



## Retail Building For Sale / Lease

### OFFERING SUMMARY

Sale Price:	\$6,500,000
Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	20,175 SF
Lot Size:	3.41 Acres
Zoning:	Planned Unit Development

### FOR INFORMATION

**BRIAN HUGHS, CCIM**  
 Principal/Associate Broker  
 o | 770.988.6383  
 c | 678.316.4445  
 brian@candler.com

135 Maple Street NW  
 Gainesville, GA 30501  
[www.candler.com](http://www.candler.com)



# RETAIL BUILDING FOR SALE OR LEASE

1963 Jesse Jewell Parkway Northeast, Gainesville, GA 30501



## Property Highlights

- For Sale or Lease
- 20,175 +/- square foot free-standing retail building available for sale
- Plus 5,675 +/- square foot mezzanine level and 3,220 +/- square foot enclosed garden center
- 102 parking spaces
- 100% sprinklered
- Located in the Kroger anchored New Holland Market Shopping Center, which is one of the area's fastest growing retail centers
- Easily accessible to I-985 at Exit 24
- Area businesses include Verizon, Senior Fiesta Mexican Restaurant, Papa John's, Taco Mac, McAlister's Deli, Nothing Bundt Cakes, Chipotle, Chic Fil A, McDonald's, and Bodyplex
- The Milken Institute named Gainesville/Hall County the Top Small Metro Area in Georgia and top 10 in the nation for Best Performing Small Metros in 2023.
- The US Census Bureau has identified Gainesville/Hall County MSA among the fastest growing metropolitan areas in the United States

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,318	10,649	21,645
Total Population	3,298	29,232	62,640
Average HH Income	\$80,449	\$75,988	\$78,116

## Presented By:

**Brian Hughs, CCIM**

770.988.6383

Principal/Associate Broker

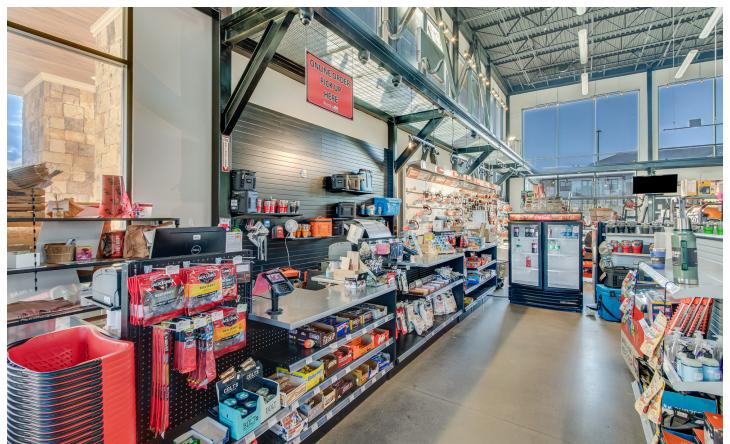
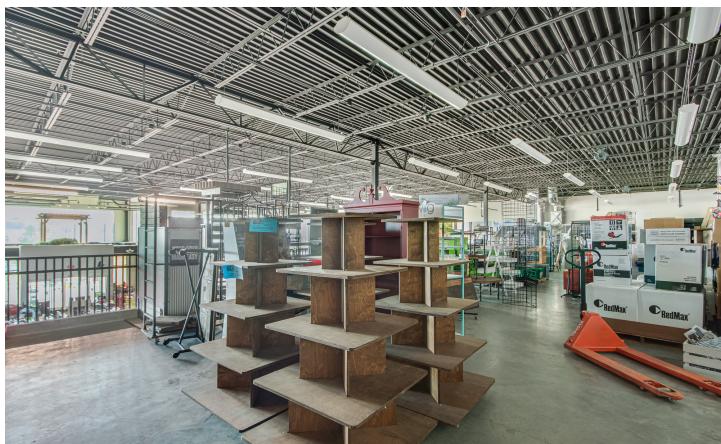
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](http://candler.com)

