



# CANDLER

REAL ESTATE

131 Bradford St NW | Gainesville, GA 30501

**BRIAN HUGHS, CCIM**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)



Local Understanding  
+ Industry Expertise

# OFFICE/RETAIL BUILDING FOR LEASE

131 Bradford St NW, Gainesville, GA 30501



VIDEO

## Property Description

131 Bradford Street is a two-story, mixed-use building that will be undergoing renovations to enhance its functionality and appeal for both office and retail tenants. Ground-floor retail suites provide excellent street frontage and visibility, while the upper floor will feature flexible office layouts with natural light and views of Downtown Gainesville. With upgraded finishes, private entrances, and access to ample public parking, this building is ideal for businesses seeking a walkable, professional setting in the heart of Northeast Georgia's growing commercial hub.

## Offering Summary

Lease Rate:	Contact Agent For Pricing
Available SF:	9,980 - 20,353 SF
Lot Size:	0.24 Acres
Building Size:	20,353 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,952	15,635	27,110
Total Population	8,506	45,281	77,197
Average HH Income	\$65,438	\$73,237	\$83,119

## Presented By:

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## Property Highlights

- Under new ownership with future renovations planned
- Highly visible 20,353 +/- SF mixed-use building in downtown Gainesville
- Ground-floor retail consists of 9,980 +/- SF with excellent street frontage and signage opportunity with outside patio available
- Second floor consists of 10,373 +/- SF being converted to loft-style office space with modern finishes
- Space can be divided into smaller suites on both levels
- Flexible layouts ideal for retail, office, or creative studio use
- Second level has both elevator access and dual street access via stairwells
- Building overlooks the new City Plaza
- Ample parking available in adjacent City's North Parking Deck
- Walkable location in the bustling central business district
- Surrounded by restaurants, boutiques, banks, courthouse and government buildings
- Excellent access to Gainesville's growing business and cultural core

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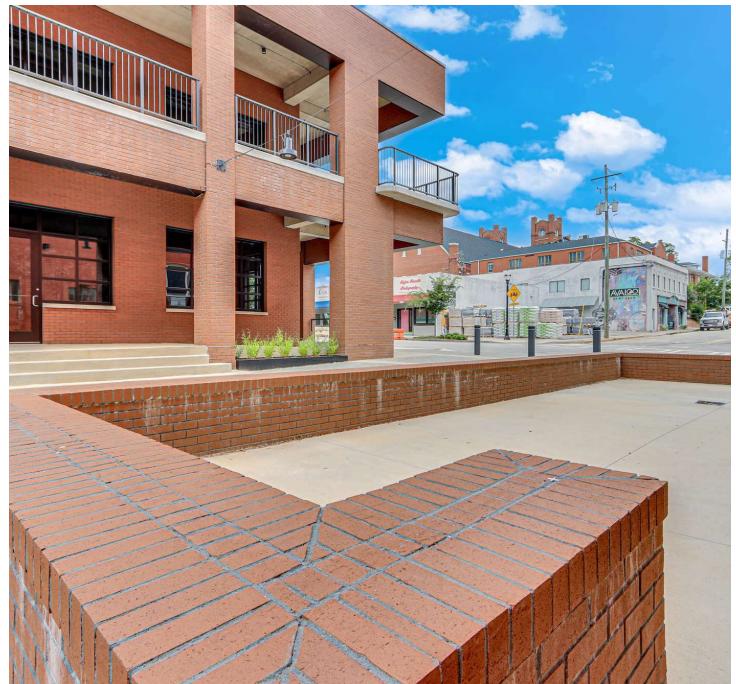
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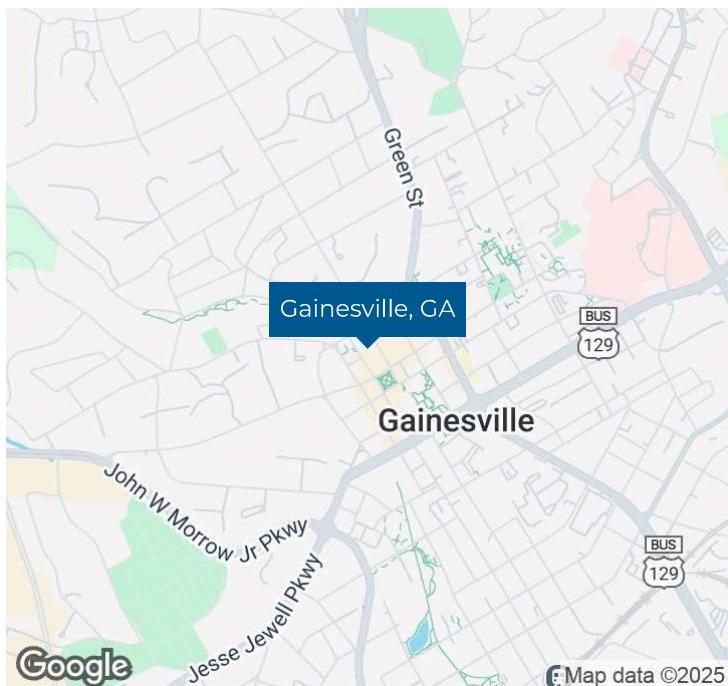
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## Location Description

