

RETAIL/WAREHOUSE FOR LEASE

1706 Martin Luther King Junior Boulevard, Gainesville, GA 30501



Property Description

Lease Rate: \$13.00 Per Square Foot
Opex: \$2.50 Per Square Foot
Available Square Feet: 1,200 - 2,400 +/- Square Feet
Zoning: Heavy Industrial

Property Highlights

- Multiple Suites Available: each 1,200 square feet:
- Suite 1500/1600 can be combined for 2,400 square feet
- Each suite contains 1 Drive in door 10'x14'
- 18' ceilings Skylights in warehouse
- Easy access to I-985, from Exit 20 and 22
- 1.7 miles from Lee Gilmer Memorial Airport- Gainesville
- 7.2 miles from planned Northeast Georgia Inland Port

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	1,200-2,400 SF
Building Size:	20,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,214	14,433	26,546
Total Population	7,148	42,969	77,689
Average HH Income	\$48,938	\$71,698	\$78,960

Presented By:

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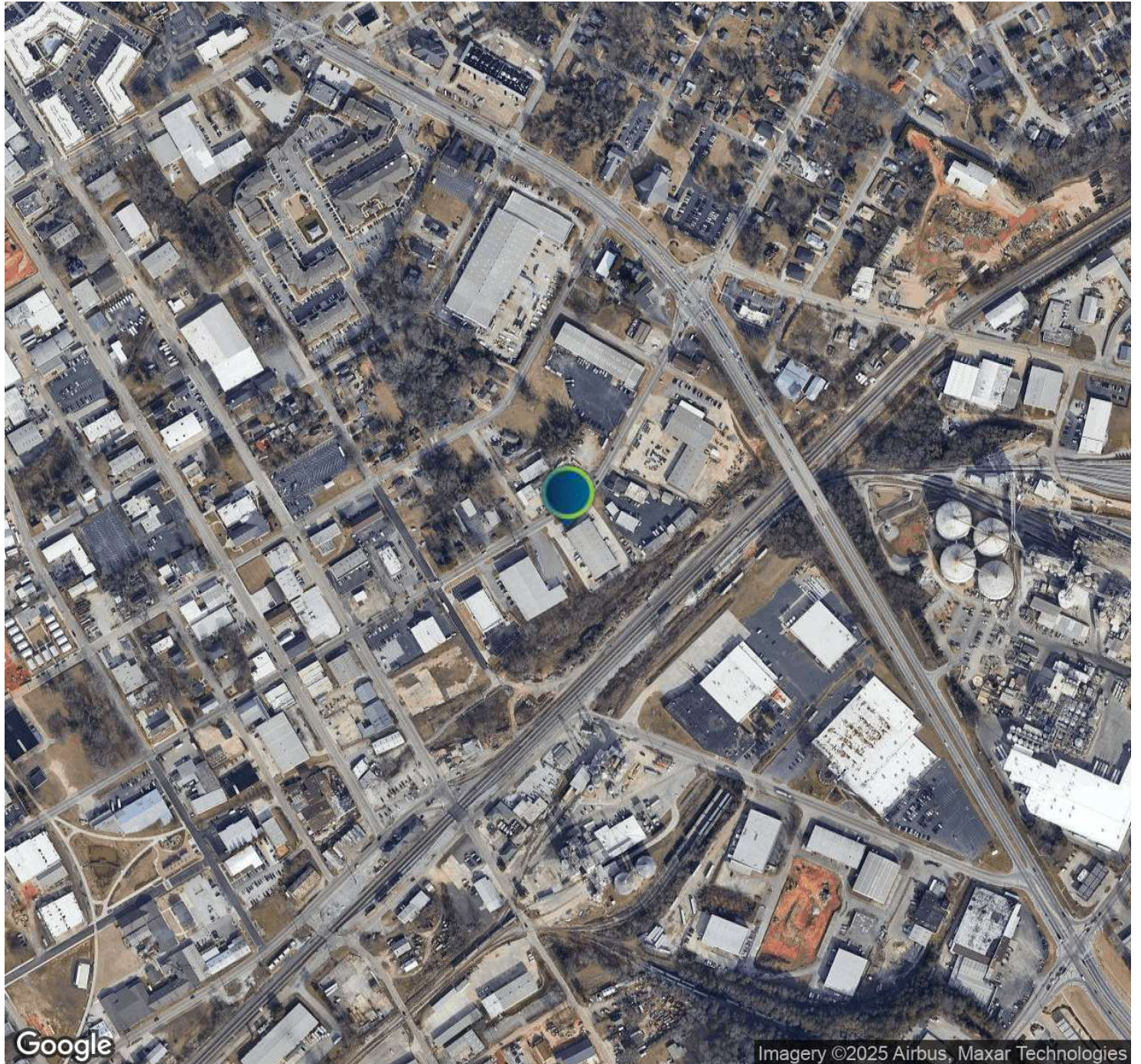
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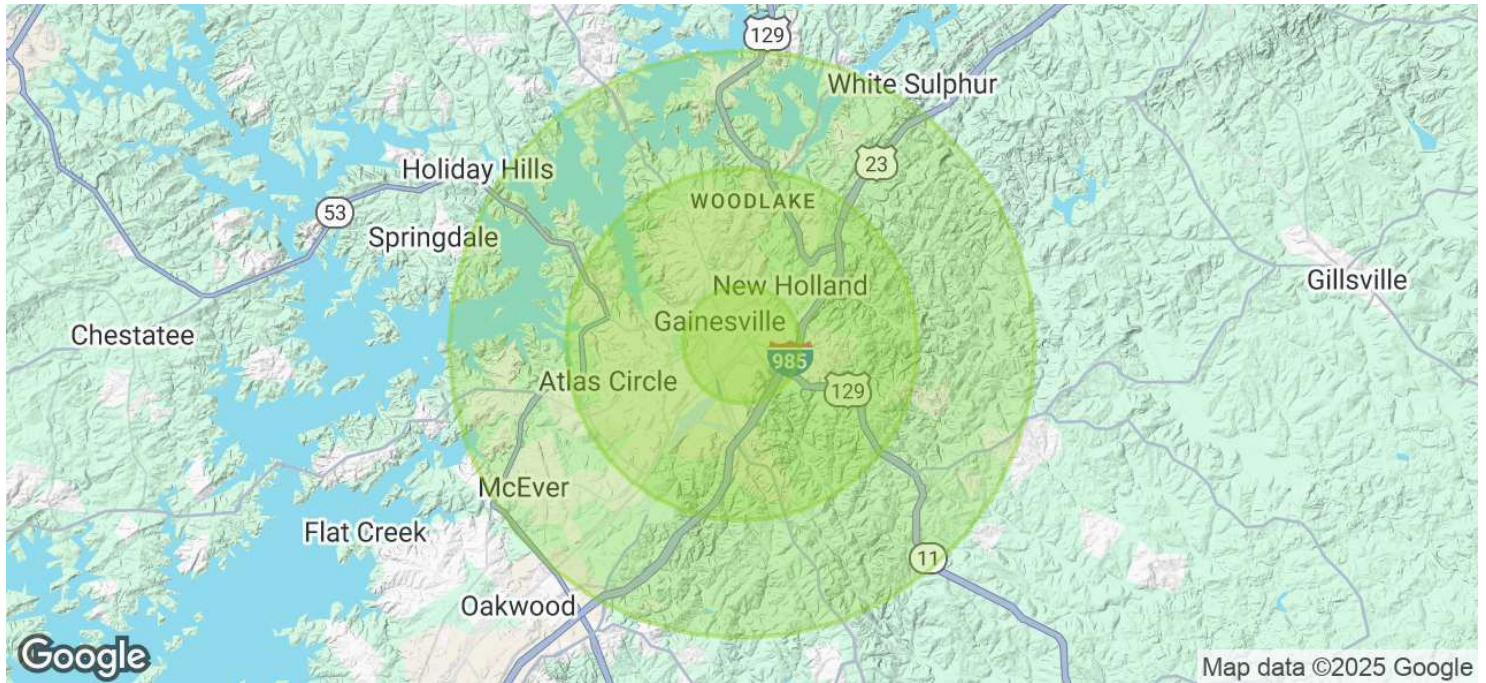
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,148	42,969	77,689
Average Age	33	35	37
Average Age (Male)	32	34	36
Average Age (Female)	34	36	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,214	14,433	26,546
# of Persons per HH	3.2	3	2.9
Average HH Income	\$48,938	\$71,698	\$78,960
Average House Value	\$228,994	\$313,848	\$363,427

Demographics data derived from AlphaMap

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