



## Prime Retail Space Available

### Offering Summary

Lease Rate:	\$14.50/SF NNN
Building Size:	21,906 SF
Available SF:	4,000 SF
Lot Size:	2.8 Acres
Year Built:	1995
Zoning:	Neighborhood Business
Market:	Hall County
Submarket:	Gainesville
Traffic Count:	9,110

### Get more information

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# Retail Property For Lease

300 Pearl Nix Parkway



## Property Highlights

- Prime retail space available near soon to be redeveloped Lakeshore Mall in Gainesville
- Surrounded by other national retailers & restaurants including, Harbor Freight, Arby's, Burger King, Zaxby's, Belk, Target, Lowe's, Wal-Mart, Dollar Tree, Big Lots, & Books-a-Million
- Zoned: Neighborhood Business
- Gainesville serves as the main retail, financial, and medical hub for northeast Georgia, serving over 450,000 residents

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	4,000 SF	Lease Rate:	\$14.50/SF

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
300 Pearl Nix Parkway - Suite B	Available	4,000 SF	NNN	\$14.50/SF

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## Suite B Photos

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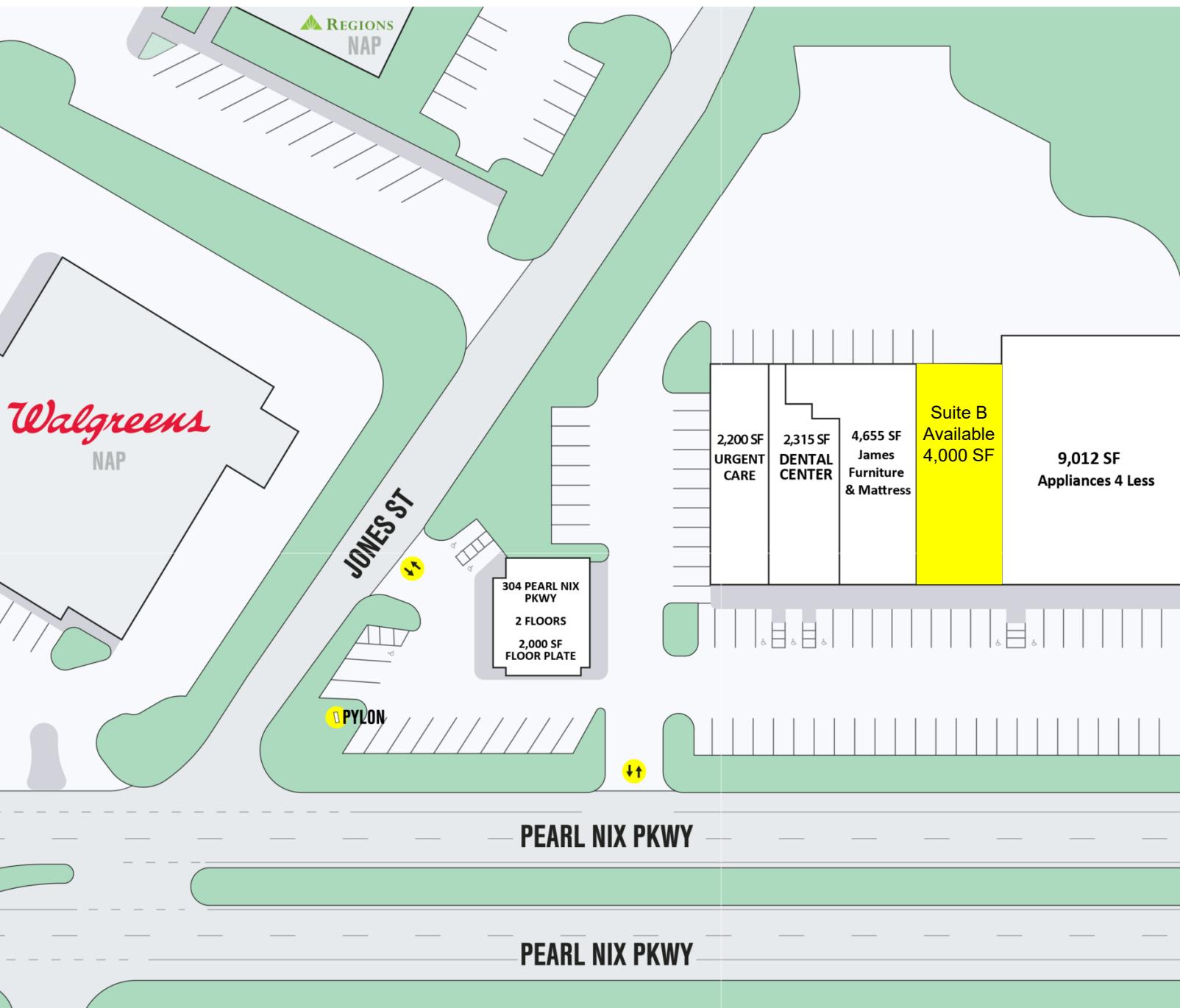
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# Site Plan

