



# CANDLER

## REAL ESTATE

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5461 Mcever Rd | Flowery Branch, GA 30542

**BENNETT SMITH**

[bennett@candler.com](mailto:bennett@candler.com)

**LEE HEMMER, CCIM, SIOR**

**Principal/Managing Broker** [lee@candler.com](mailto:lee@candler.com)

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# 5461 McEver Road

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## Property Description

Coming 2026

Built-to-Suite Retail Center 2.01 Acre site

Engineered plans for one 9,600 square foot building and one 8,440 square foot building

Anchored by 3,000 square foot restaurant with outdoor patio space

Suite sizes range from 1,000 up to 3,000 square feet ideal for boutique retailers, coffee shop, medical or insurance office, salon

Walking trail access from Park Haven and Parkwood Subdivision

Road frontage on highly trafficked McEver Road 10,700 AADT

Direct ingress and egress on McEver Road and Gainesville Street

2.2 Miles from Exit 14 off I-985

Close proximity to downtown Flowery Branch, Lake Lanier, subdivisions and housing developments

## Offering Summary

Lease Rate:	Negotiable
Available SF:	1,000 - 9,600 SF
Lot Size:	2.01 Acres
Building Size:	9,600 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	85	247	1,949
Total Population	205	603	4,664
Average HH Income	\$99,699	\$108,753	\$97,421

## Presented By:

**Bennett Smith**

770.988.6383

bennett@candler.com

**Lee Hemmer, CCIM, SIOR**

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Principal/Managing Broker

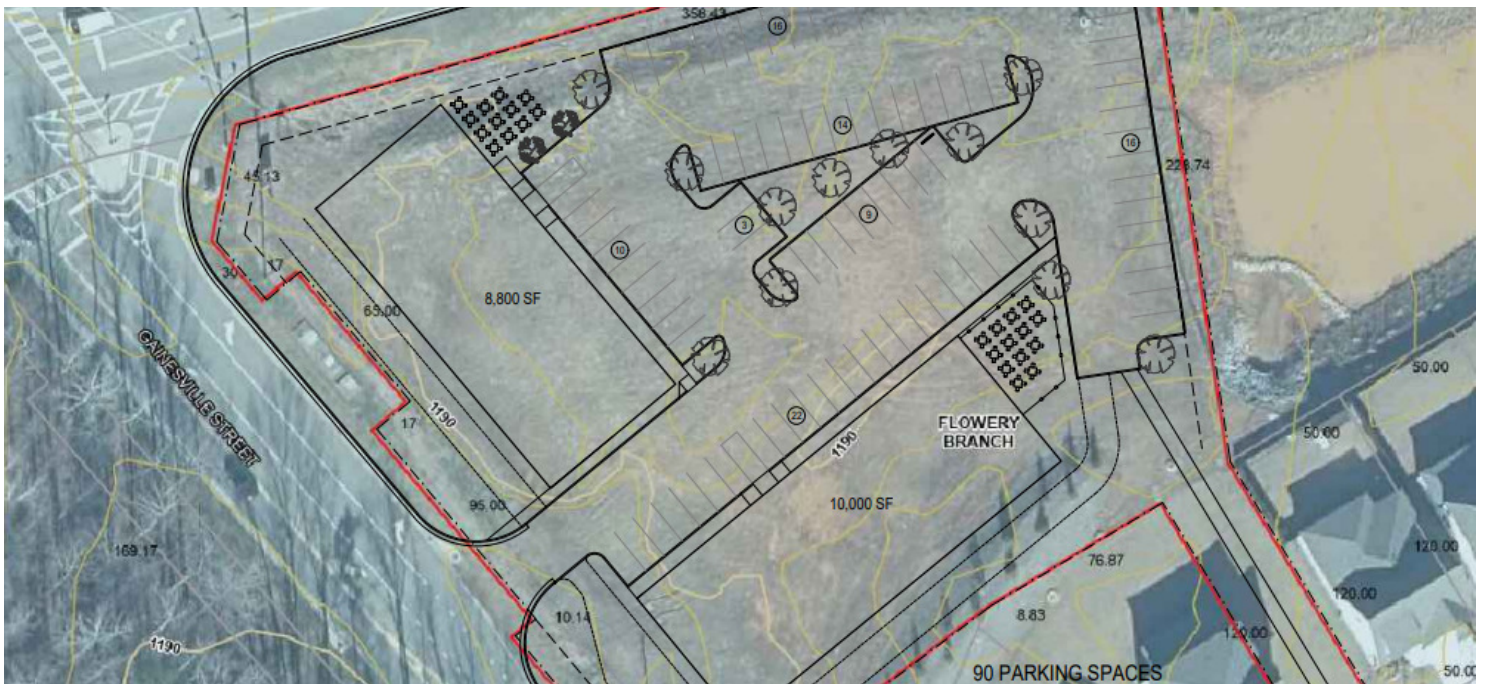
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](http://candler.com)



