

Office Building For Sale

410 Bradford St NW
Gainesville, GA 30501



Modern Office Building in Downtown Gainesville

Offering Summary

Sale Price:	\$1,495,000
Building Size:	4,840 SF
Lot Size:	0.3 Acres
Zoning:	CBD

Get more information

Frank N. Simpson, CCIM SIOR

Principal, Managing Director

D 770 532 9911

C 770 654 2300

frank.simpson@avisonyoung.com



Surrounded by new developments



Walking distance to Historic Gainesville Square

About the Submarket

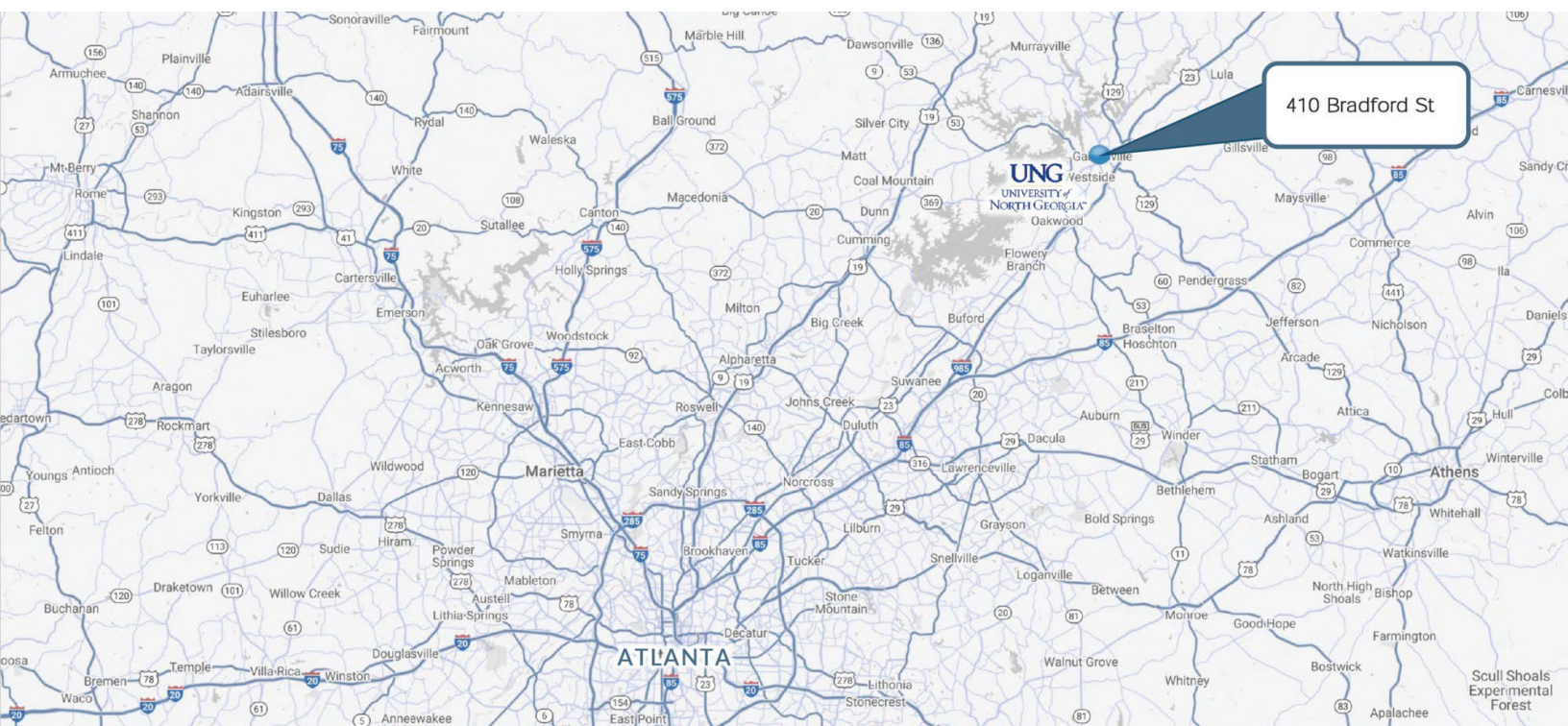
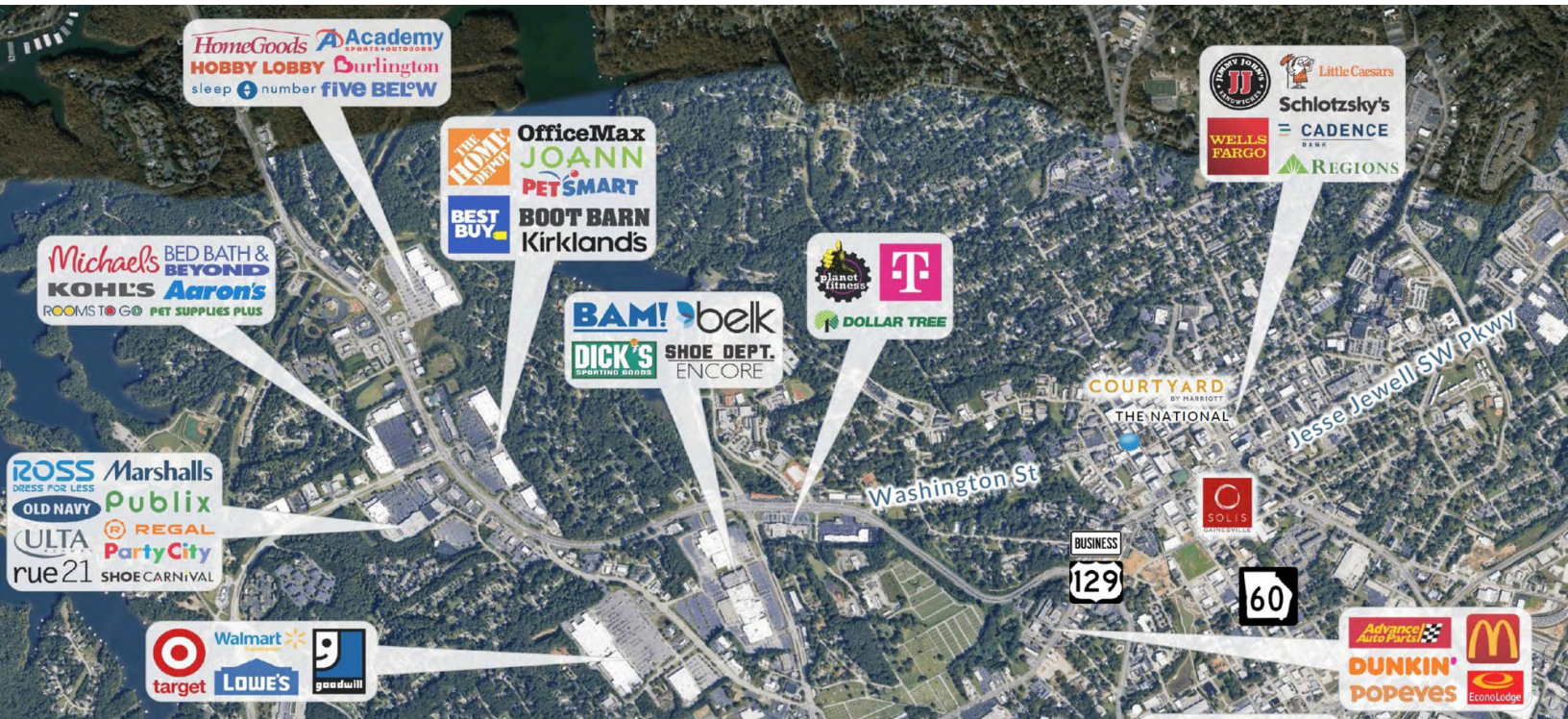
Gainesville, situated in Northeast Georgia, is the hub of the region, recognized for its economic vitality and natural beauty. Serving as Hall County's seat and principal city, it rests by Lake Sidney Lanier, bordered by the Chattahoochee National Forest and the Blue Ridge Mountains. Notable for business opportunities, it hosts international firms, boasts a strong agribusiness presence, and houses the acclaimed Northeast Georgia Medical Center. With attractions like Lake Lanier, Road Atlanta, and cultural sites, such as Elachee Nature Science Center and Quinlan Visual Arts Center, Gainesville offers a diverse and vibrant community for residents and visitors alike.



