



OFFERING SUMMARY

Sales Price:	\$8,395,000
Lease Rate:	\$18.00 (NNN)
Acreage:	3.41 +/- Acres
Total Square Footage:	29,070 +/- SF
Zoning:	Planned Unit Development
Traffic Count:	33,900 Vehicles Per Day

FOR INFORMATION

BRIAN HUGHS, CCIM

Principal/Associate Broker

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PROPERTY HIGHLIGHTS

- For Sale or Lease
- 29,070 +/- square foot free standing retail building available for sale
- Includes 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

10 Minute Drive Time

DEMOGRAPHIC SUMMARY

 Ace Hardware New Holland
 Drive time of 10 minutes

KEY FACTS

51,054
 Population

17,789
 Households

32.7
 Median Age

\$51,971
 Median Disposable Income

EDUCATION

26.8%
 No High School Diploma

32.5%
 High School Graduate

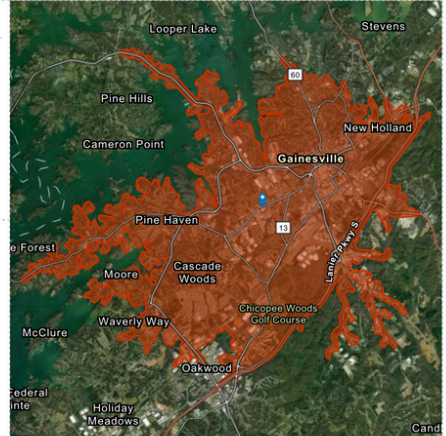
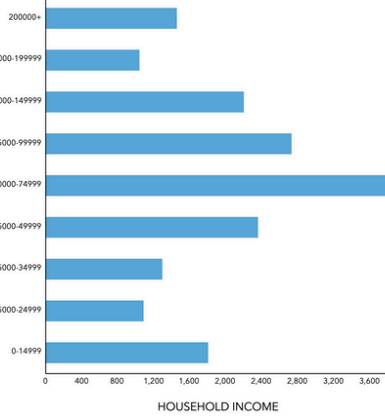
20.0%
 Some College/
 Associate's Degree

20.8%
 Bachelor's/Grad/
 Prof Degree

INCOME


\$62,897
 Median Household Income

\$31,434
 Per Capita Income

\$102,040
 Median Net Worth


EMPLOYMENT


43.2%
 White Collar

45.8%
 Blue Collar

12.7%
 Services

2.9%
 Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

20 Minute Drive Time

DEMOGRAPHIC SUMMARY

 Ace Hardware New Holland
 Drive time of 20 minutes

KEY FACTS

169,467
 Population

59,592
 Households

36.9
 Median Age

\$62,085
 Median Disposable Income

EDUCATION

17.0%
 No High School Diploma

30.9%
 High School Graduate

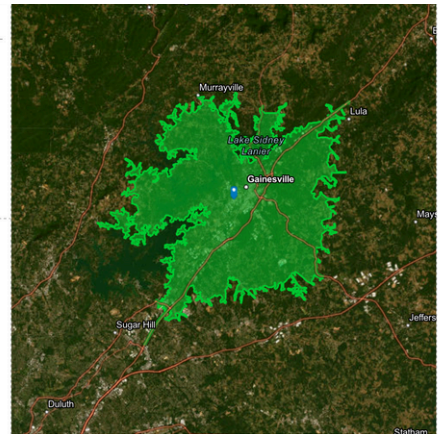
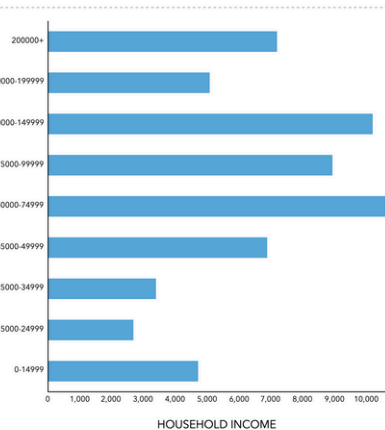
26.2%
 Some College/
 Associate's Degree

