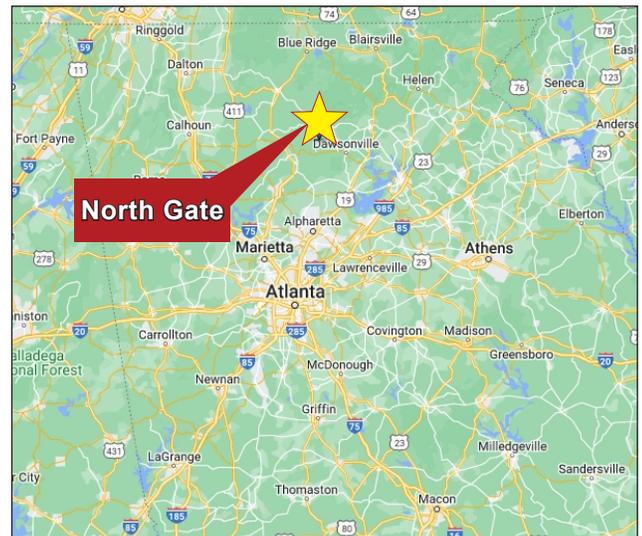


# North Gate Station

Located in Affluent Area of Big Canoe



**88 North Gate Station Drive, Marble Hill, GA 30148**



- Relatively new center build in 2007 with beautiful, custom train station design
- Excellent curb appeal and lots of natural lighting
- Sits directly across from the Big Canoe North Gate entrance
- A affluent area with an average household income of about \$140,000 in a 3-mile radius

### Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2022	5,454	8,814	36,731
Projected 2027 Population	6,578	10,508	42,527
Est. Annual Growth 2022-2027	4.1%	3.8%	3.2%
Total Households	2,420	3,698	14,332
Average Household Income	\$139,789	\$116,441	\$91,392
Median Age	63	57.5	47.2

### Traffic Count

**37,052** Steve Tate Highway

### FOR MORE INFORMATION, CONTACT:

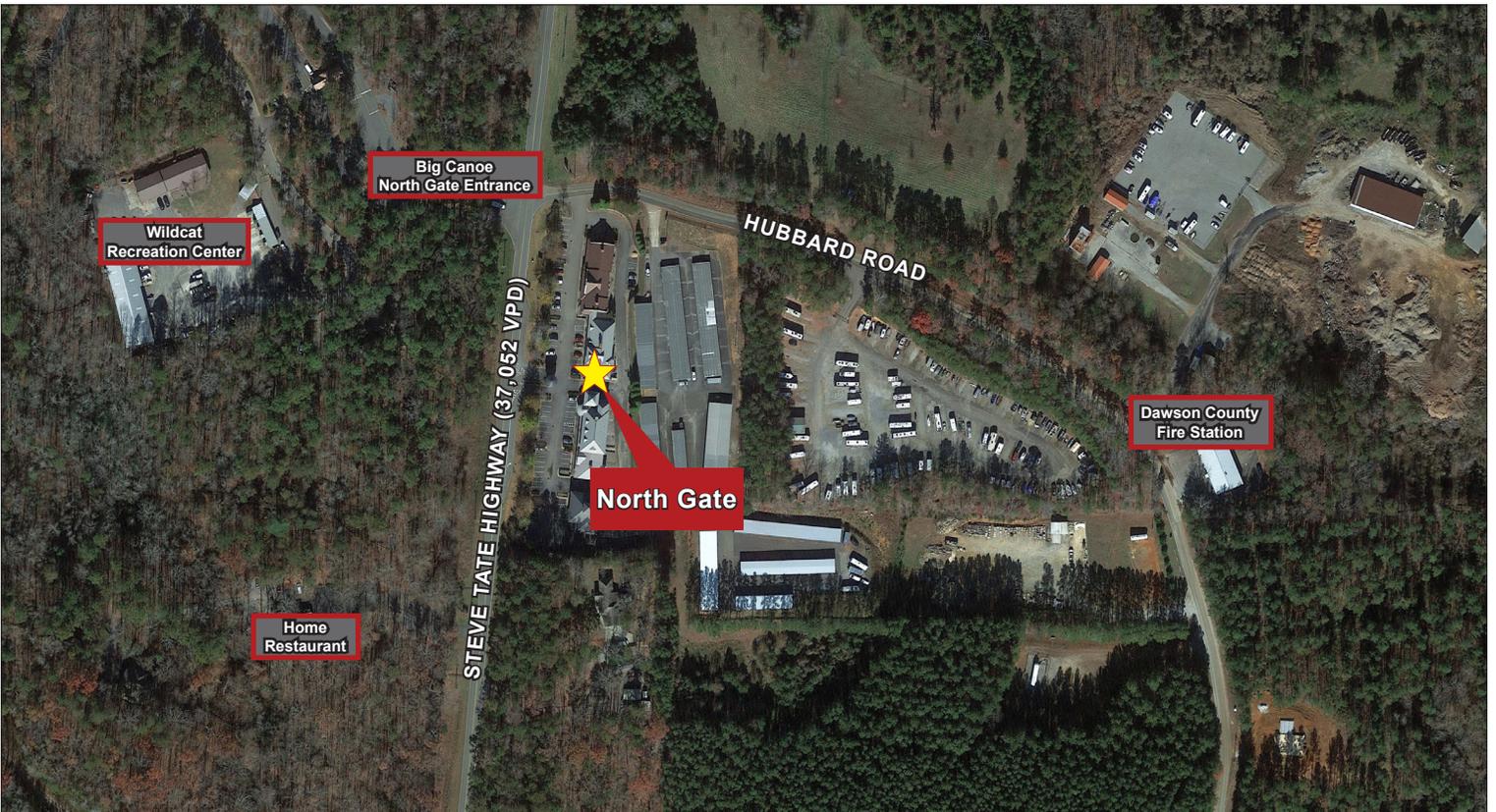
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**FOR LEASE**

LEASE AT  
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