



## Retail/Office Suite Available

### OFFERING SUMMARY

Lease Rate:	\$18.00 Psf (NNN)
Available SF:	2,500 +/- SF
Zoning:	Highway Business
Traffic Count:	28,600 AADT

### FOR INFORMATION

**BENNETT SMITH**  
Sales Associate

c | 770-718-6565  
bennett@candler.com

135 Maple Street, NW  
Gainesville, GA 30501

[www.candler.com](http://www.candler.com)



**Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | [www.candler.com](http://www.candler.com)**

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## PROPERTY HIGHLIGHTS

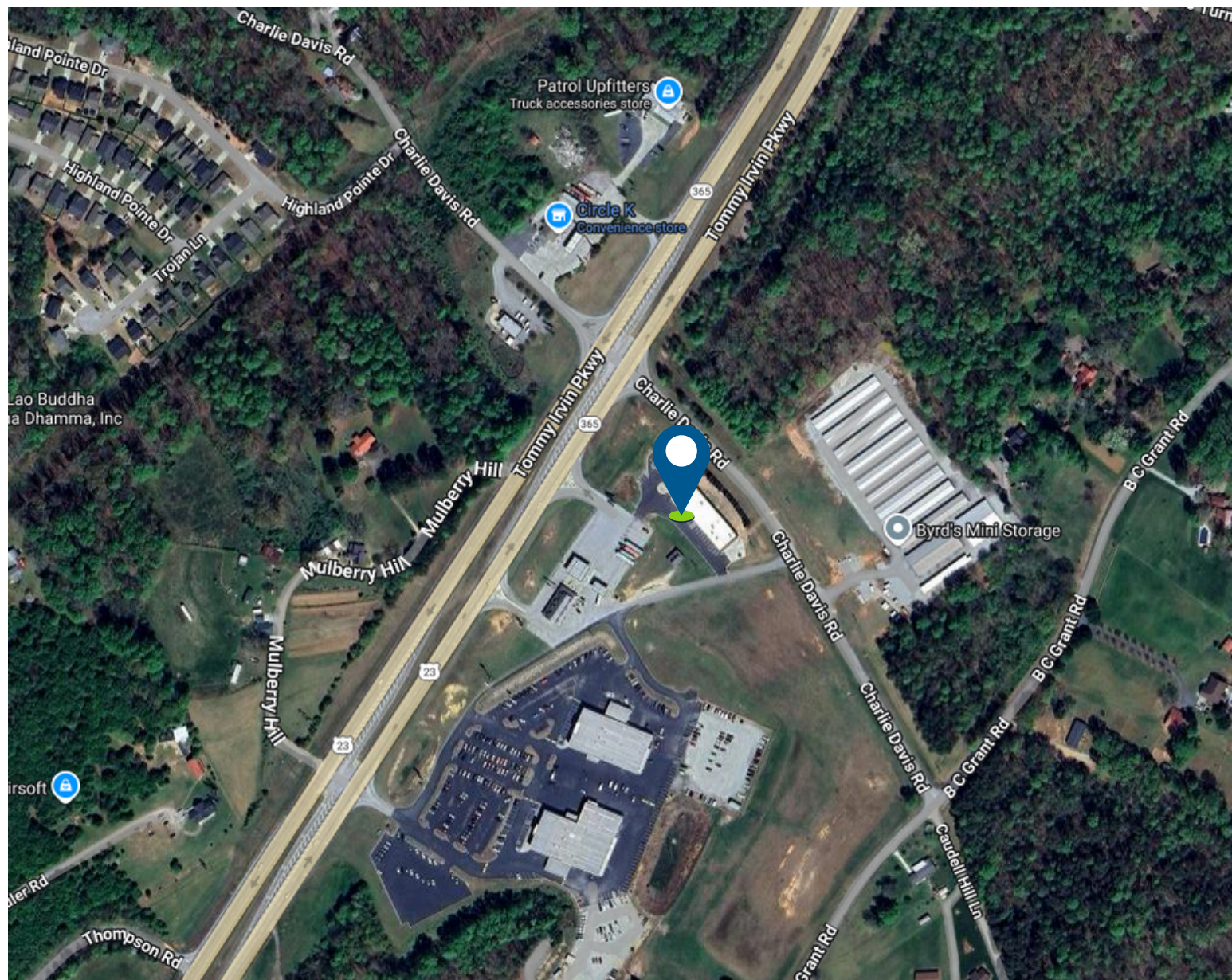
- 2,500 +/- square foot retail/office space available for lease
- Property can be subdivided into 1,000 SF and 1,500 SF spaces
- Property is in shell condition, with power, lighting, and HVAC systems installed
- Located along heavily trafficked Highway 365 next to brand new package store
- Ideal location for quick service restaurant, insurance office, bank branch or traditional retail
- Excellent location between Gainesville and Cornelia
- Located on the northbound side of highway, capturing all traffic heading north from Atlanta to North Georgia and North Carolina







## MAP LOCATION





# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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