25.9%
 Bachelor's/Grad/
 Prof Degree

INCOME


\$78,370
 Median Household Income

\$38,468
 Per Capita Income

\$249,389
 Median Net Worth


EMPLOYMENT


53.9%
 White Collar

34.3%
 Blue Collar

13.5%
 Services

3.4%
 Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHICS

30 Minute Drive Time

DEMOGRAPHIC SUMMARY

 Ace Hardware New Holland
 Drive time of 30 minutes

KEY FACTS

424,990
 Population

147,346
 Households

38.2
 Median Age

\$73,354
 Median Disposable Income

EDUCATION

12.9%
 No High School Diploma

27.6%
 High School Graduate

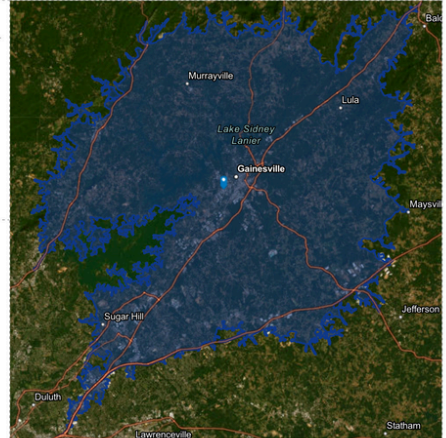
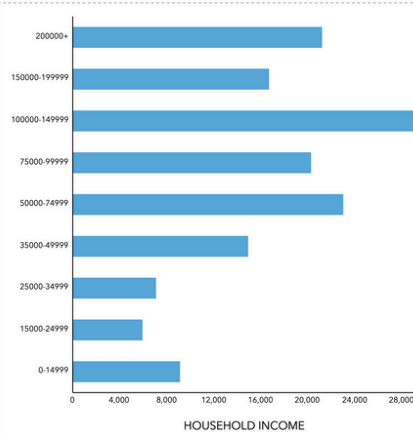
26.6%
 Some College/
 Associate's Degree

