



FOR INFORMATION

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OFFERING SUMMARY

Asking Price:	\$350,000/Acre
Total Acreage:	3.7+/- Acres Planned Unit
Zoning:	Development Multi Use
Use:	Build To Suit

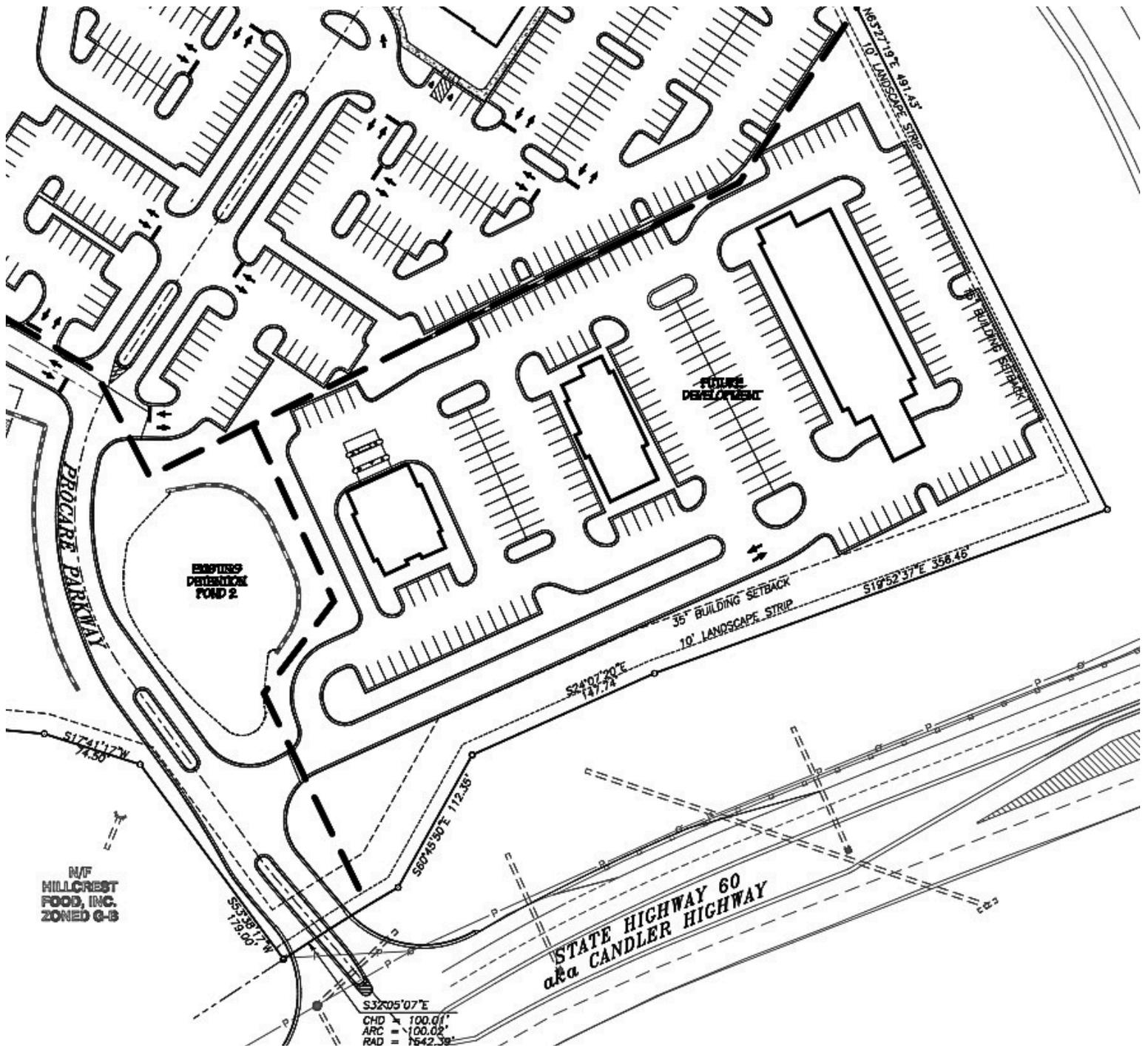


Property Highlights

- 3.7+/- Acre Outparcel
- Build To Suit possibilities for the right user
- All Utilities
- Master Detention Pond in place
- 710+/- Feet of frontage along Candler Road
- Full median break in place
- Visibility and access off I-985 via Exit 20
- Contiguous to ProCare Park Corporate Offices
- Traffic Count: 23,200+/- AADT
- 2 Miles from Lee Gilmer Memorial Airport Gainesville
- 3 Miles from Downtown Gainesville
- 8 Miles from Georgia Ports Blue Ridge Connector
- 62 Miles from Hartsfield-Jackson Atlanta International Airport