Located in the heart of Downtown Gainesville, 131 Bradford Street offers immediate access to the city's vibrant business, dining, and entertainment district. Gainesville serves as the economic hub of Northeast Georgia, with a thriving professional community, growing population, and strategic connectivity to Atlanta and the North Georgia Mountains. This highly walkable area is surrounded by government offices, banks, boutique retailers, and popular restaurants—making it an ideal location for office and retail users seeking visibility and convenience.

## Location Details

Market	Northeast Georgia
Sub Market	Gainesville / Hall County
County	Hall
Cross Streets	Bradford Street & Academy Street

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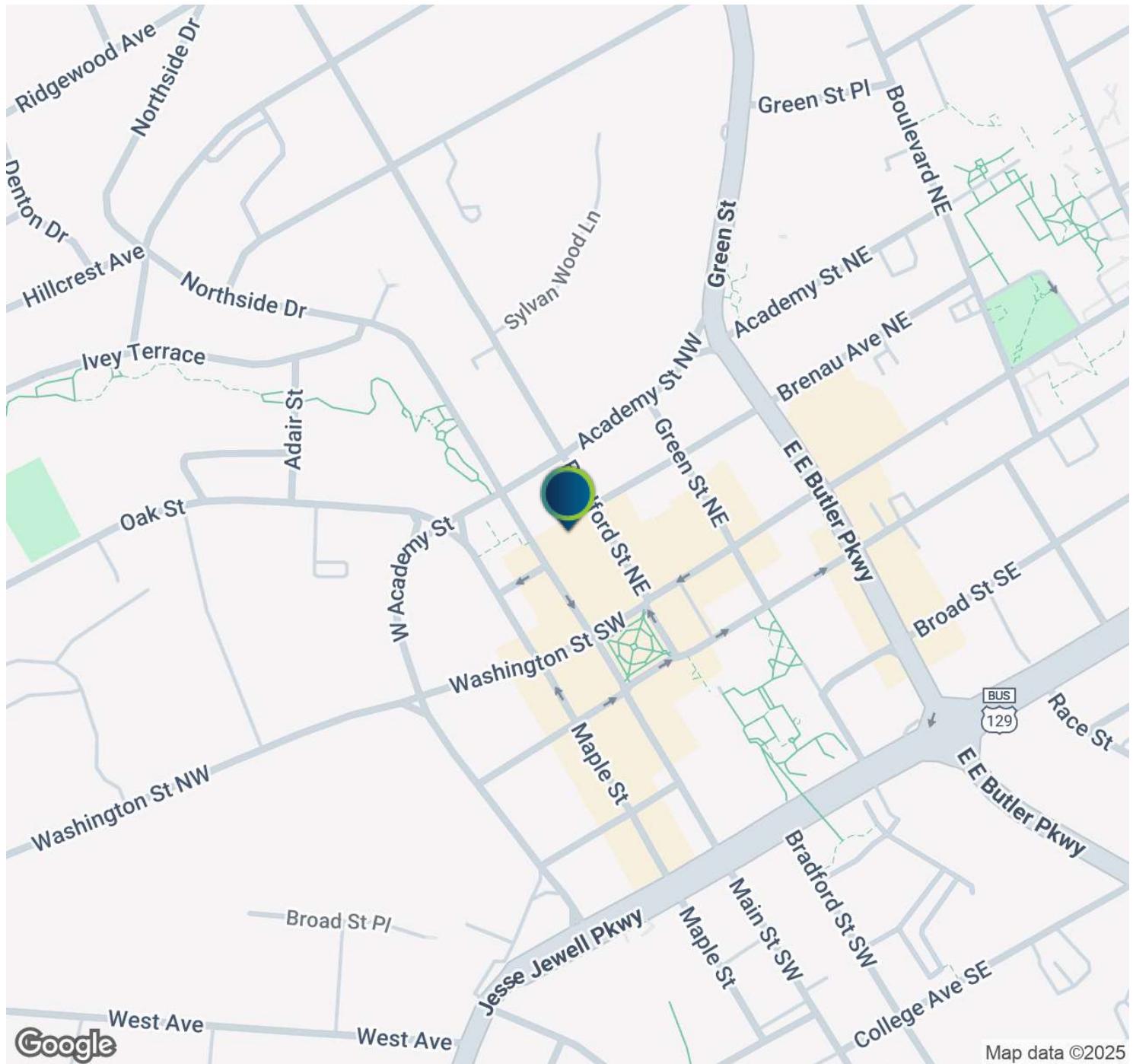
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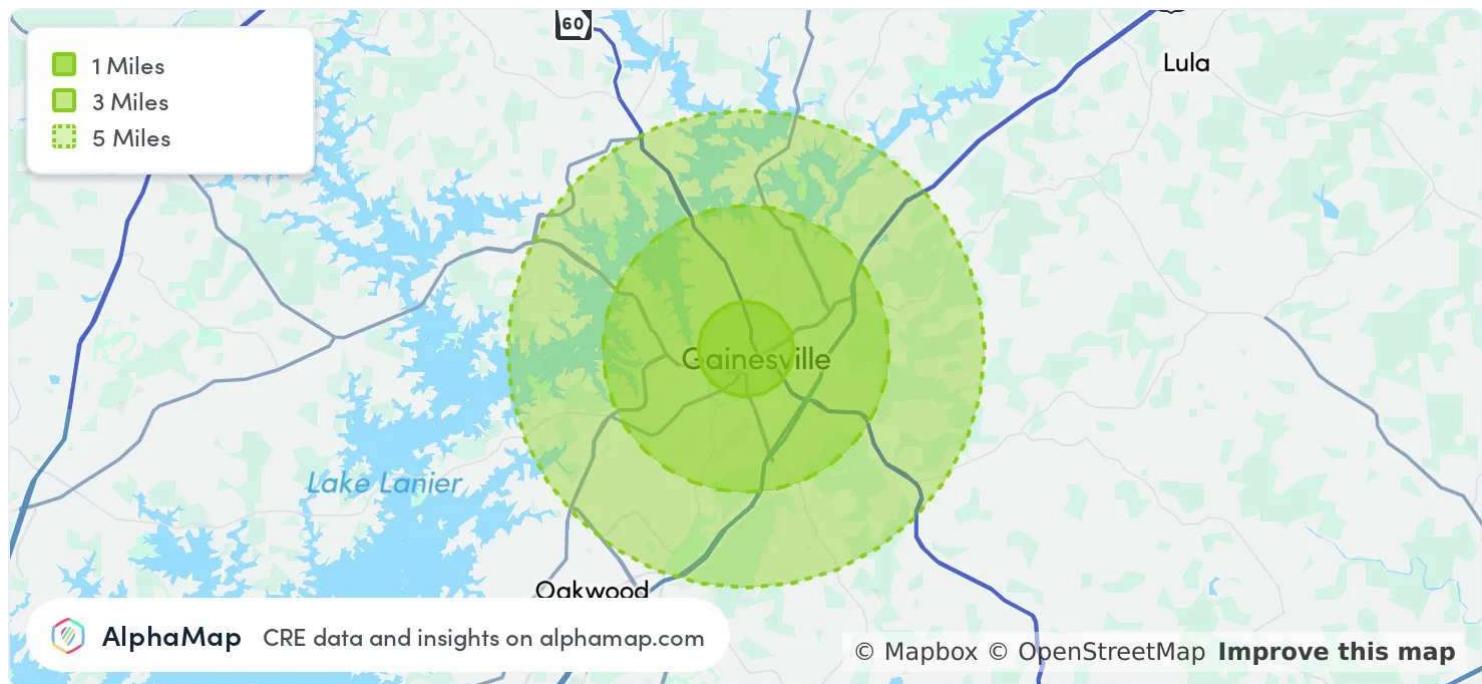
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,506	45,281	77,197
Average Age	35	36	38
Average Age (Male)	34	34	36
Average Age (Female)	35	37	39

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,952	15,635	27,110
Persons per HH	2.9	2.9	2.8
Average HH Income	\$65,438	\$73,237	\$83,119
Average House Value	\$314,043	\$345,027	\$387,403
Per Capita Income	\$22,564	\$25,254	\$29,685

Map and demographics data derived from AlphaMap

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