32.9%
 Bachelor's/Grad/
 Prof Degree

INCOME


\$90,228
 Median Household Income

\$42,001
 Per Capita Income

\$325,120
 Median Net Worth


EMPLOYMENT

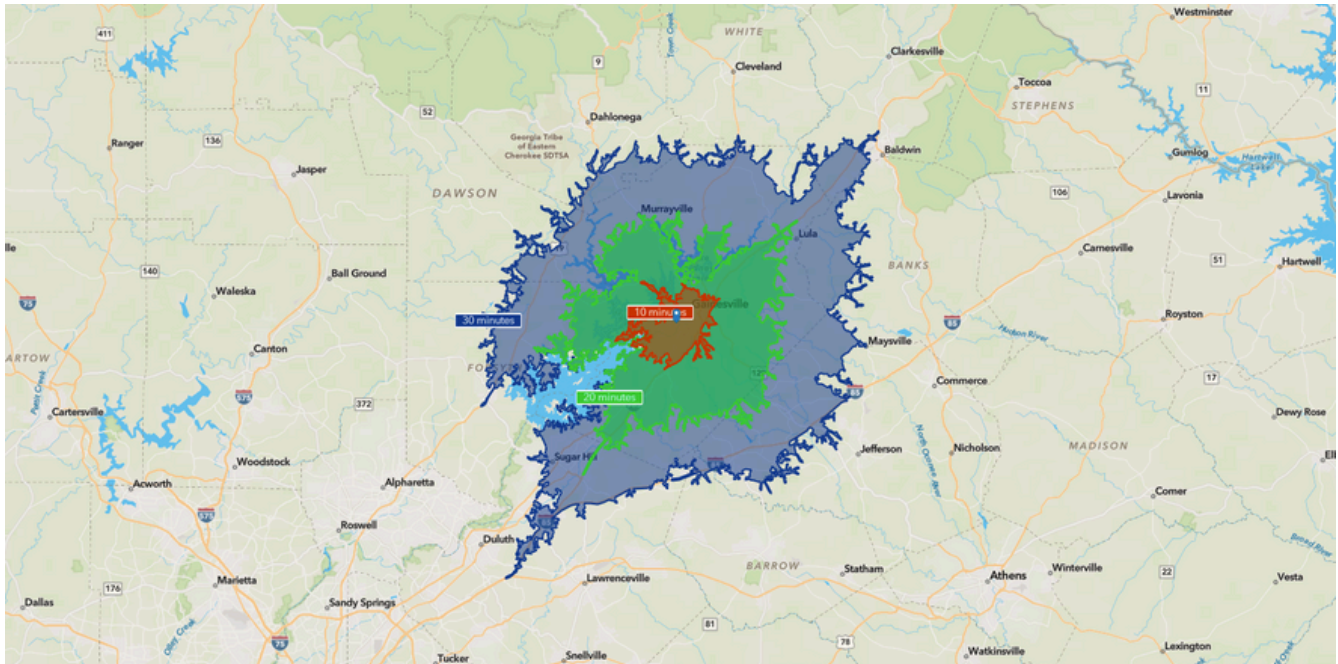

62.4%
 White Collar

