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REAL ESTATE

2417 Hilton Way | Gainesville, GA 30501
Office/Warehouse For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

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

Local Understanding
+ Industry Expertise

Office/Warehouse For Lease

2417 Hilton Way, Gainesville, GA 30501



Property Description

Office and Warehouse space available for Lease. Office space is currently undergoing renovations to include paint and flooring. Office space includes three offices and two bathrooms.

Property Highlights

- One Drive in door
- One dock
- Trailer Parking
- All utilities
- Easily accessible - 2.5 miles from I-985 Exit 20
- 3 miles from Northeast Georgia Medical Center
- 1 mile from Lee Gilmer Memorial Airport, Gainesville GA
- 10 miles from planned Northeast Georgia Inland Port
- 60 miles to Hartsfield Jackson International Airport

Offering Summary

Lease Rate:	\$6,750.00 per month (MG)
Number of Units:	2
Available SF:	6,000 SF
Building Size:	12,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,354	15,366	28,940
Total Population	9,191	45,580	83,042
Average HH Income	\$69,244	\$75,061	\$81,341

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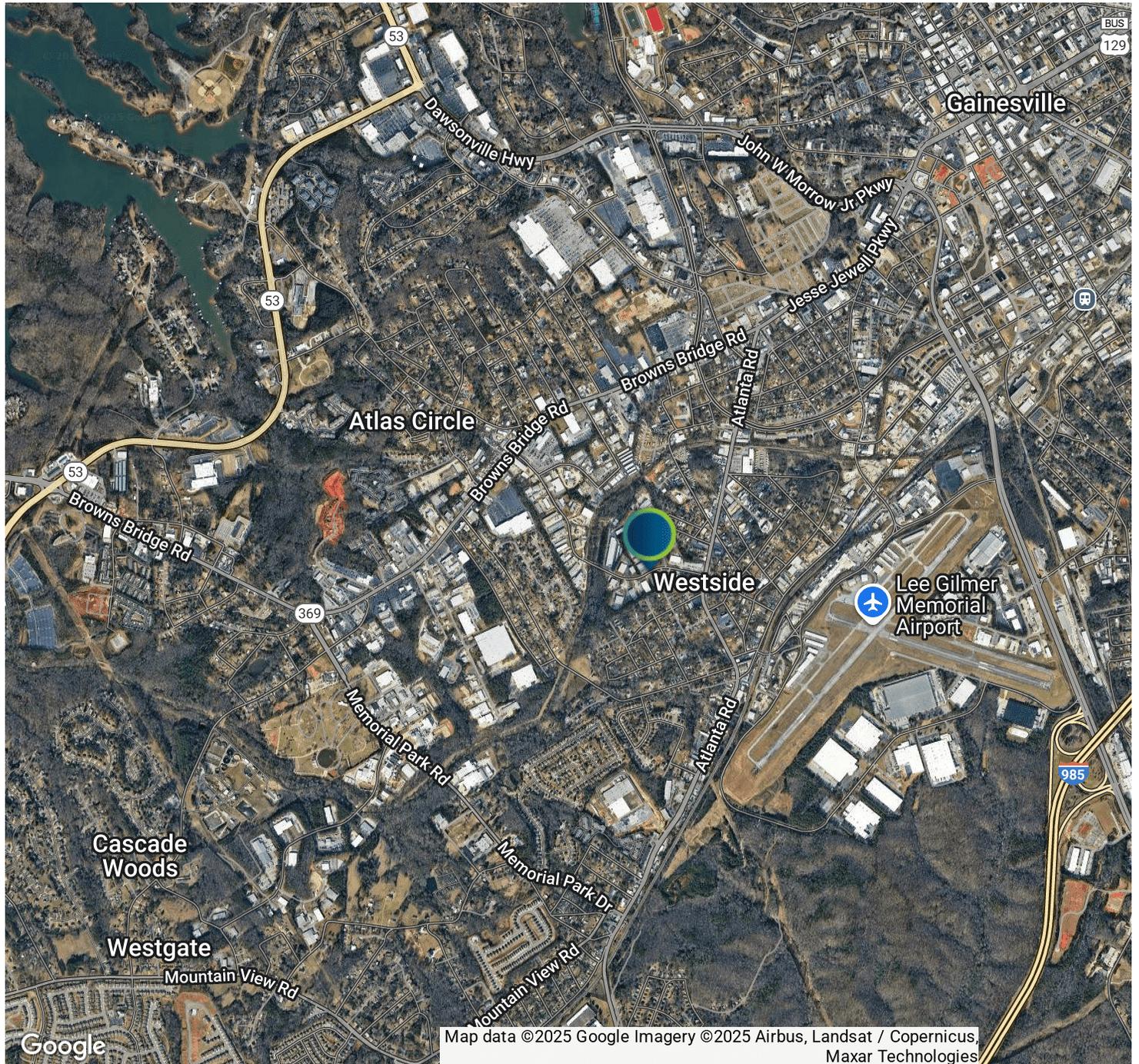
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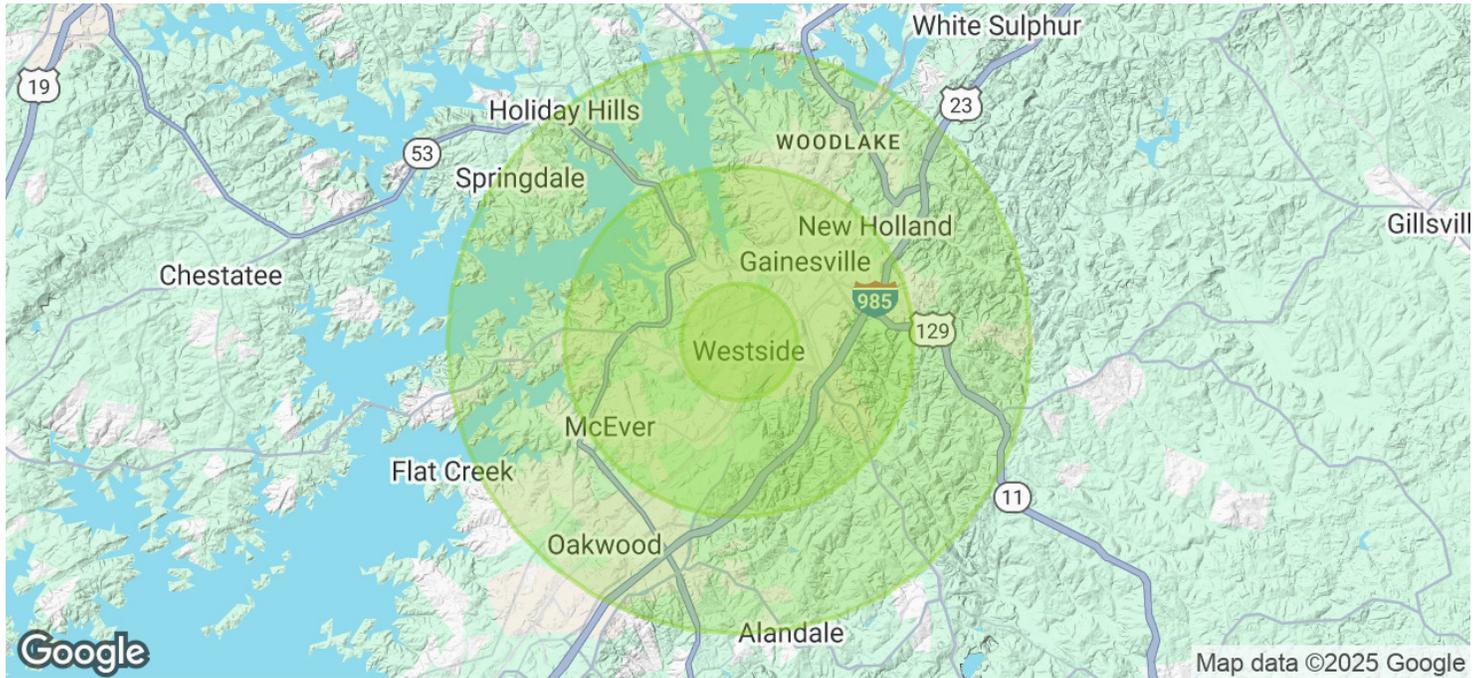
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,191	45,580	83,042
Average Age	30	35	37
Average Age (Male)	30	34	36
Average Age (Female)	31	36	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,354	15,366	28,940
# of Persons per HH	3.9	3	2.9
Average HH Income	\$69,244	\$75,061	\$81,341
Average House Value	\$218,673	\$332,835	\$369,472

Demographics data derived from AlphaMap

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