



Retail Building For Sale /Lease

OFFERING SUMMARY

| | |
|---------------|--------------------------|
| Sale Price: | \$8,395,000 |
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Available SF: | 29,070 SF |
| Lot Size: | 3.41 Acres |
| Zoning: | Planned Unit Development |

FOR INFORMATION

BRIAN HUGHS, CCIM
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135 Maple Street NW
Gainesville, GA 30501
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RETAIL BUILDING FOR SALE OR LEASE

1963 Jesse Jewell Parkway Northeast, Gainesville, GA 30501



Property Highlights

- For Sale or Lease
- 29,070 +/- square foot free standing retail building available for sale
- Includes 5,675 +/- square foot mezzanine level and 3,220 +/- square foot enclosed garden center
- 102 parking spaces
- 100% sprinklered
- Located in the Kroger anchored New Holland Market Shopping Center, which is one of the area's fastest growing retail centers
- Easily accessible to I-985 at Exit 24
- Area businesses include Verizon, Senior Fiesta Mexican Restaurant, Papa John's, Taco Mac, McAlister's Deli, Nothing Bundt Cakes, Chipotle, Chic Fil A, McDonald's, and Bodyplex
- The Milken Institute named Gainesville/Hall County the Top Small Metro Area in Georgia and top 10 in the nation for Best Performing Small Metros in 2023.
- The US Census Bureau has identified Gainesville/Hall County MSA among the fastest growing metropolitan areas in the United States

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 1,318 | 10,649 | 21,645 |
| Total Population | 3,298 | 29,232 | 62,640 |
| Average HH Income | \$80,449 | \$75,988 | \$78,116 |

