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REAL ESTATE

1854 Thompson Bridge Rd | Gainesville, GA 30501
Land/Building For Sale

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

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

Local Understanding
+ Industry Expertise

Land/Building For Sale

1854 Thompson Bridge Rd, Gainesville, GA 30501



Property Description

1854 Thompson Bridge Road is positioned along one of Gainesville's most highly traveled commercial corridors. This prominently located property offers approximately 6,400 SF of retail space with outstanding visibility, strong traffic exposure, and excellent accessibility. Ideal uses for this property would be retail store, car wash, professional office, bank or daycare. With limited commercial sites and retail buildings available in the area, this property presents a commercial investment opportunity with income-producing potential.

Property Highlights

- Excellent visibility on Thompson Bridge Road
- Traffic Count: 33,000 AADT
- 6,400 +/- SF retail building on 2.39 +/- acres
- Property is currently leased to a furniture and consignment store
- All utilities available with sewer nearby
- Excellent redevelopment opportunity

Offering Summary

Sale Price:	\$1,300,000
Lot Size:	2.39 Acres
Zoning:	Neighborhood Business

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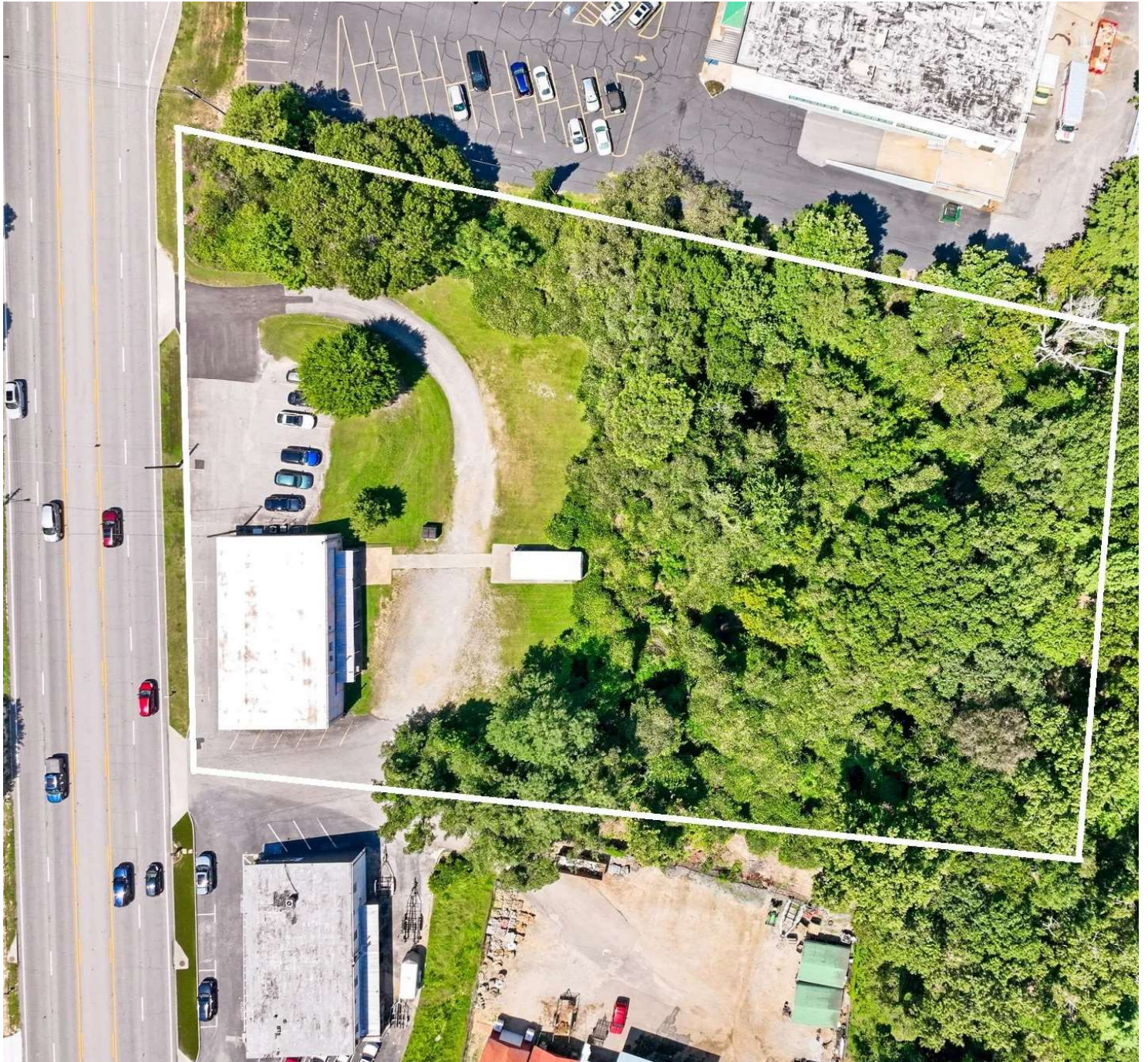
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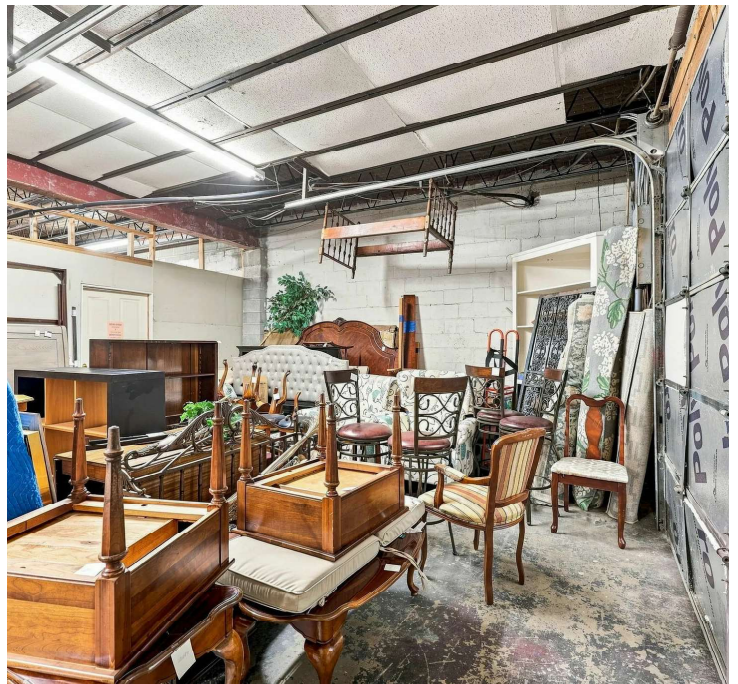
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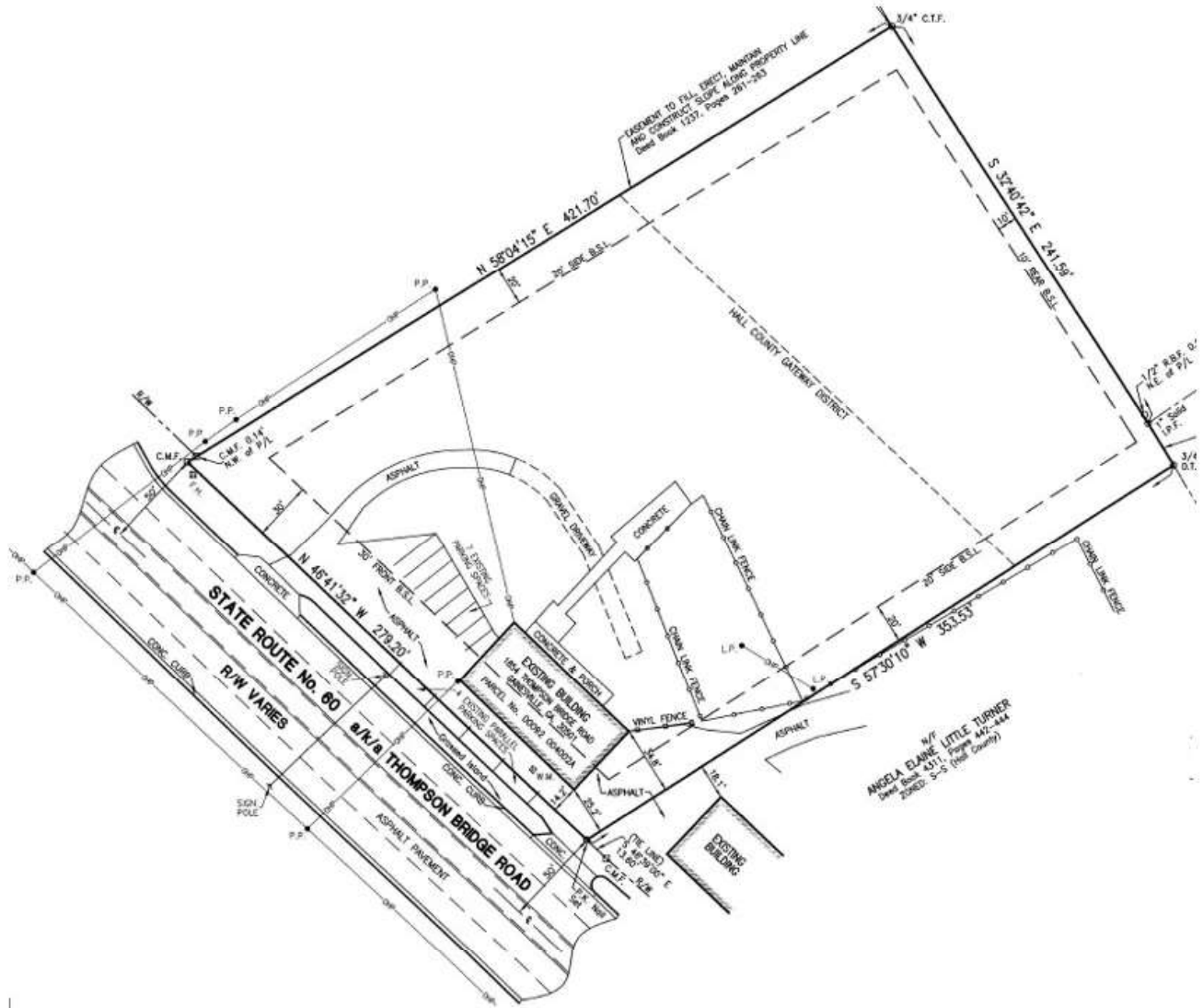
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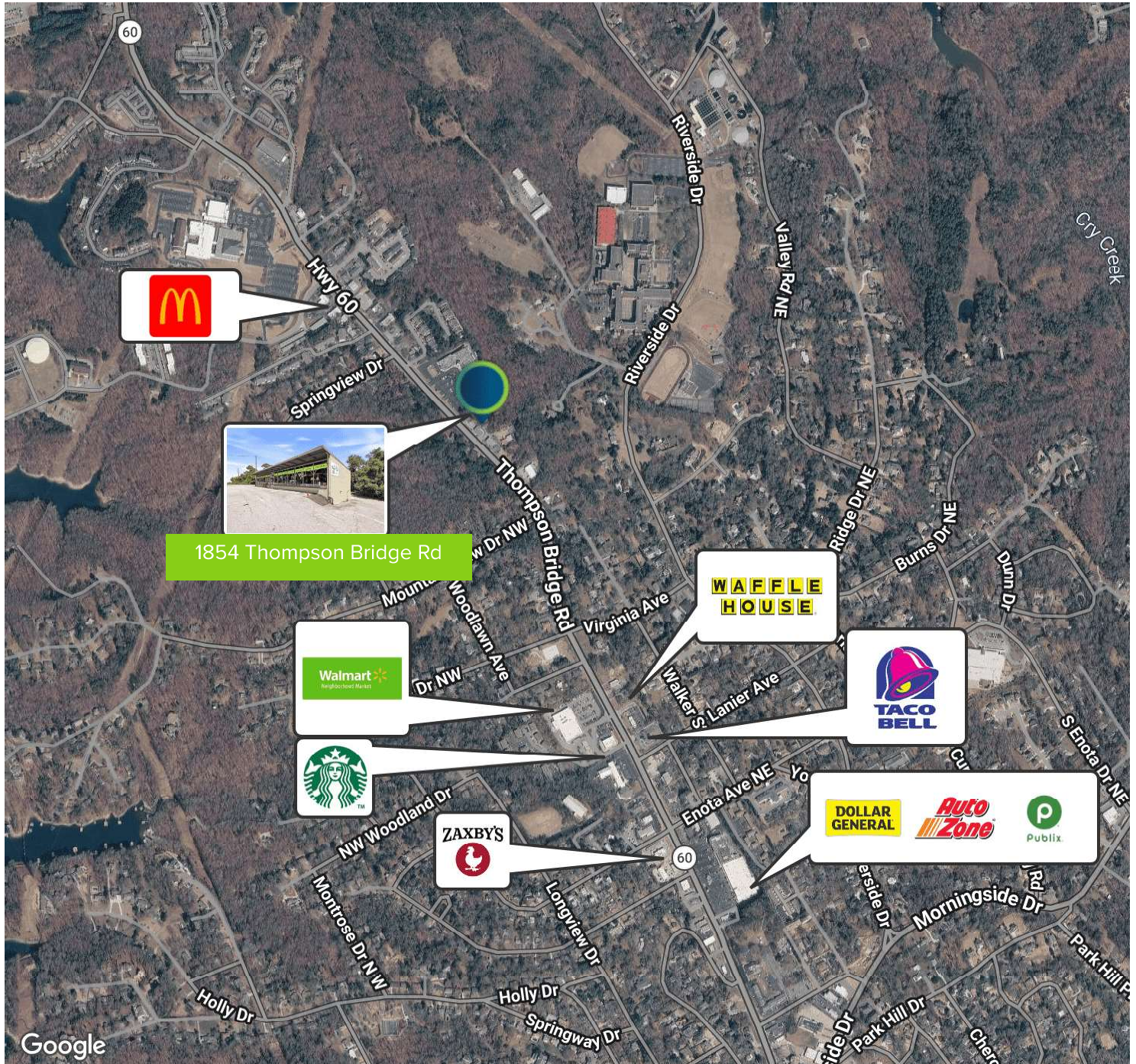
