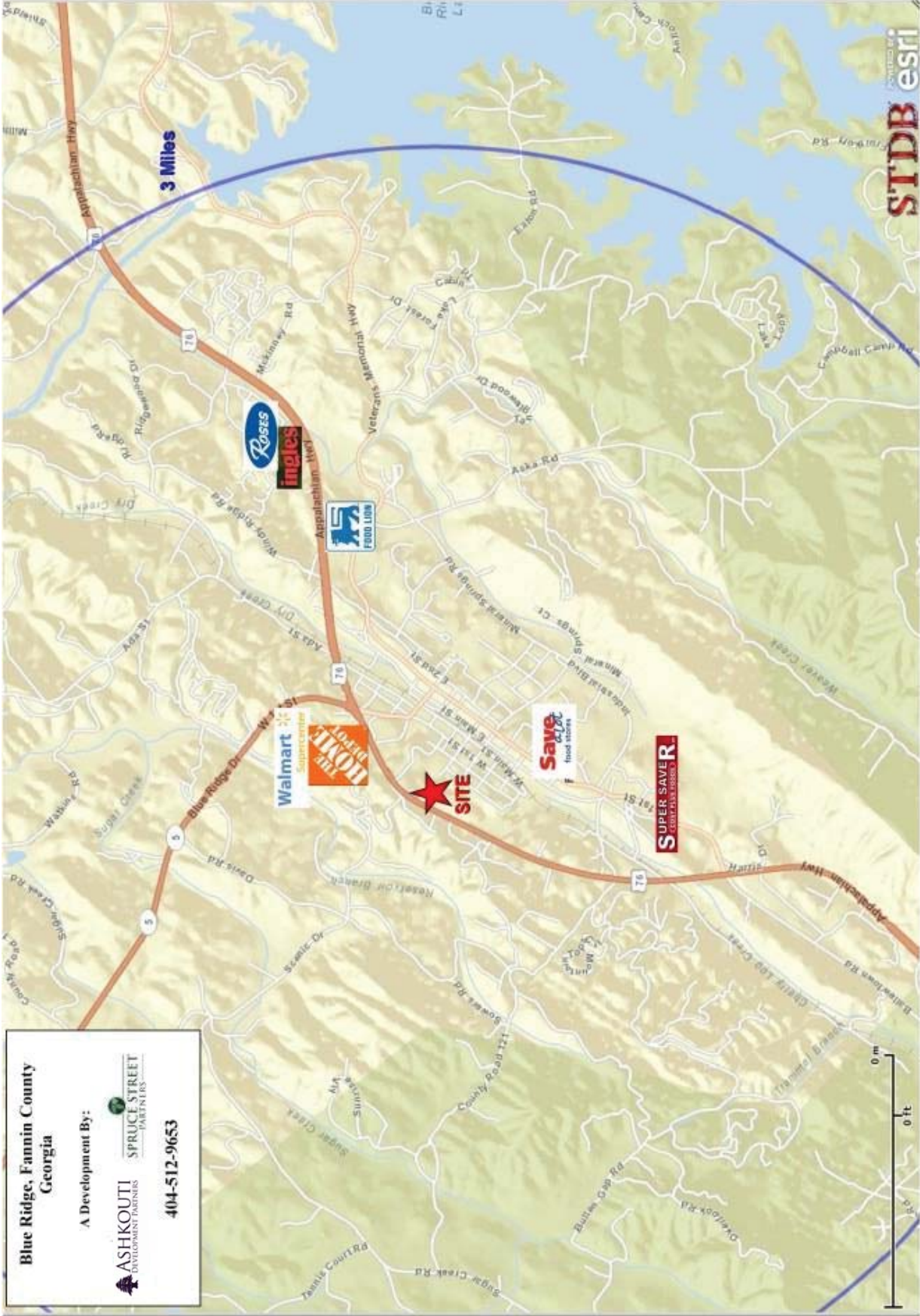


404-512-9653



POWERED BY





Blue Ridge, Fannin County
Georgia

A Development By:

ASHKOUTI
DEVELOPMENT PARTNERS

SPRUCE STREET
DRAFTERS

404-512-9653

STDB esri



**Downtown
Blue Ridge**





**Downtown
Blue Ridge**





I  **BR**