Recently Renovated



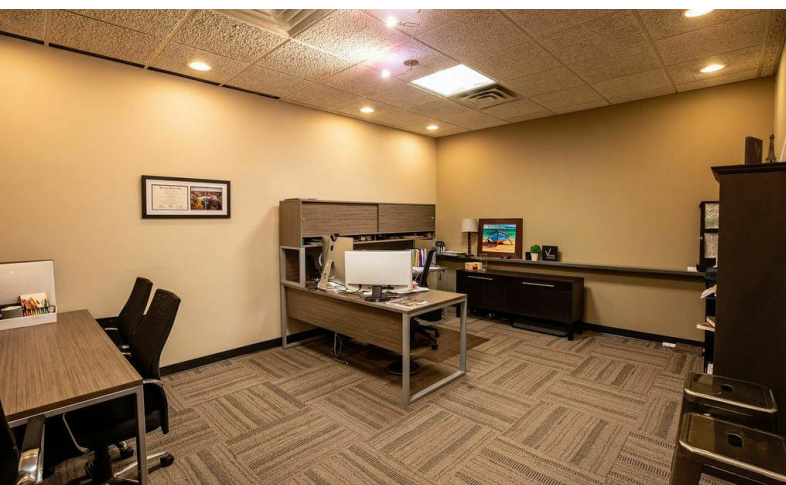
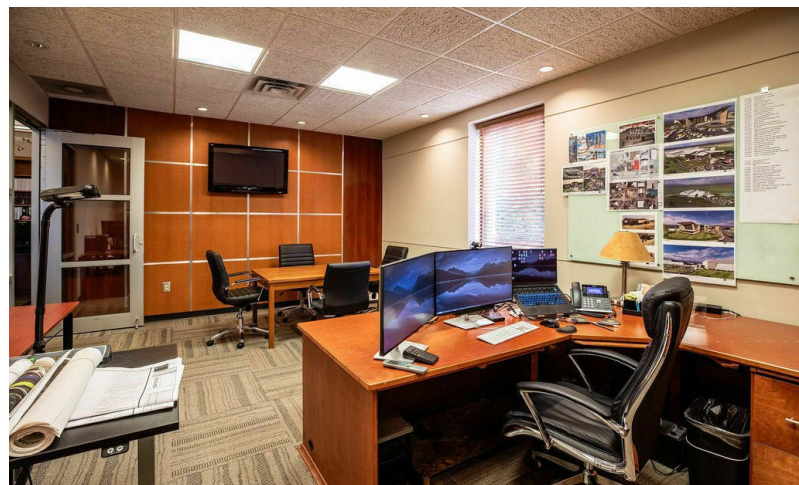
Private Parking On Site