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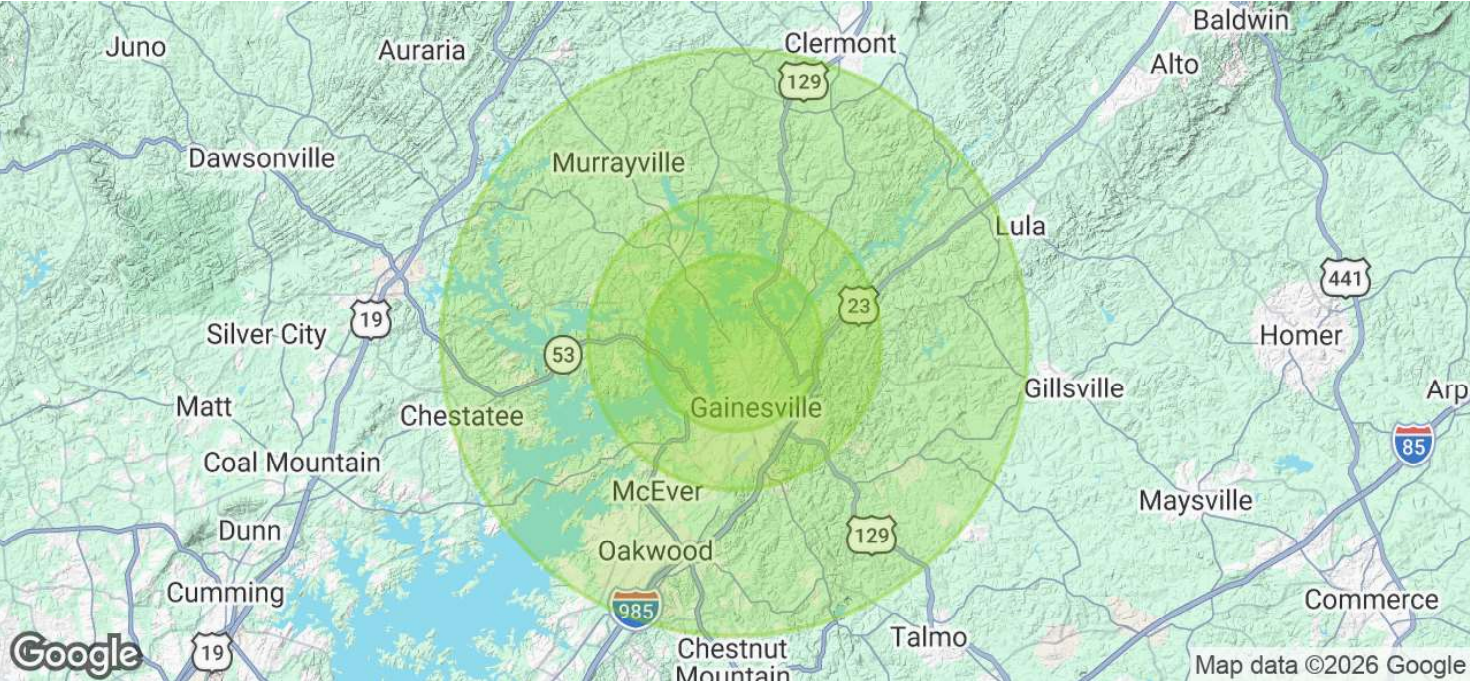
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Population	3 Miles	5 Miles	10 Miles
Total Population	32,452	70,766	159,641
Average Age	37.9	37.3	38.9
Average Age (Male)	38.1	36.8	38.6
Average Age (Female)	38.6	38.4	39.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	12,339	24,005	54,331
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$94,860	\$95,294	\$101,654
Average House Value	\$387,068	\$358,022	\$364,146

2023 American Community Survey (ACS)

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