# RETAIL BUILDING FOR SALE OR LEASE

1963 Jesse Jewell Parkway Northeast, Gainesville, GA 30501



---

## Presented By:

**Brian Hughes, CCIM**

770.988.6383

Principal/Associate Broker

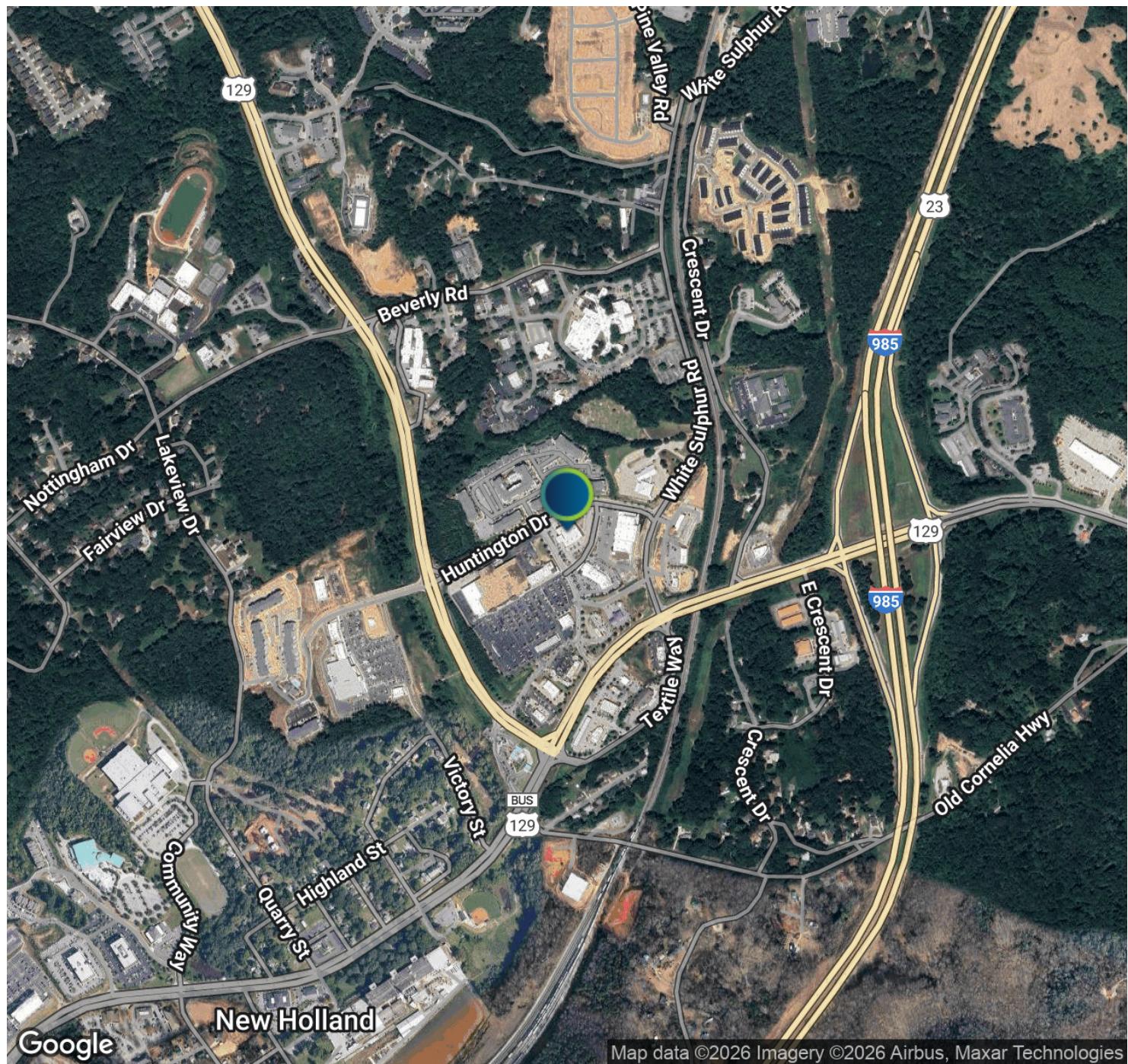
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](http://candler.com)

# RETAIL BUILDING FOR SALE OR LEASE

1963 Jesse Jewell Parkway Northeast, Gainesville, GA 30501



Presented By:

