



THOMPSON BRIDGE
MEDICAL PARK
(2024 GROUND BREAKING)

GAINESVILLE, GA

3654 THOMPSON BRIDGE RD

1.71-ACRES KROGER OUTPARCEL AVAILABLE



PROJECT DETAILS

3654 THOMPSON BRIDGE RD • 1.71-ACRES KROGER OUTPARCEL AVAILABLE

AVAILABLE SPACE

1.71-acres

TRAFFIC COUNTS

20,000 ADT on Thompson Bridge Rd

PROPERTY HIGHLIGHTS

- Outparcel available with existing cross-access to Kroger in front of new Storage Facility
- Thompson Bridge Medical Park is located across the street with Phase 1 Groundbreaking in Summer 2024, a multi-phase development with close to 200,000 SF of medical office to serve the healthcare needs of the growing area
- Located in a high growth and income Atlanta suburb
- New left-in turn lane being completed

CO-TENANTS

Kroger, Truist, Wendy's, Papa John's, Great Clips

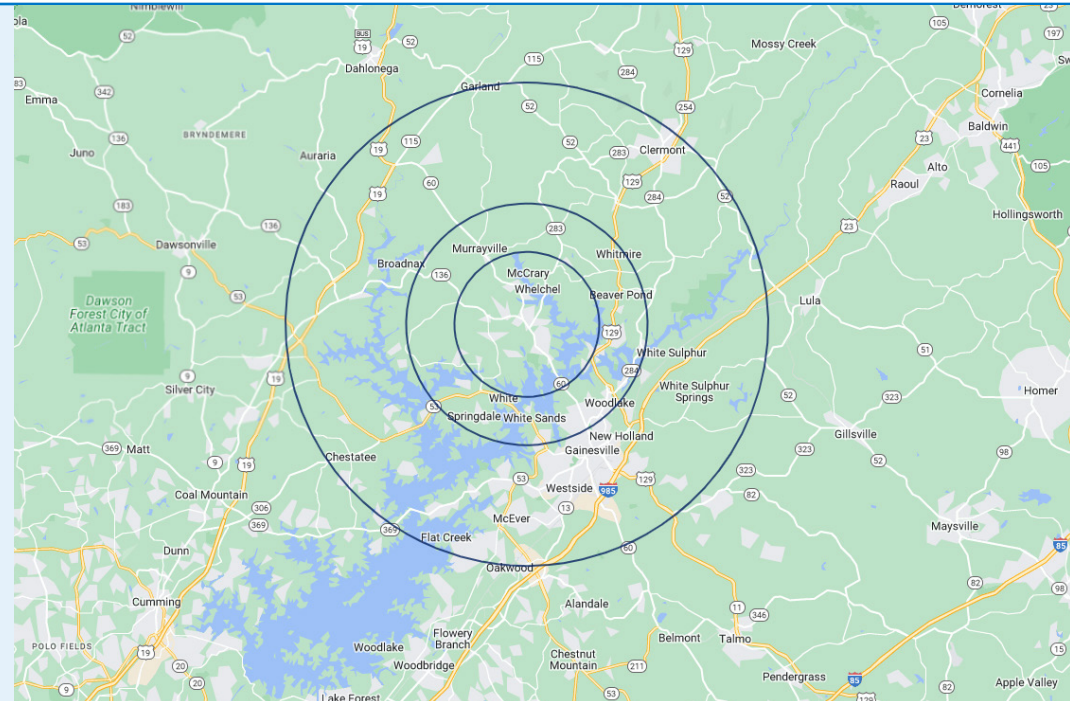
COUNTY

Hall

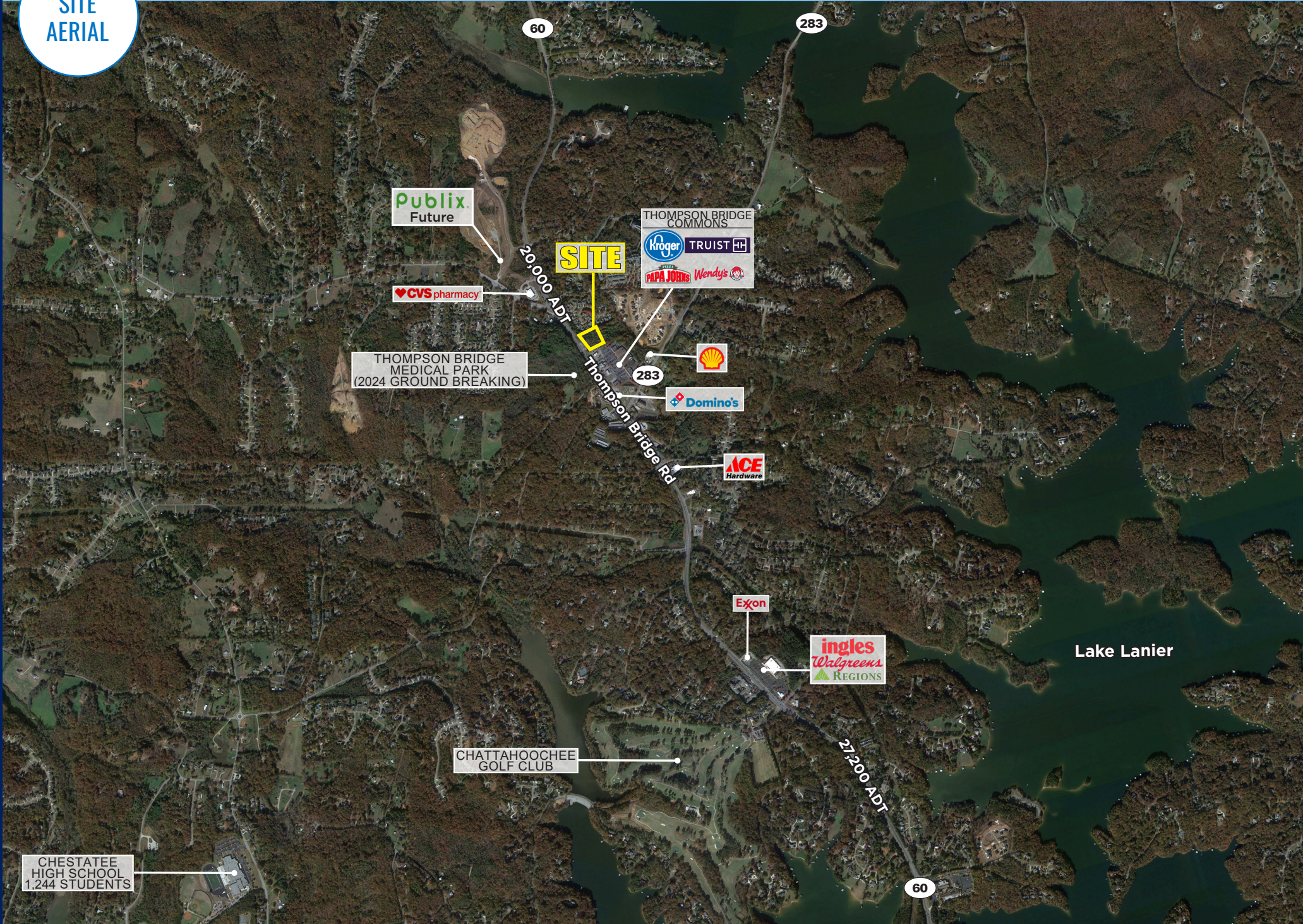
MARKET

Gainesville

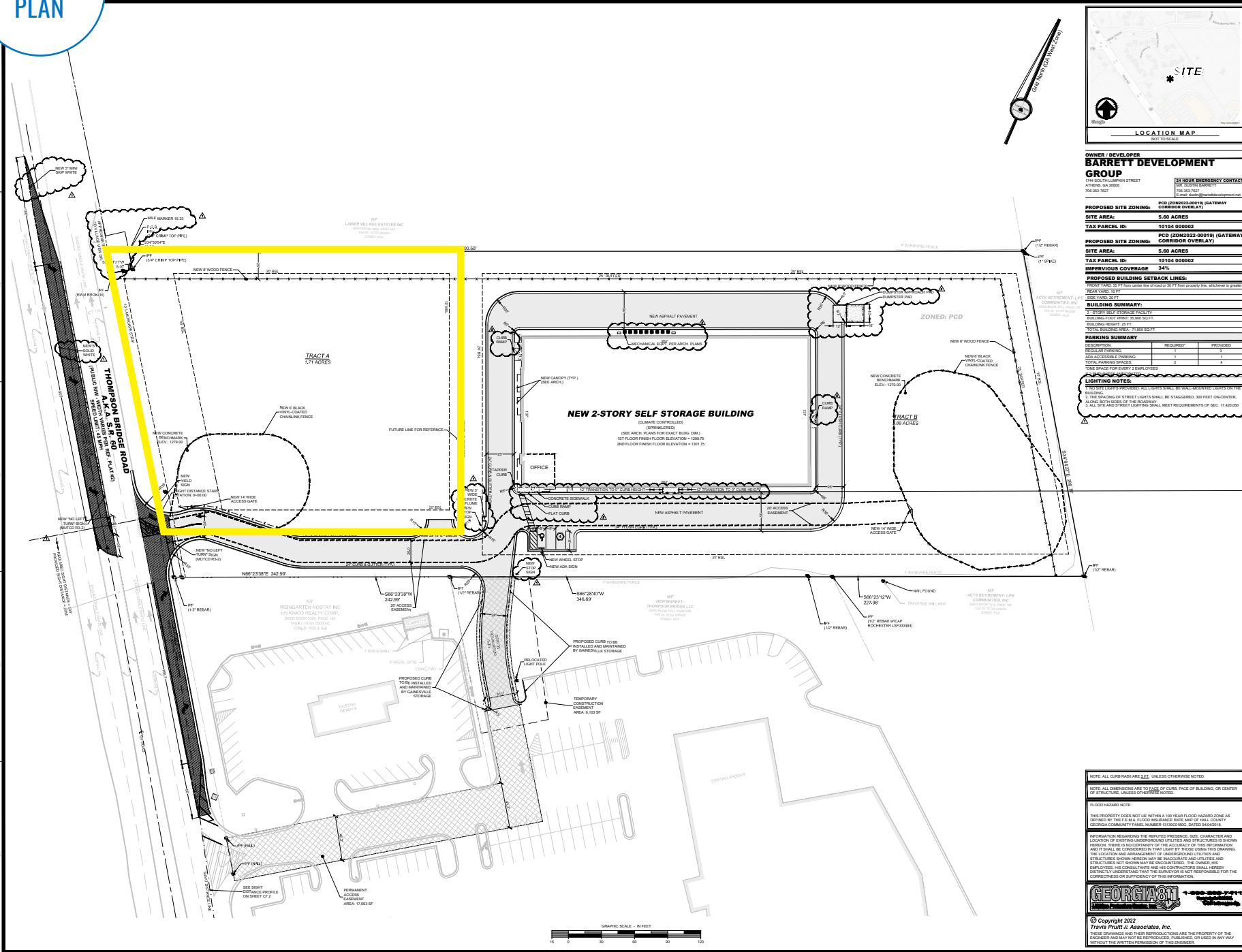
	3 MILES	5 MILES	10 MILES
 POPULATION	15,376	41,900	147,793
 DAYTIME POPULATION	2,752	8,551	71,619
 MEDIAN HH INCOME	\$91,405	\$82,551	\$85,200



