



CANDLER

REAL ESTATE

117 Bradford Street Northwest | Gainesville, GA 30501

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Downtown Gainesville Office Suites Available

117 Bradford Street Northwest, Gainesville, GA 30501



Property Highlights

- Second Floor Suites Available ranging from 194 to 501 Rentable Square Feet
- Common area restrooms
- Suites 9 and 10 can be leased individually or combined for one user
- Prime Downtown Gainesville location just steps from the Historic Gainesville Square
- Walkable to restaurants, coffee shops, retail, banking, and professional services
- Convenient access to Hall County Courthouse
- Less than a mile from Northeast Georgia Medical Center and Brenau University

Offering Summary

Lease Rate:	\$500 - 1,200 per month (MG)
Available SF:	194 - 647 SF
Building Size:	

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,871	25,005	57,557
Total Population	7,982	75,410	170,542
Average HH Income	\$73,035	\$91,989	\$101,389

Presented By:

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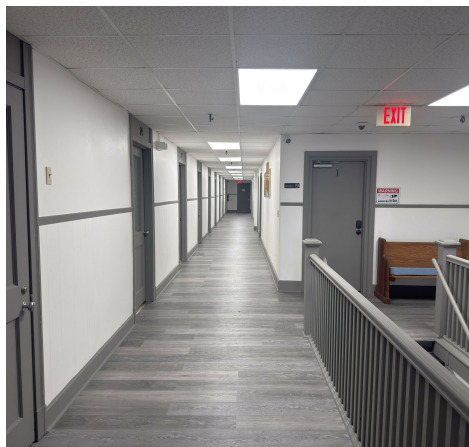
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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	194 - 647 SF	Lease Rate:	\$500 - \$1,200 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
117 Bradford Street NW Suite 4	Available	194 SF	Modified Gross	\$500 per month	-
117 Bradford Street NW Suite 7	Available	647 SF	Modified Gross	\$1,200 per month	-
117 Bradford Street NW Suite 9	Available	250 SF	Modified Gross	\$700 per month	-
117 Bradford Street NW Suite 10	Available	250 SF	Modified Gross	\$700 per month	-

