

## Office building for lease

Office Space For Lease  
510 West Avenue  
Gainesville, GA 30501



## Gainesville Office Space For Lease

### Offering Summary

Lease Rate:	\$950.00 per month (MG)
Building Size:	4,320 SF
Available SF:	720 SF
Zoning:	HB

### Get more information

**Sam B. Simpson**

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**Frank N. Simpson, CCIM SIOR**

Principal, Managing Director  
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### Property Overview

Downtown Office Space For Lease. Located just off Jesse Jewell Parkway. Easy access to banking, retail and government services.

### Property Highlights

- 720+/- SF available immediately
- Open area, private office, bathroom, kitchenette
- Attic Storage
- Zoned H-B (Highway Business)
- High visibility area
- Located within walking distance to Historic Downtown Gainesville
- Surrounded by restaurants, banking, retail & government offices
- Traffic Count: 38,910/CPD

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,274	11,839	22,333
Total Population	7,117	35,814	67,349
Average HH Income	\$47.344	\$53.261	\$58.665



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## Suite 500 photos

510 West Avenue



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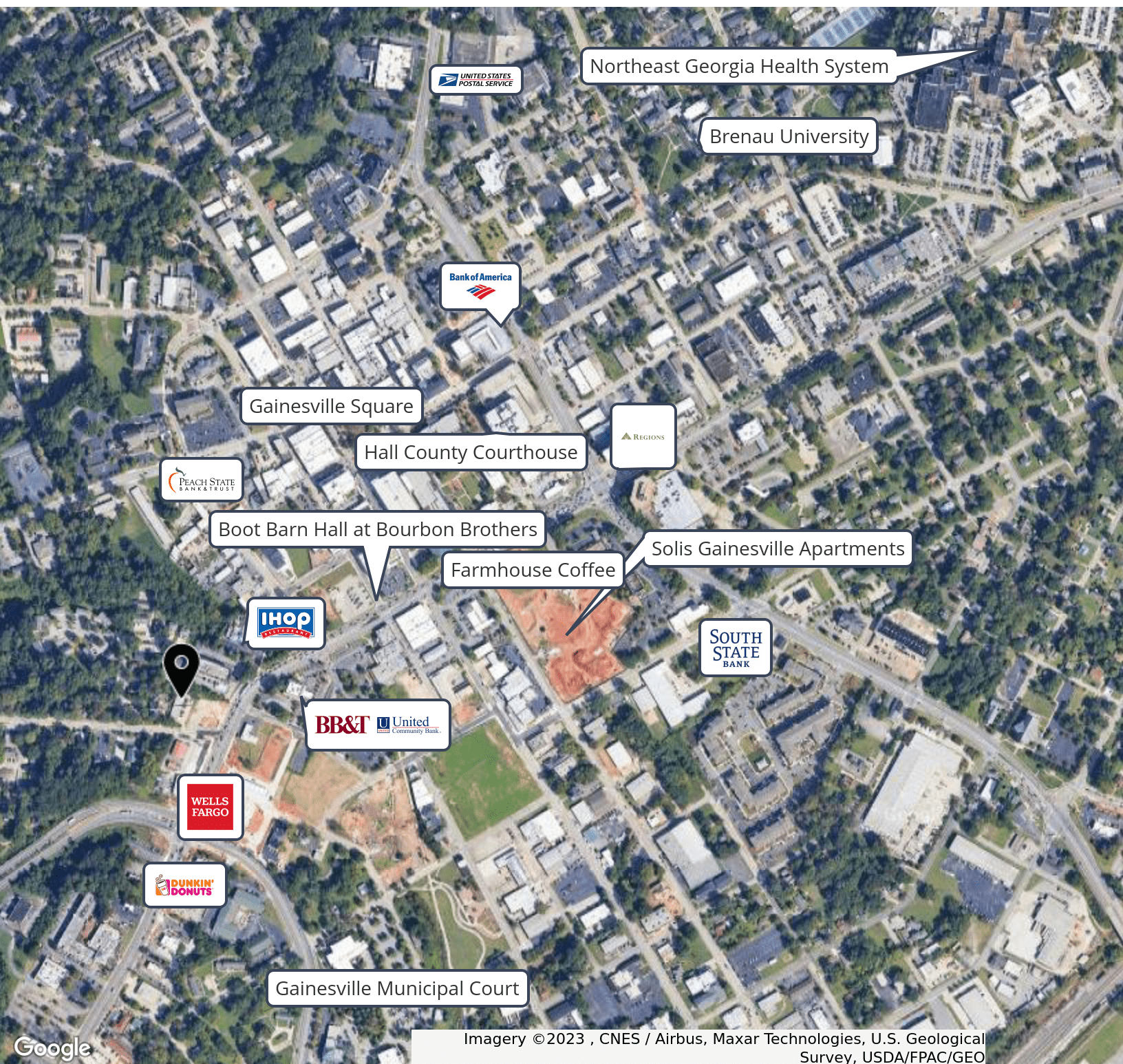
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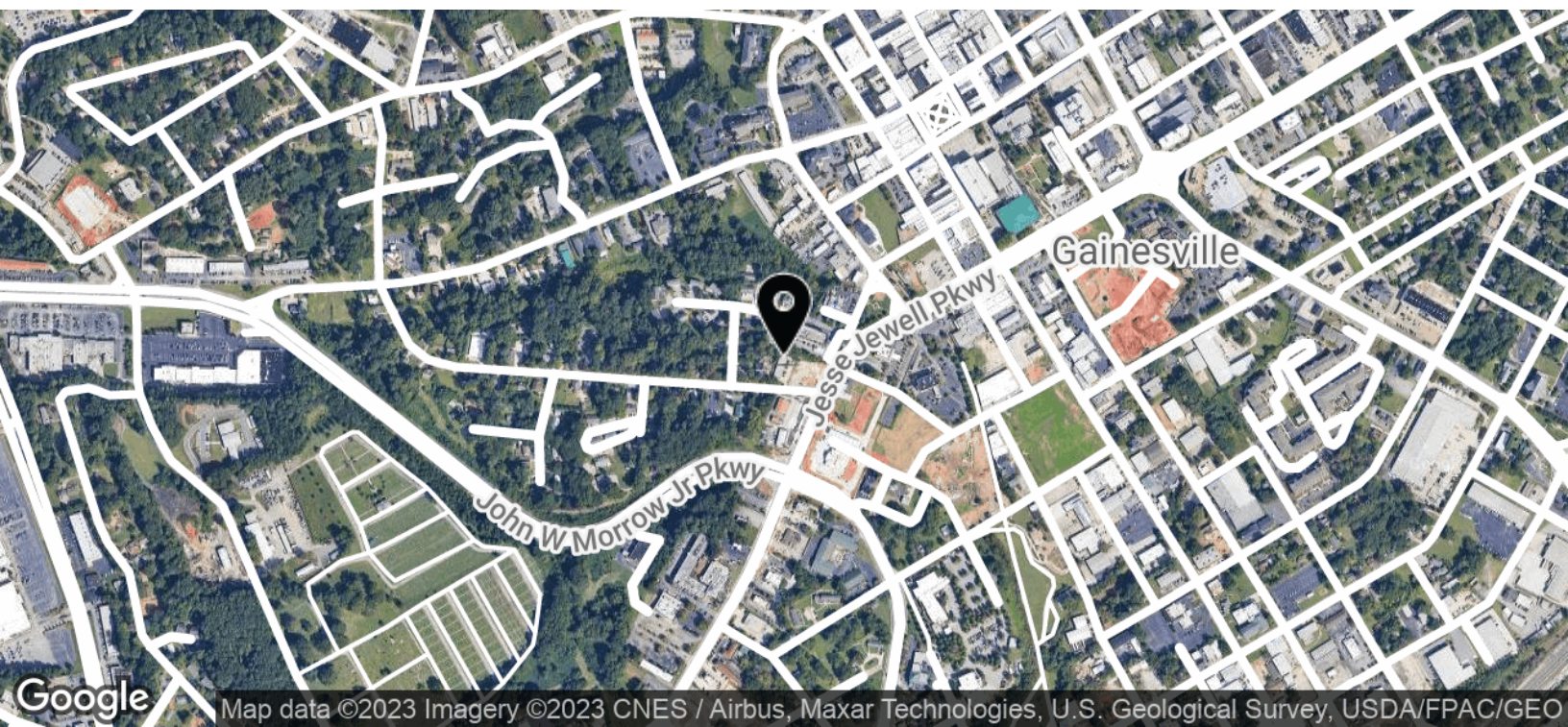
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