**Brian Hughes, CCIM**

770.988.6383

Principal/Associate Broker

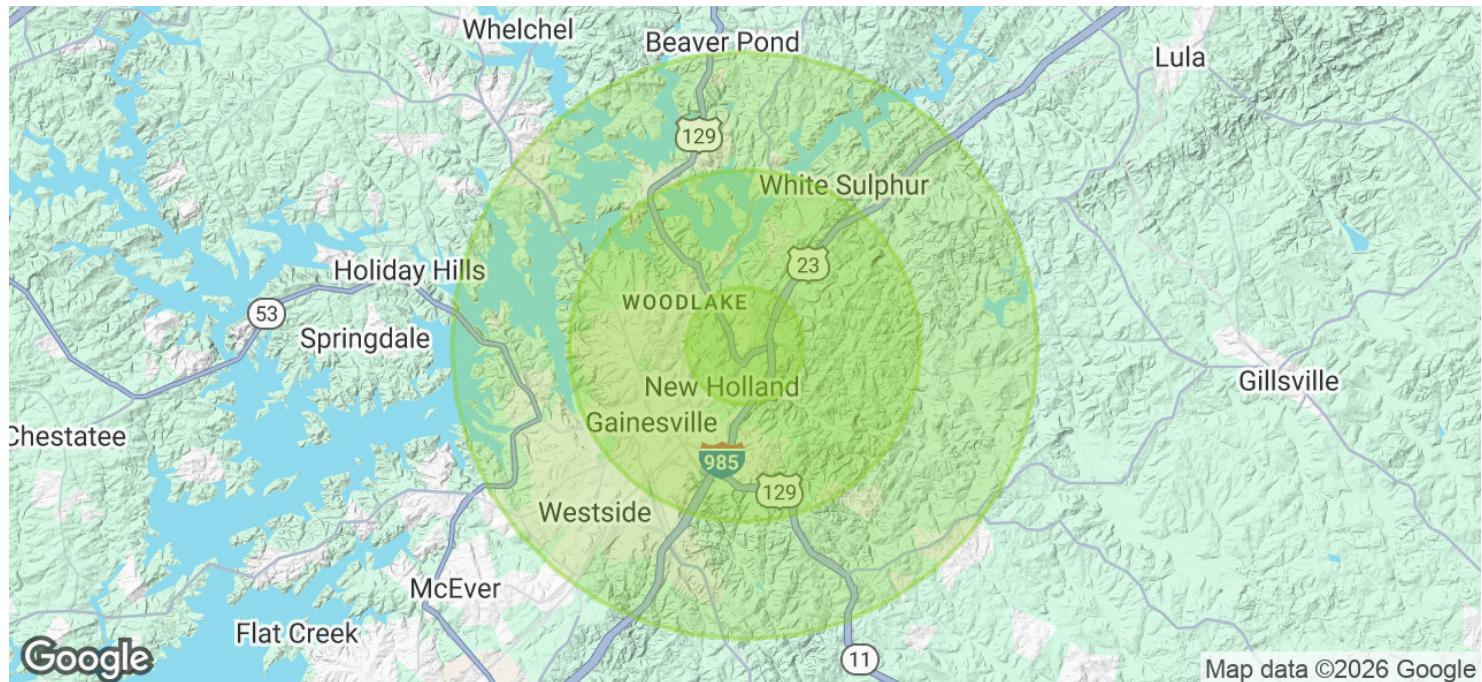
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](http://candler.com)

# RETAIL BUILDING FOR SALE OR LEASE

1963 Jesse Jewell Parkway Northeast, Gainesville, GA 30501



Population	1 Mile	3 Miles	5 Miles
Total Population	3,298	29,232	62,640
Average Age	41	38	37
Average Age (Male)	38	36	35
Average Age (Female)	44	40	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,318	10,649	21,645
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$80,449	\$75,988	\$78,116
Average House Value	\$390,513	\$350,305	\$367,642

Demographics data derived from AlphaMap

## Presented By:

**Brian Hughes, CCIM**

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](http://candler.com)

# RETAIL BUILDING FOR SALE OR LEASE

1963 Jesse Jewell Parkway Northeast, Gainesville, GA 30501



**Brian Hughes, CCIM**

Principal/Associate Broker

**Direct:** 770.988.6383 **Cell:** 678.316.4445

brian@candler.com

---

**Presented By:**

**Brian Hughes, CCIM**

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](http://candler.com)