



Office/Retail Space Available

OFFERING SUMMARY

Lease Rate:	\$15.00 (NNN)
Building Size:	2,350 +/- SF
Zoning:	H-I
Use:	Office/Retail

FOR INFORMATION

BRIAN HUGHS, CCIM
Principal/Associate Broker

o | 770-988-6383
c | 678-316-4445
brian@candler.com

BENNETT SMITH

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

135 Maple Street, NW
Gainesville, GA 30501

www.candler.com

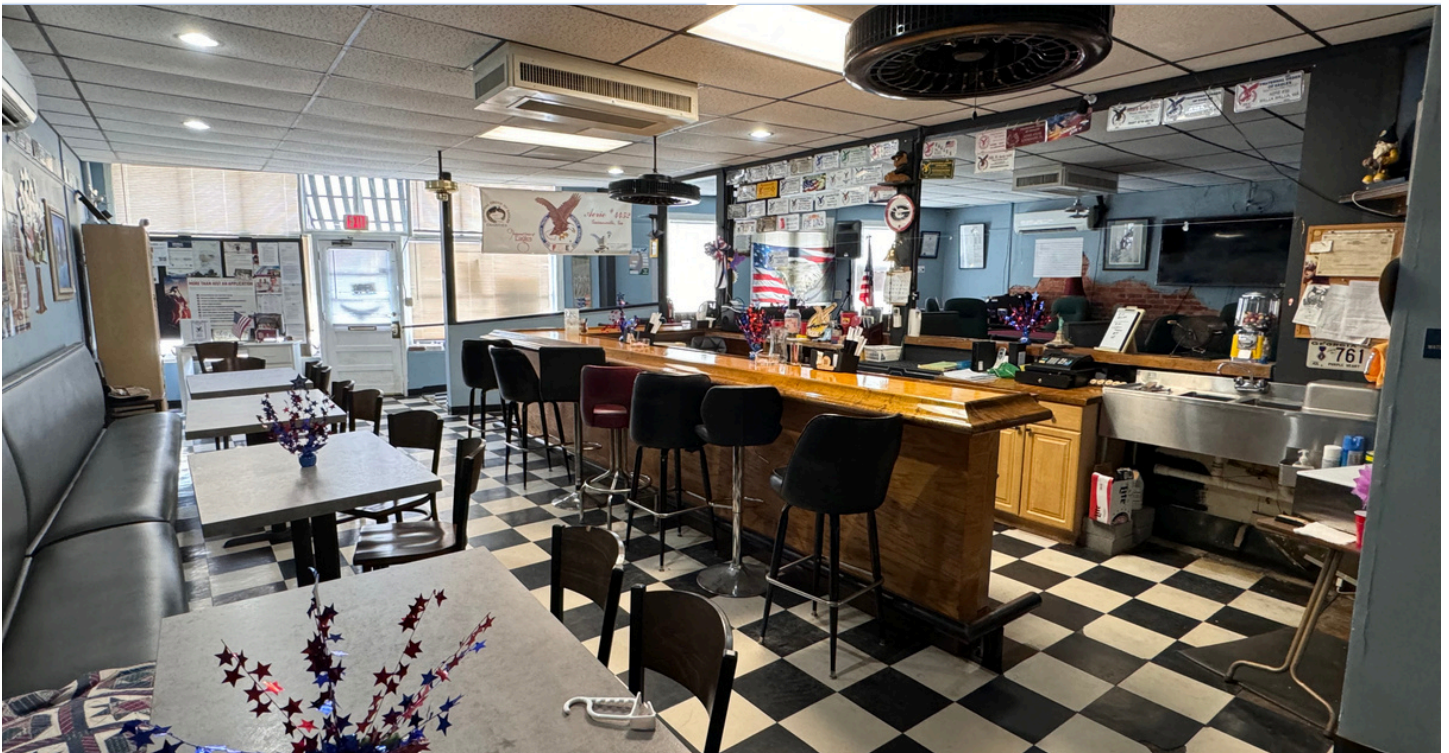




PROPERTY HIGHLIGHTS

- 2,350 +/- square foot free standing retail building available for lease
- Located adjacent to the Inked Pig BBQ restaurant in Midtown Gainesville
- Built in 1920
- Easily accessible to I-985 at Exit 20 and 22
- Conveniently located near downtown Gainesville, which has seen over \$200 million of redevelopment in the immediate area
- Currently set up as a bar/lounge, but could be converted into office space
- Located right off future Greenway Trail Extension and across from Remedy Distillery
- Other area attractions include Jekyll Brewings, NoFo Brewery, Grub's Market, Johnny's Pizza, + Vendetti's, Diletto's Bakery
- Lease Rate: \$15 NNN