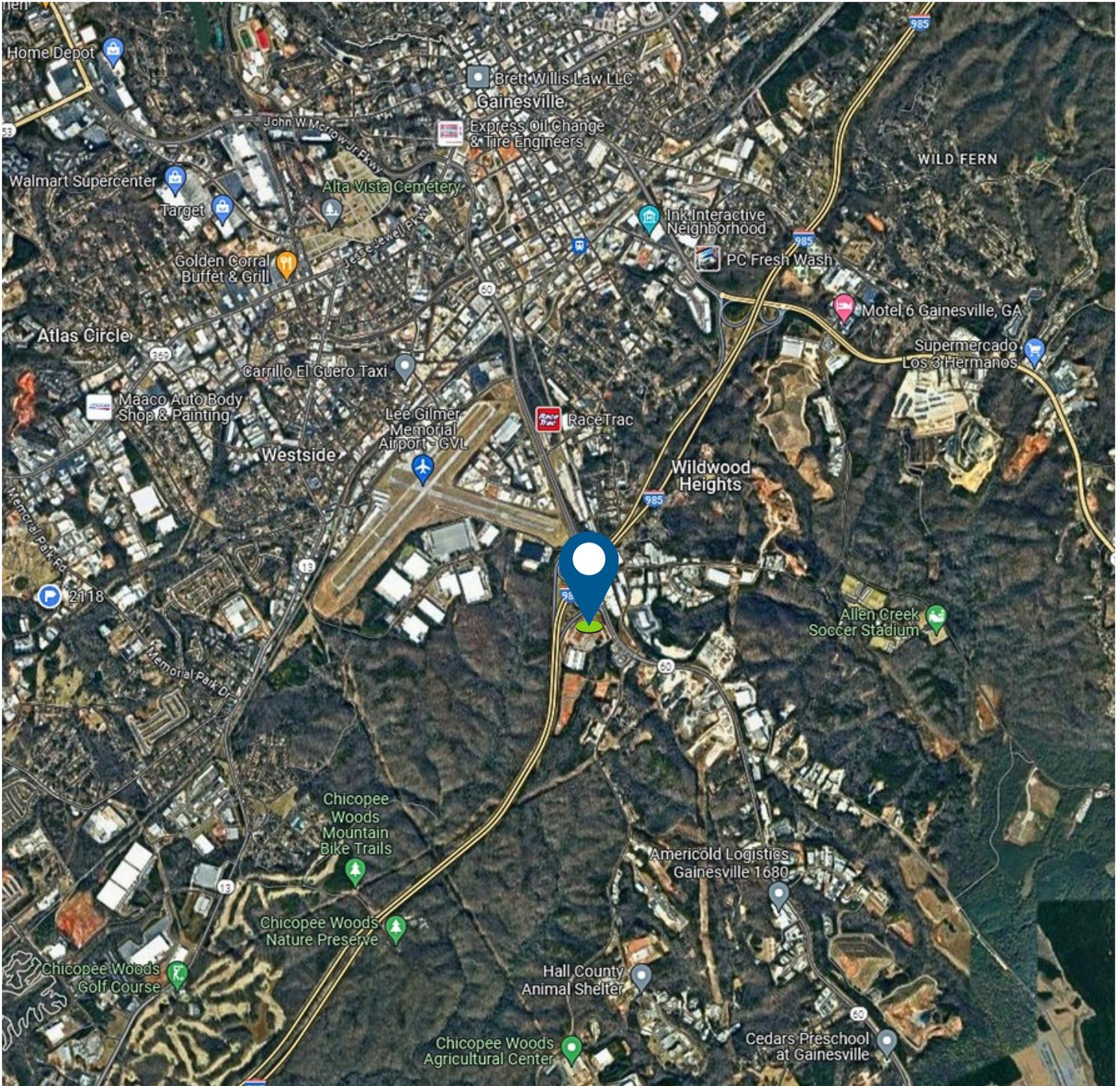


Potential Development Plans



W/F
HILLCREST
FOOD, INC.
ZONED G-8

Location Map





CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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