304 Pearl Nix Parkway



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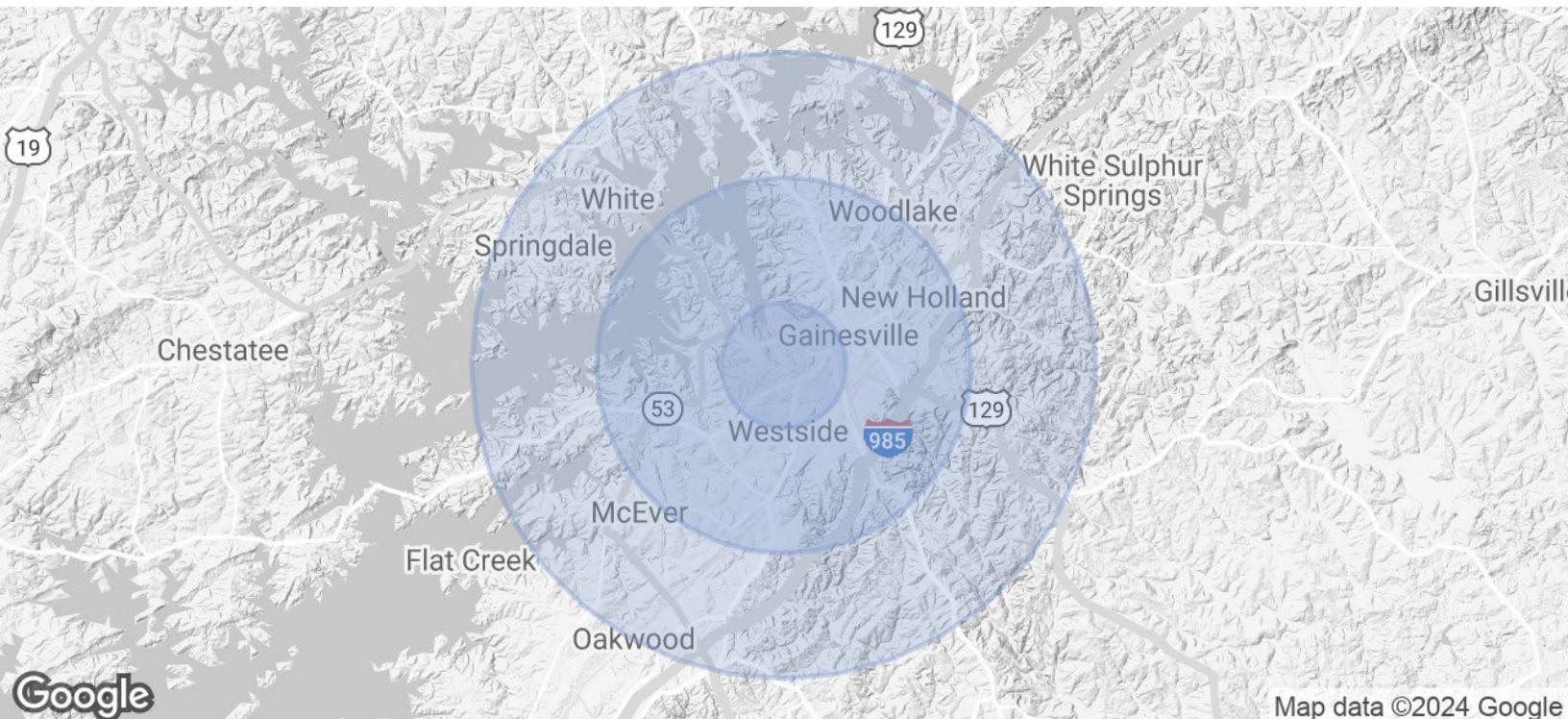
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	7,923	38,214	68,160
Average Age	25.7	28.9	31.1
Average Age (Male)	26.4	27.8	30.0
Average Age (Female)	23.8	29.2	31.9