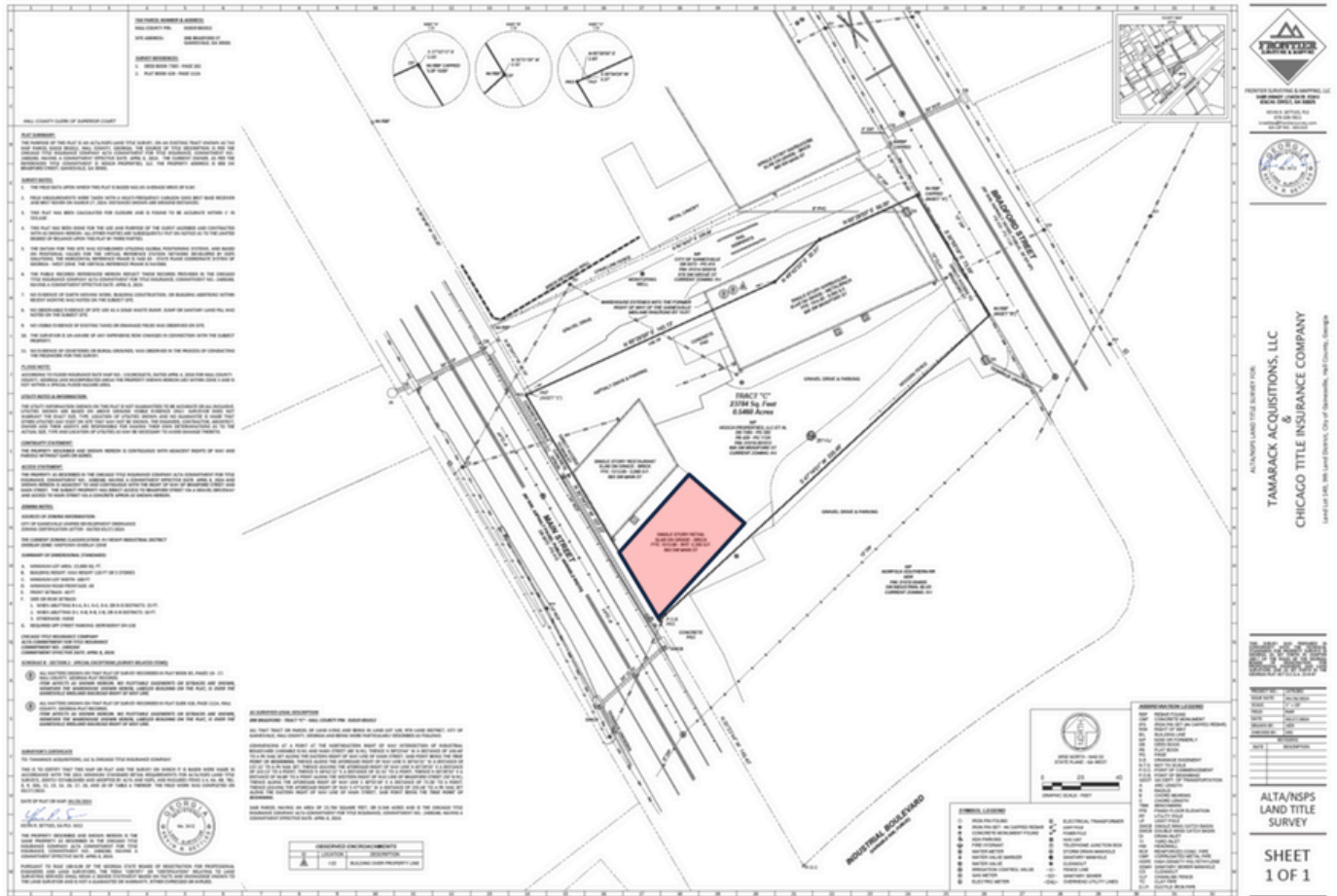


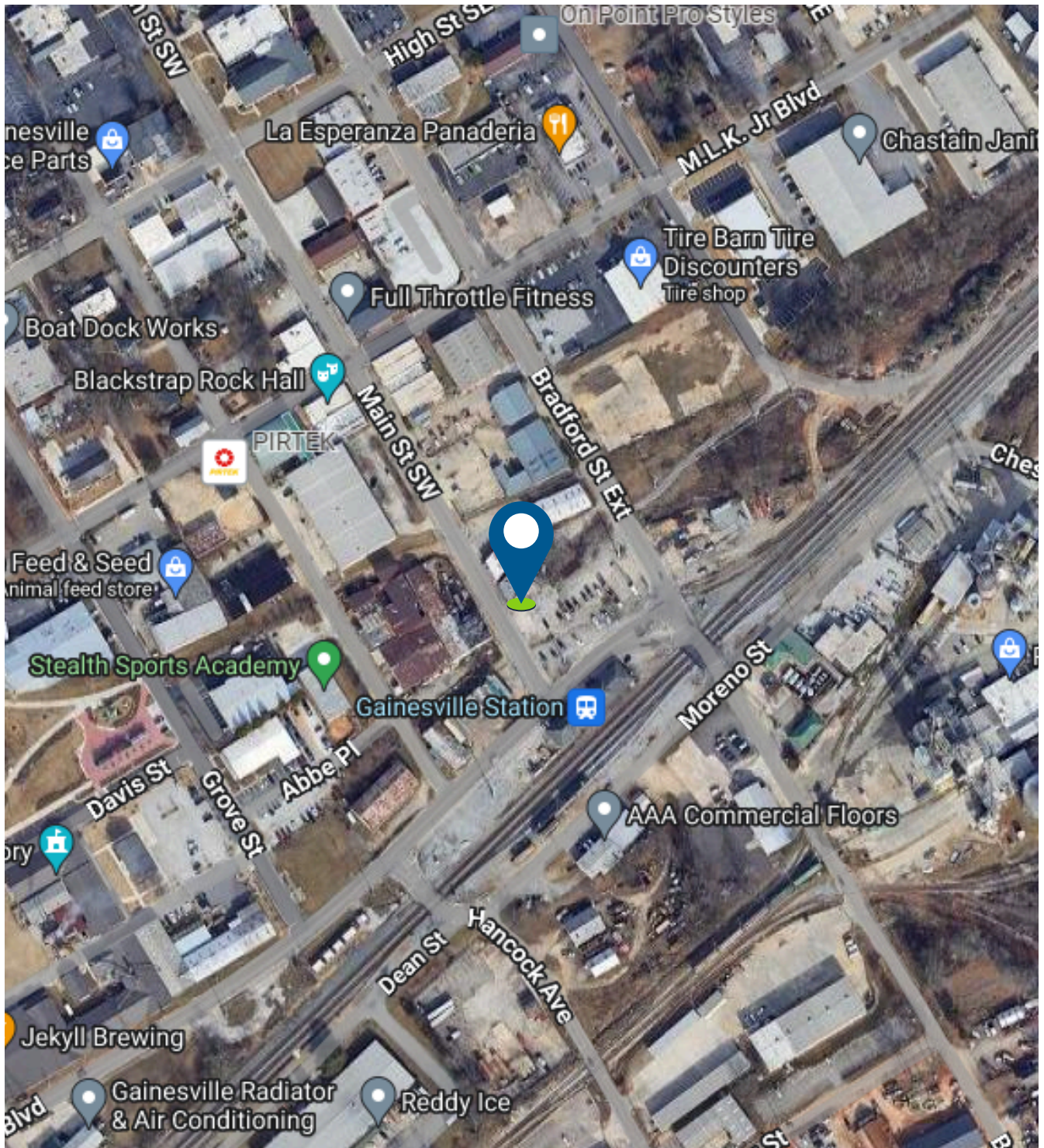






SURVEY







CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN HUGHS, CCIM

Principal/Associate Broker

o | 770-988-6383

c | 678-316-4445

brian@candler.com

BENNETT SMITH

Sales Associate

c | 770-718-6565

bennett@candler.com



Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | www.candlerre.com

© 2022 Candler Real Estate. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Candler Real Estate does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.