26.0%
 Blue Collar

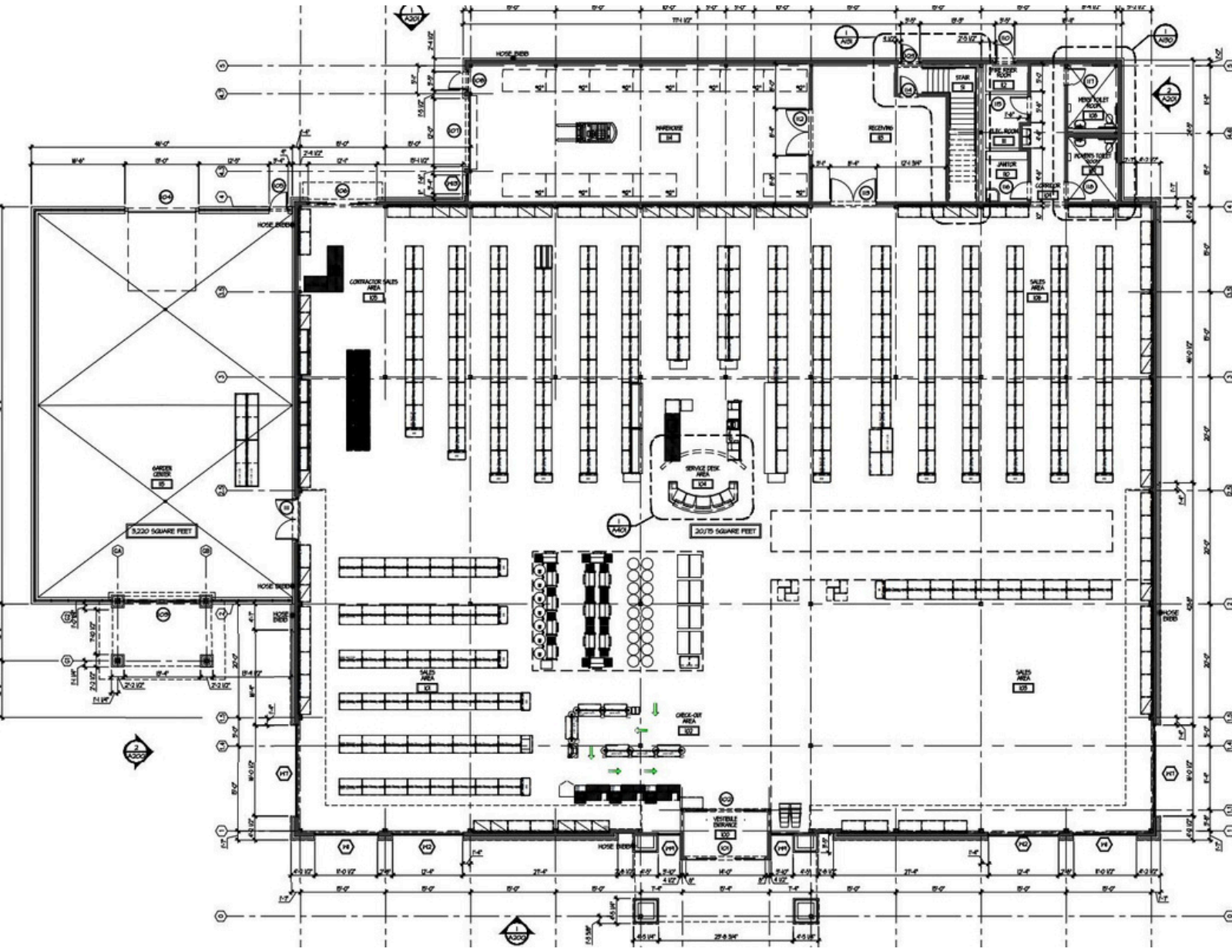
13.4%
 Services

3.1%
 Unemployment Rate

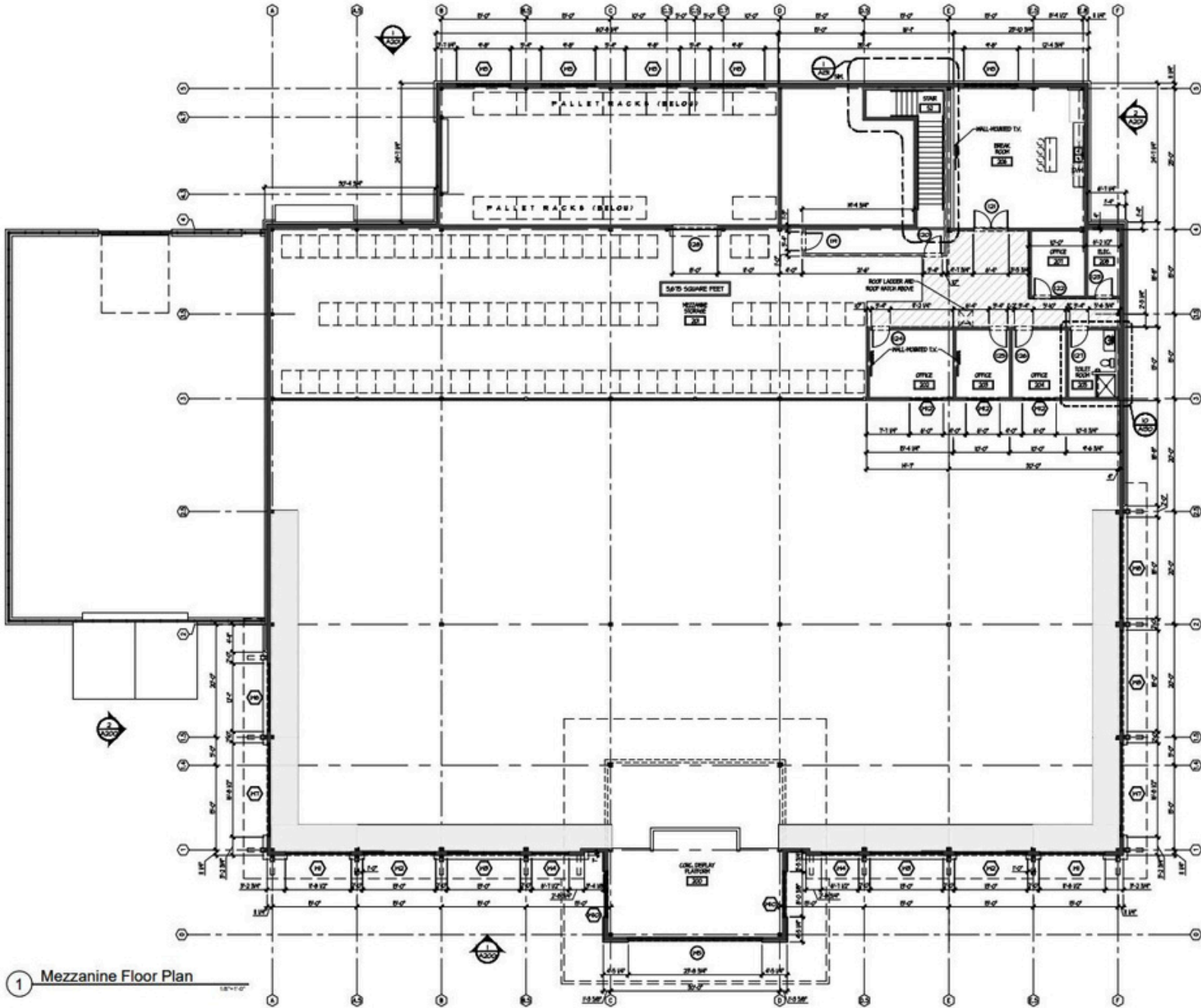
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