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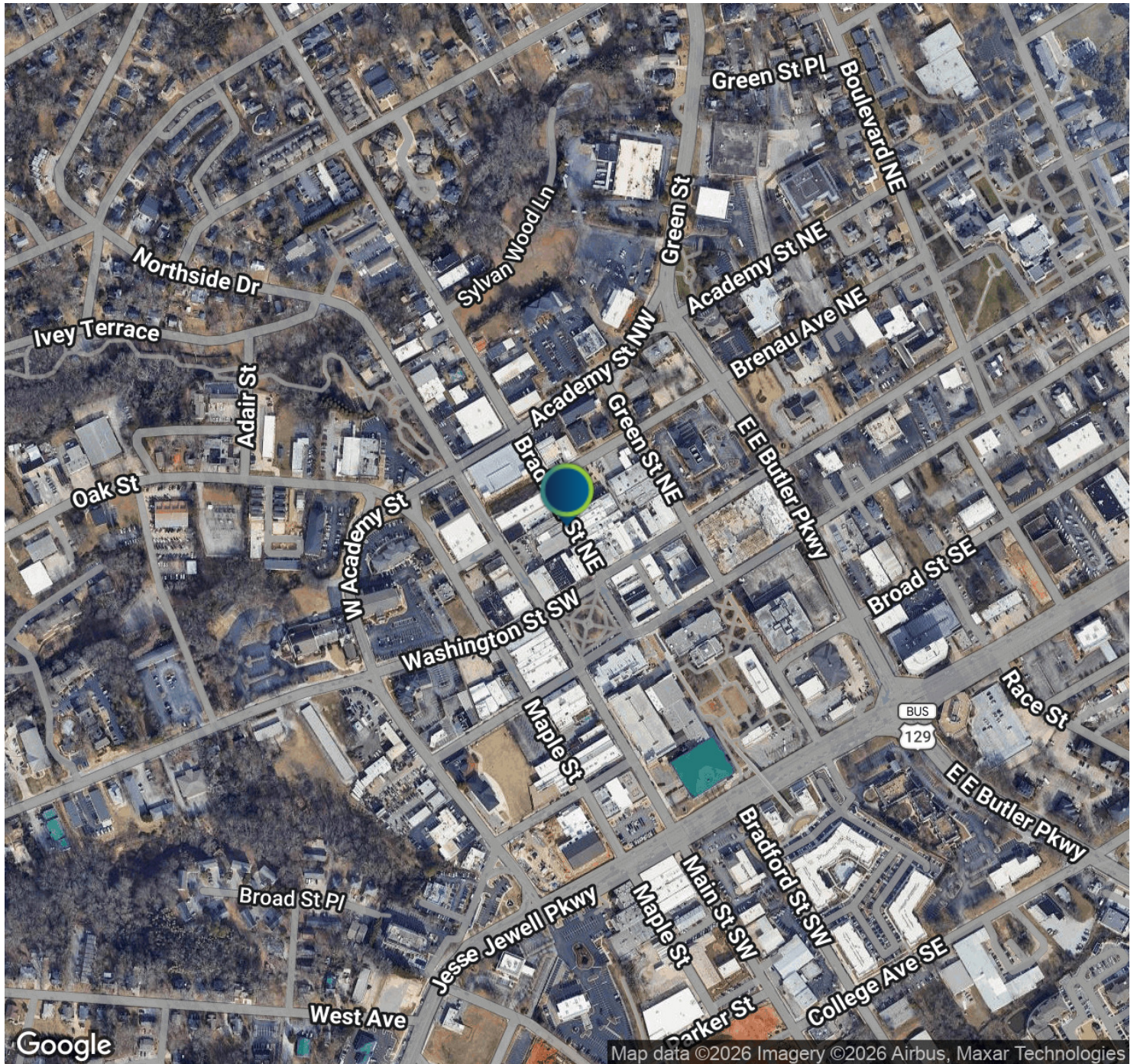
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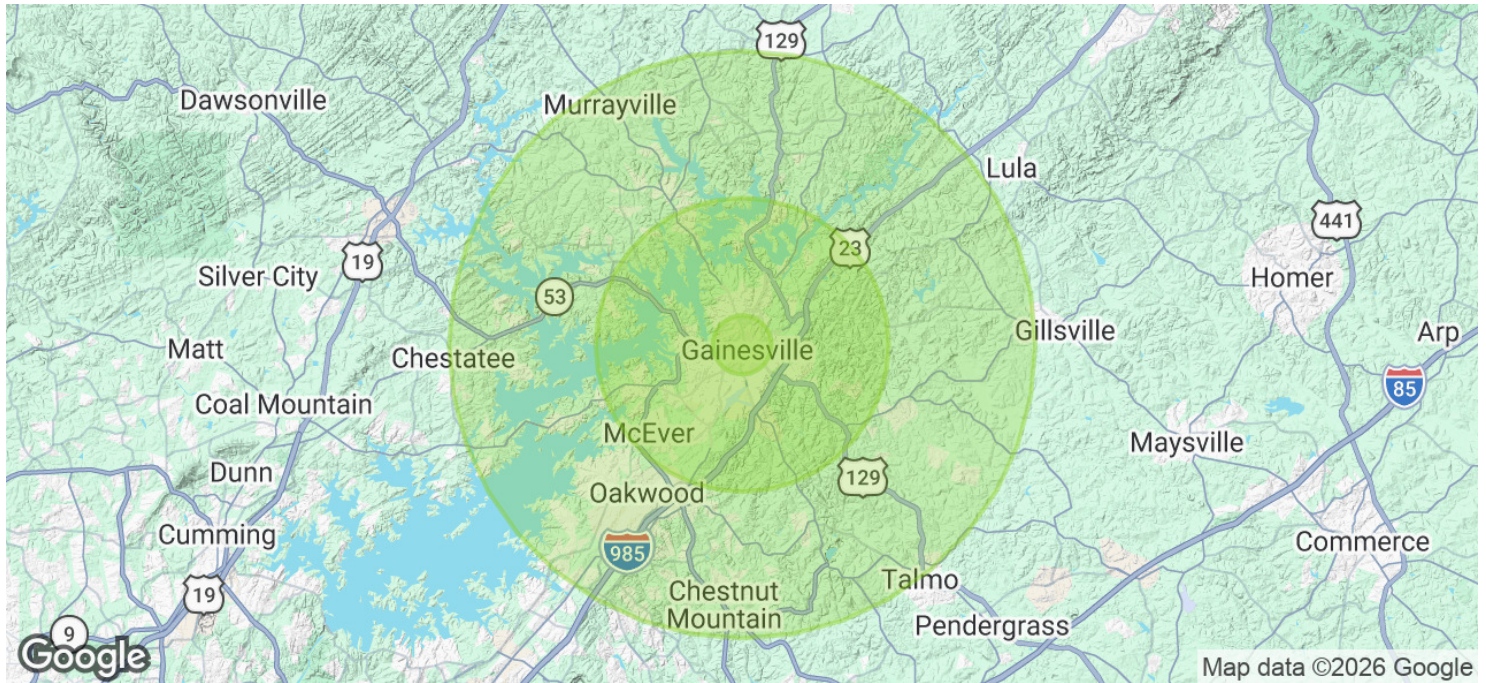
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,982	75,410	170,542
Average Age	29.5	36.3	38.3
Average Age (Male)	30.4	35.8	38.1
Average Age (Female)	28.8	37.4	39.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,871	25,005	57,557
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$73,035	\$91,989	\$101,389
Average House Value	\$263,252	\$334,619	\$359,536

2023 American Community Survey (ACS)

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