SITE AERIAL



SITE PLAN



OWNER / DEVELOPER
BARRETT DEVELOPMENT GROUP
 1500 LUMBER STREET
 ATHENS, GA 30606
 706-533-7007
 24 HOUR EMERGENCY CONTACT
 706-533-7007

PROPOSED SITE ZONING: PCF (ZONED OVERLAY) (GATEWAY CORRIDOR OVERLAY)
SITE AREA: 5.60 ACRES
TAX PARCEL ID: 10104 00002
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SITE AREA: 5.60 ACRES
TAX PARCEL ID: 10104 00002
MINIMUMIAL COVERAGE: 54%
PROPOSED BUILDING SETBACK LINES:
 FRONT YARD: 25 FT from center line of road or 30 FT from property line, whichever is greater
 SIDE YARD: 30 FT
 REAR YARD: 30 FT

BUILDING SUMMARY:
 TOTAL FLOOR AREA: 11,800 SQ FT
 BUILDING FOOTPRINT: 35,000 SQ FT
 BUILDING HEIGHT: 20 FT
 TOTAL BUILDING AREA: 11,800 SQ FT

PARKING SUMMARY:

TYPE	REQUIRED	PROVIDED
REGULAR PARKING	1	2
ADA ACCESSIBLE PARKING	1	2
TOTAL PARKING SPACES	2	4

LIGHTING NOTES:
 1. ALL LIGHT FIXTURES SHALL BE SHIELDED LIGHTS ON THE BUILDING.
 2. THE SPACING OF STREET LIGHTS SHALL BE STAGGERED, 300 FEET ON-CENTER.
 3. ALL SITE AND STREET LIGHTING SHALL MEET REQUIREMENTS OF SEC. 17.45.000

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



SITE PLAN

GAINESVILLE STORAGE

1544 THOMPSON BRIDGE ROAD - LAND LOT 164-1-19TH DISTRICT - HALL COUNTY, GEORGIA

NOTE: ALL CURB RADI AND S.E.L. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

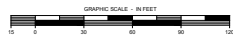
FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.A. A FLOOD INSURANCE RATE MAP OF HALL COUNTY IS AVAILABLE FROM THE HALL COUNTY ENGINEERING DEPARTMENT, 200 WEST HAVEN DRIVE, ATHENS, GA 30606.

PERMITS:
 ALL PERMITS REQUIRED BY THE JURISDICTIONAL AGENCIES SHALL BE OBTAINED BY THE SUBSCRIBER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS.

GEORGIA

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DATE: 08-08-2021
 SCALE: 1" = 30'
 C#: 2102037819
 PN: 1-21-00019
 PM: 214-8-095
 SHEET NO.: 04.1



60 283



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ALBANY

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BOSTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

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RETAIL ADVISORS