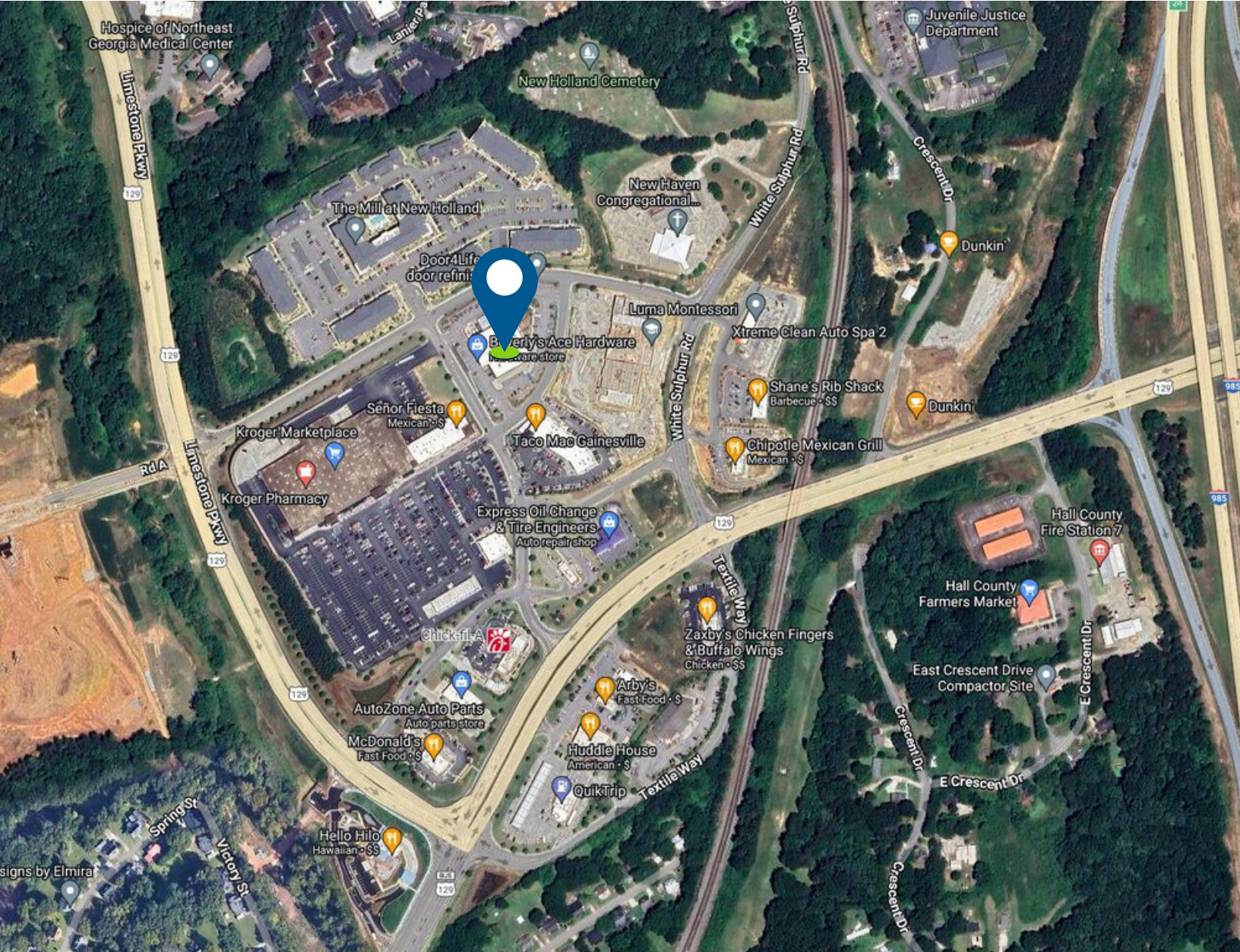
GROUND LEVEL FLOOR PLAN



MEZZANINE FLOOR PLAN



LOCATION MAP





CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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