



CANDLER

REAL ESTATE

898 SW Bradford Street | Gainesville, GA 30501
Warehouse Space For Lease

BRIAN HUGHS, CCIM

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Warehouse Space for Lease

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Property Highlights

- Warehouse space available for lease
- One drive in door
- One restroom
- Gas heat in warehouse
- Clear span warehouse
- Recent capital improvements include exterior paint, new roll up door and new roof
- Located in midtown Gainesville adjacent to future greenway expansion
- Easily accessible to I-985 at Exit 20 and 22
- Zoned H-1
- Perfect for Dead Storage space

Offering Summary

Lease Rate:	\$8.25 SF/yr (NNN)
Available SF:	2,725 SF
Lot Size:	0.52 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,340	14,433	26,292
Total Population	7,731	43,081	77,084
Average HH Income	\$49,115	\$71,589	\$78,681

Presented By:

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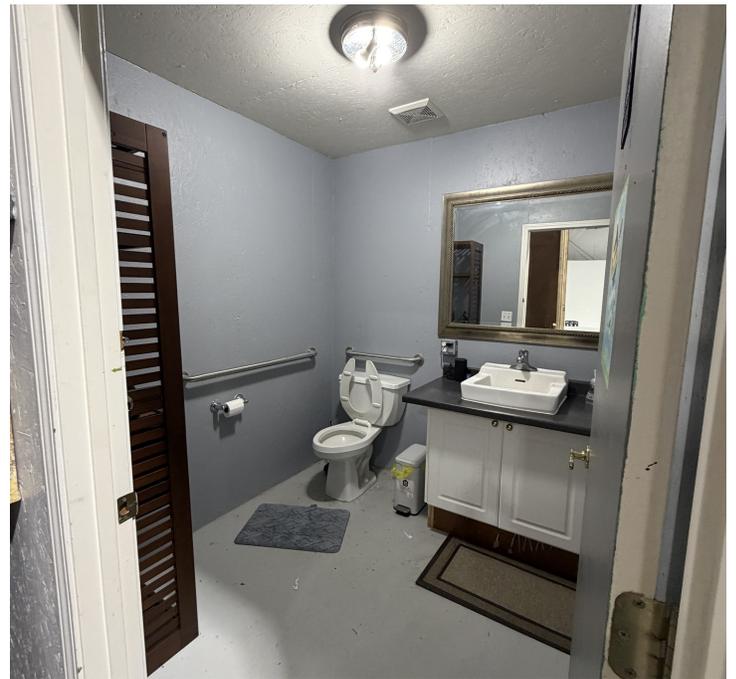
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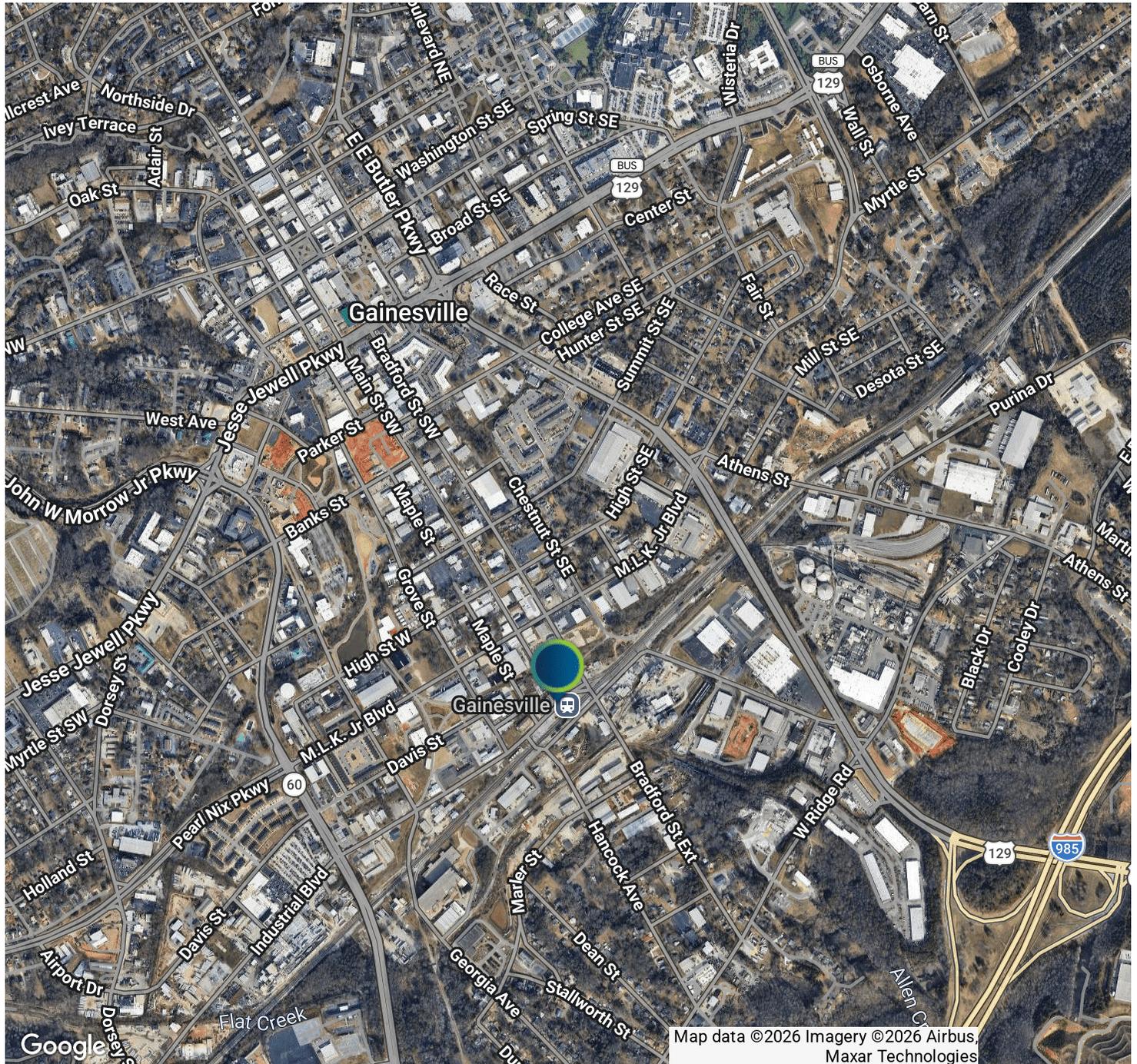
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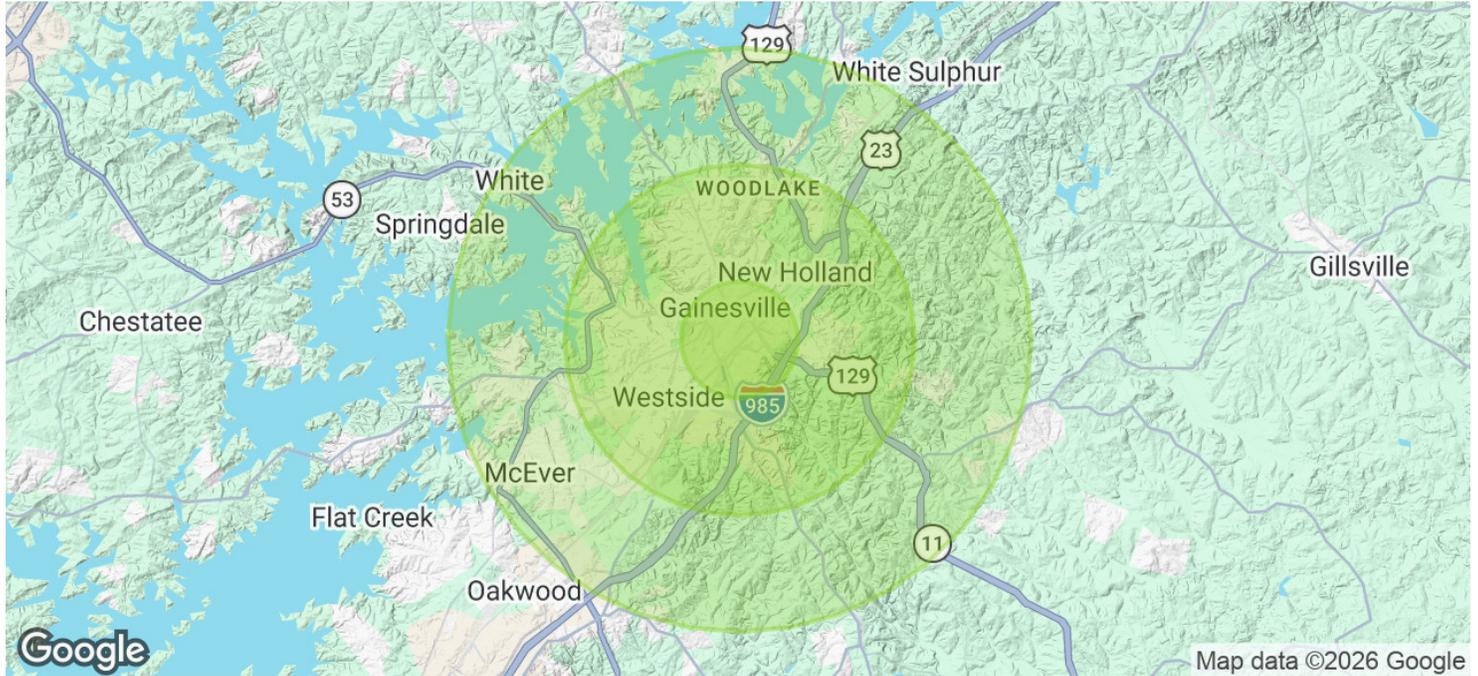
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,731	43,081	77,084
Average Age	32	35	37
Average Age (Male)	32	34	36
Average Age (Female)	33	36	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,340	14,433	26,292
# of Persons per HH	3.3	3	2.9
Average HH Income	\$49,115	\$71,589	\$78,681
Average House Value	\$221,873	\$316,008	\$360,679

Demographics data derived from AlphaMap

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