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Interior Photos

410 Bradford St NW



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Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

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Interior Photos

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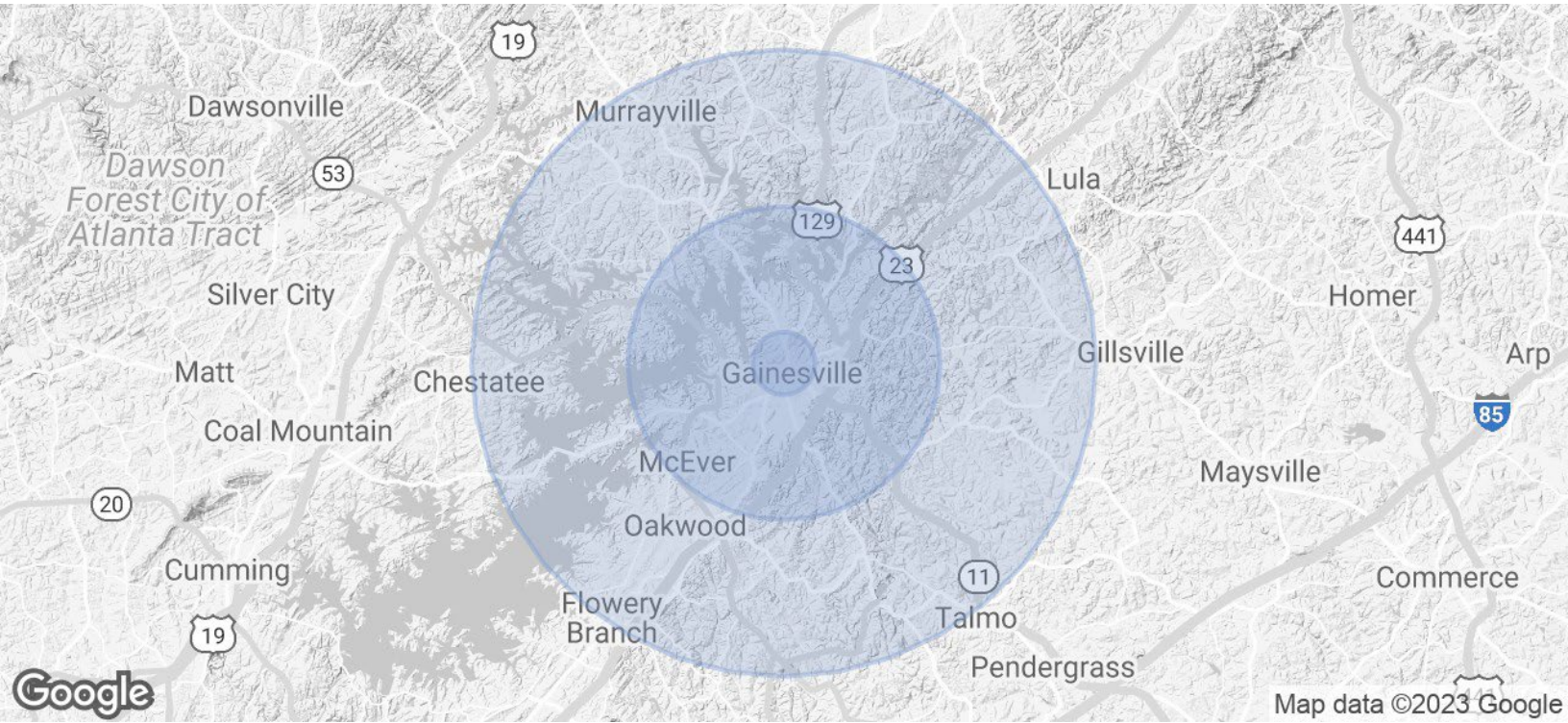


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Population	1 Mile	5 Miles	10 Miles
Total Population	8,421	75,816	164,282
Average Age	29.5	34.8	37.2
Average Age (Male)	32.1	33.9	36.3
Average Age (Female)	29.1	36.8	38.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,196	27,586	60,855
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$61,140	\$66,278	\$73,376
Average House Value	\$166,728	\$207,721	\$222,746

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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