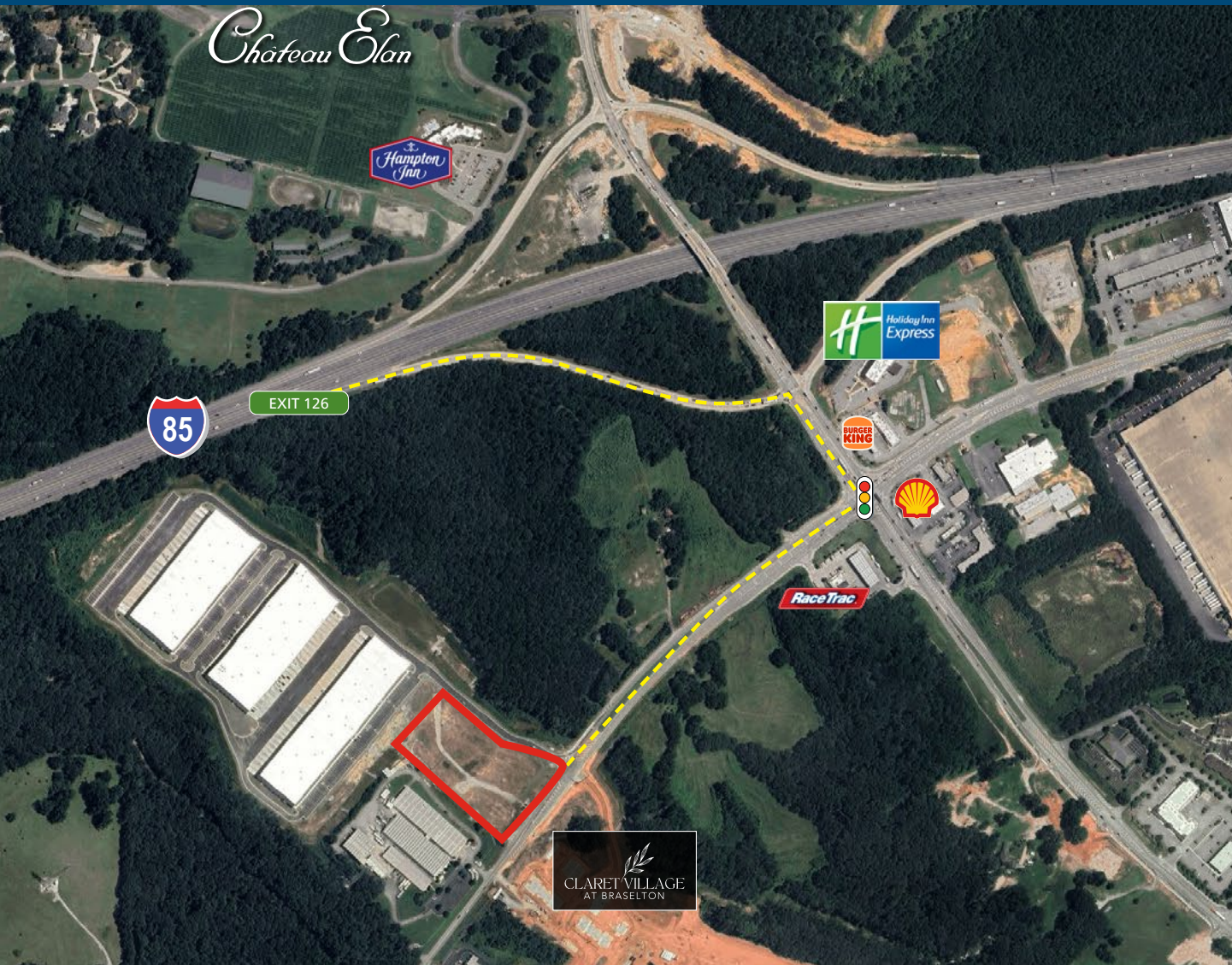


DEVELOPMENT OPPORTUNITY

1075 HIGHWAY 124

Braselton, Georgia 30517



- 7.4-acre site
- PUD Zoning with utilities on-site
- 680+ feet of frontage along Highway 124
- Ideal for commercial uses such as medical office, retail, or restaurant
- Strategically located adjacent to an industrial distribution park and across from Claret Village at Braselton, a new 256-unit apartment community
- Minutes from Chateau Elan, North Atlanta's premier resort destination, and Northeast Georgia Medical Center, a 700-bed, four-hospital medical campus



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LOCATION AERIAL



	3-Mile	5-Mile
Population	25,111	60,405
Households	8,252	20,561
Avg HH Income	\$154,638	\$140,592
Avg Annual Healthcare Expenditures	\$66.8M	\$150.2M

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