412 Spring Street SE

Gainesville, GA 30501

BUILD TO SUIT FOR LEASE

Patrick Cisco

404.772.8608
pcisco@nortoncommercial.com

NORTON
SINCE 1928

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Gainesville, GA 30501

PROPERTY DESCRIPTION

Landlord to construct a 4,800+/- SF office (60'X80') building to suit end-user.

LOCATION DESCRIPTION

Unbeatable in-town Gainesville location, directly between the Downtown Square and Northeast Georgia Medical Center -- less than one half mile from each -- and just steps away from Brenau University.
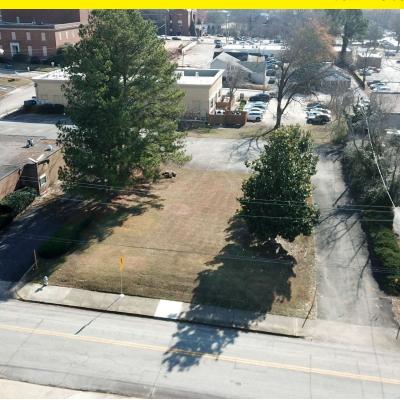
OFFERING SUMMARY

Lease Rate:	$35.00 SF/yr (MG)
Lot Size:	0.54 Acres
Building Size:	4,800 SF

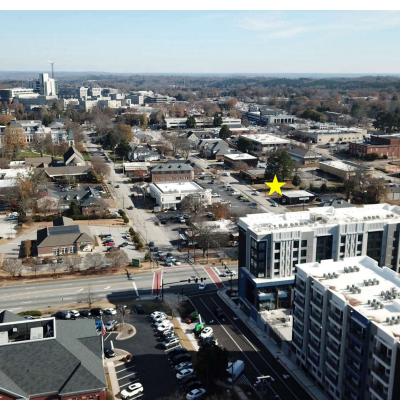| DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,239	15,323	27,180
Total Population	8,515	43,011	75,142
Average HH Income	$49,978	$56,097	$65,478

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SPRING STREET
40' R/W

PROPOSED
BUILDING
60'X80'
FFE: 1248.30

10' LANDSCAPE
STRIP

15' BUILDING
SETBACK

60.0'

80.0'

24.0'

N/F PEOPLES LOAN
& FINANCE CORP
ZONING: G-B
PARCEL: 01008 001003

PROP. 5' CONCRETE SIDEWALK

EX. ASPHALT PAVING

9.0'

18.0'

18.0'

18.0'

24.0'

N/F DONALDSON
ZONING: G-B
PARCEL: 01008 001001

OVERFLOW
PARKING

PROPOSED
PERVIOUS
PAVING
(SEE DETAIL)

24.0'

N/F BROAD STREET
DEVELOPMENT GROUP
ZONING: G-B
PARCEL #: 01008 001013

N/F FOLEY FAMILY
ENTERPRISES LLC
ZONING: G-B
PARCEL: 01008 001012

10" MAPLE

EX. DI
TOP: 1242.76
INV: 1240.46

EX. DI
TOP: 1240.45
INV IN: 1239.10
INV OUT: 1238.80

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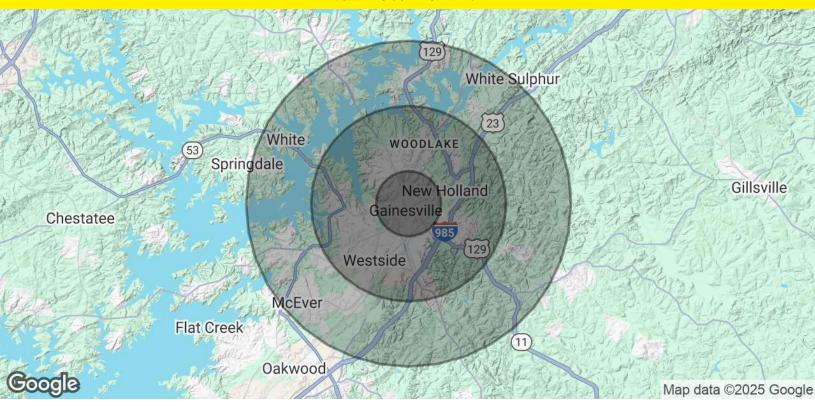pcisco@nortoncommercial.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,515	43,011	75,142
Average Age	28.3	32.2	34.6
Average Age (Male)	30.8	32.4	33.7
Average Age (Female)	27.7	32.3	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,239	15,323	27,180
# of Persons per HH	2.6	2.8	2.8
Average HH Income	$49,978	$56,097	$65,478
Average House Value	$153,552	$159,926	$203,785

2020 American Community Survey (ACS)

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