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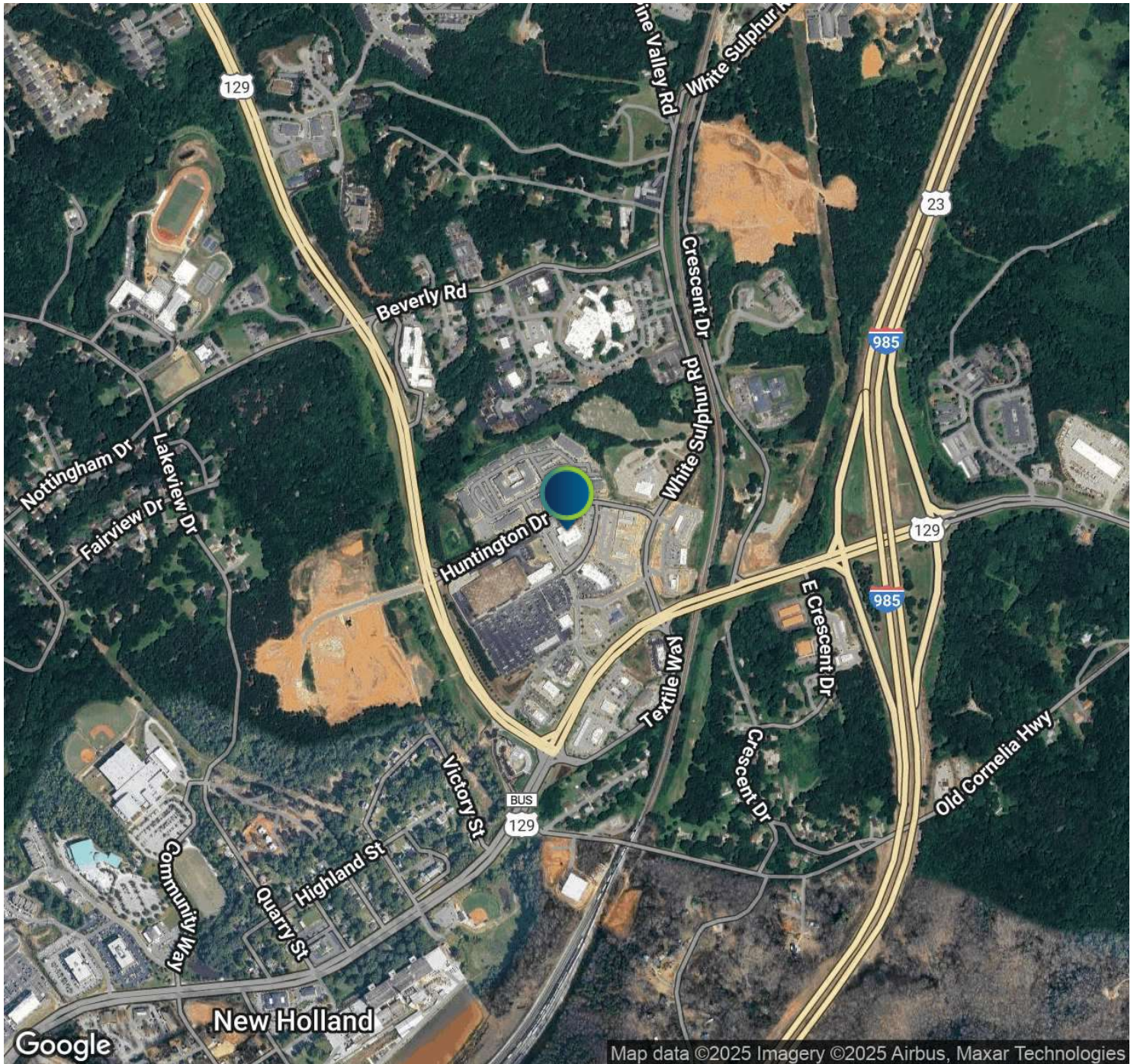
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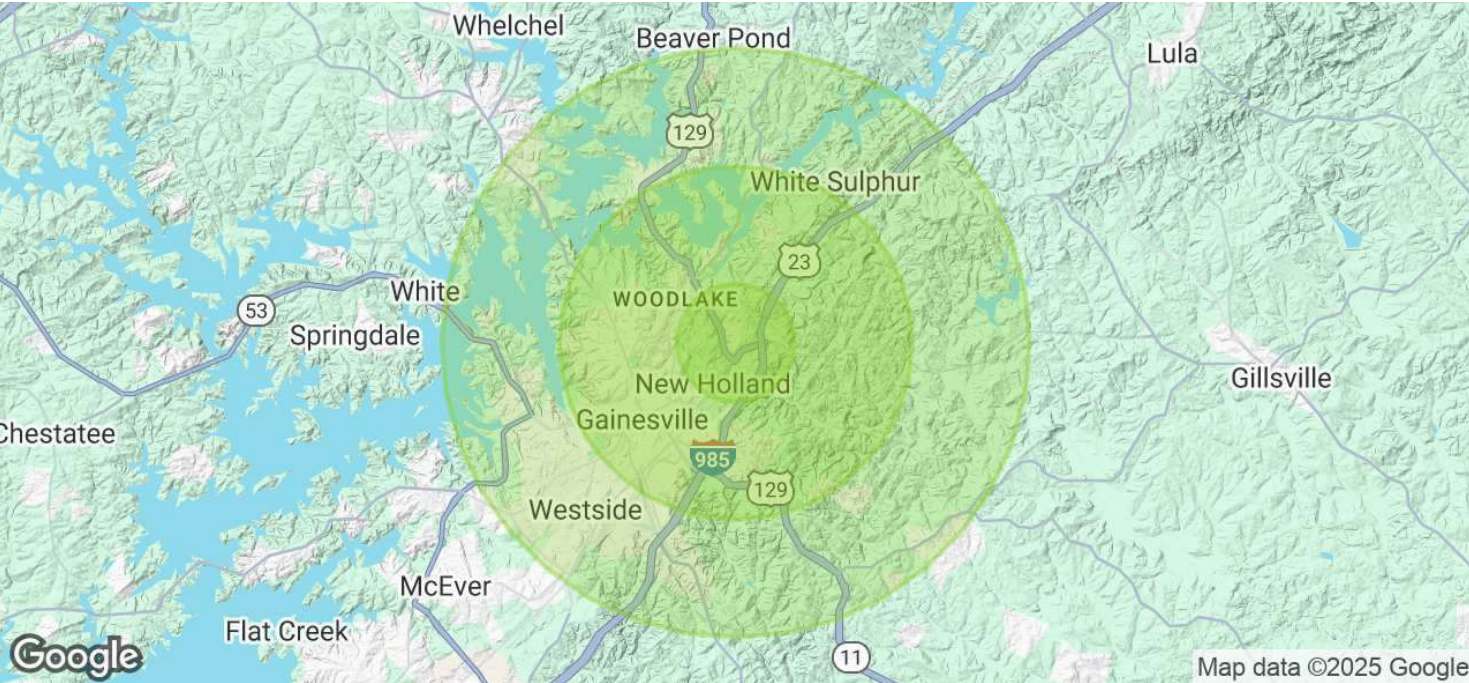
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 3,298 | 29,232 | 62,640 |
| Average Age | 41 | 38 | 37 |
| Average Age (Male) | 38 | 36 | 35 |
| Average Age (Female) | 44 | 40 | 38 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,318 | 10,649 | 21,645 |
| # of Persons per HH | 2.5 | 2.7 | 2.9 |
| Average HH Income | \$80,449 | \$75,988 | \$78,116 |
| Average House Value | \$390,513 | \$350,305 | \$367,642 |

Demographics data derived from AlphaMap

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