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,541	12,609	22,773
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$44,834	\$53,158	\$58,804
Average House Value	\$273,713	\$245,750	\$249,213

\* Demographic data derived from 2020 ACS - US Census

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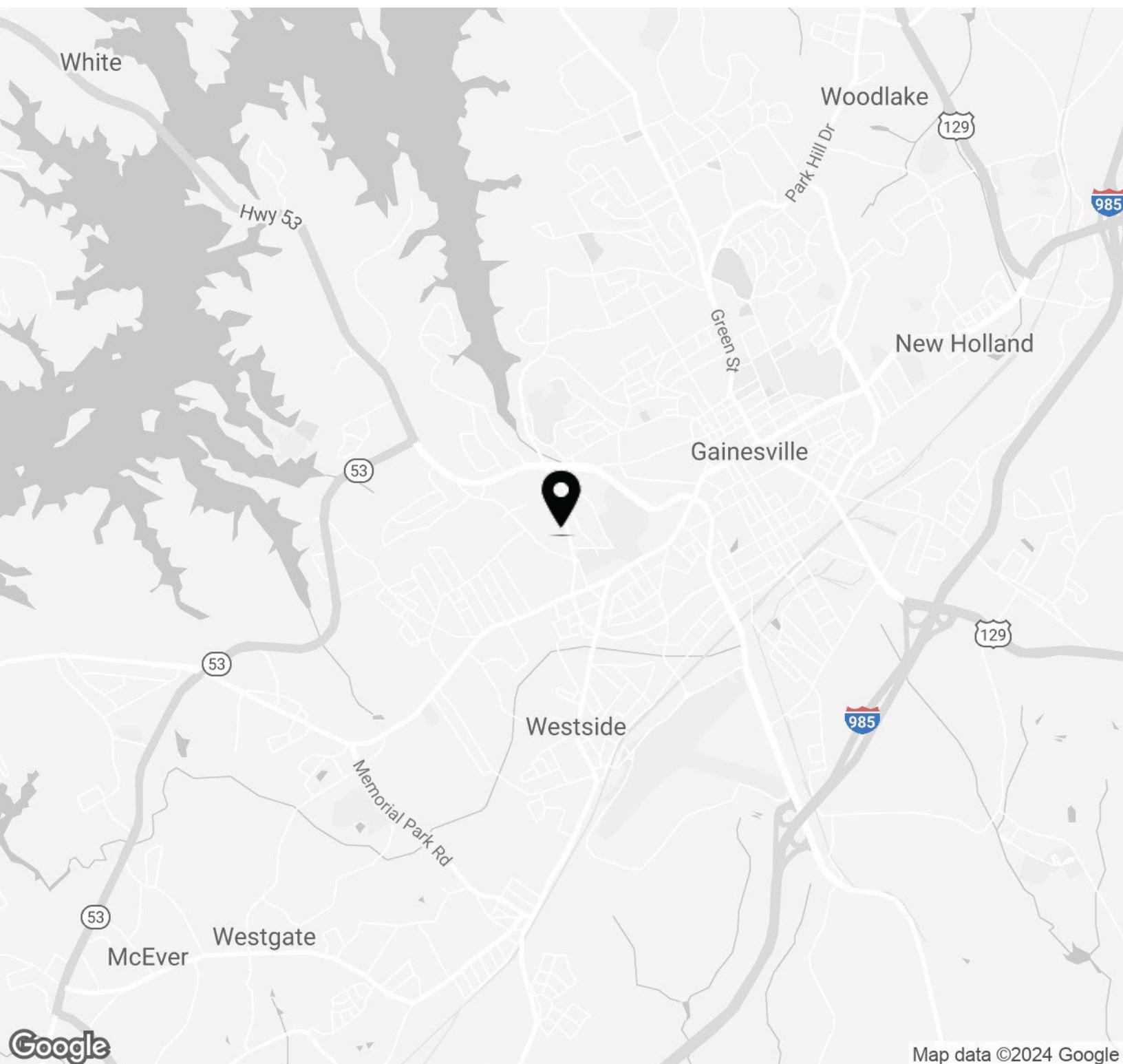
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# Let's talk.

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