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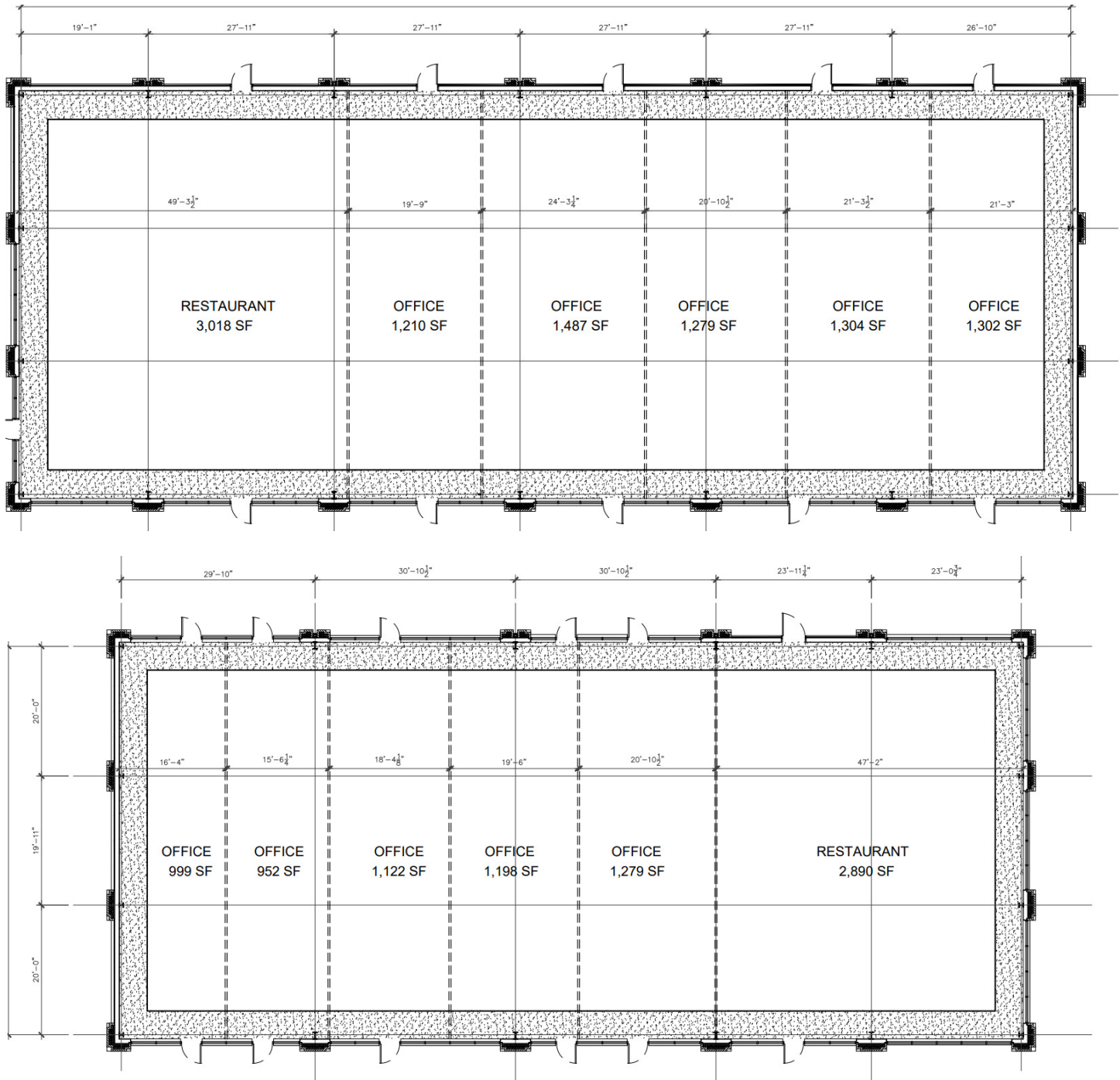
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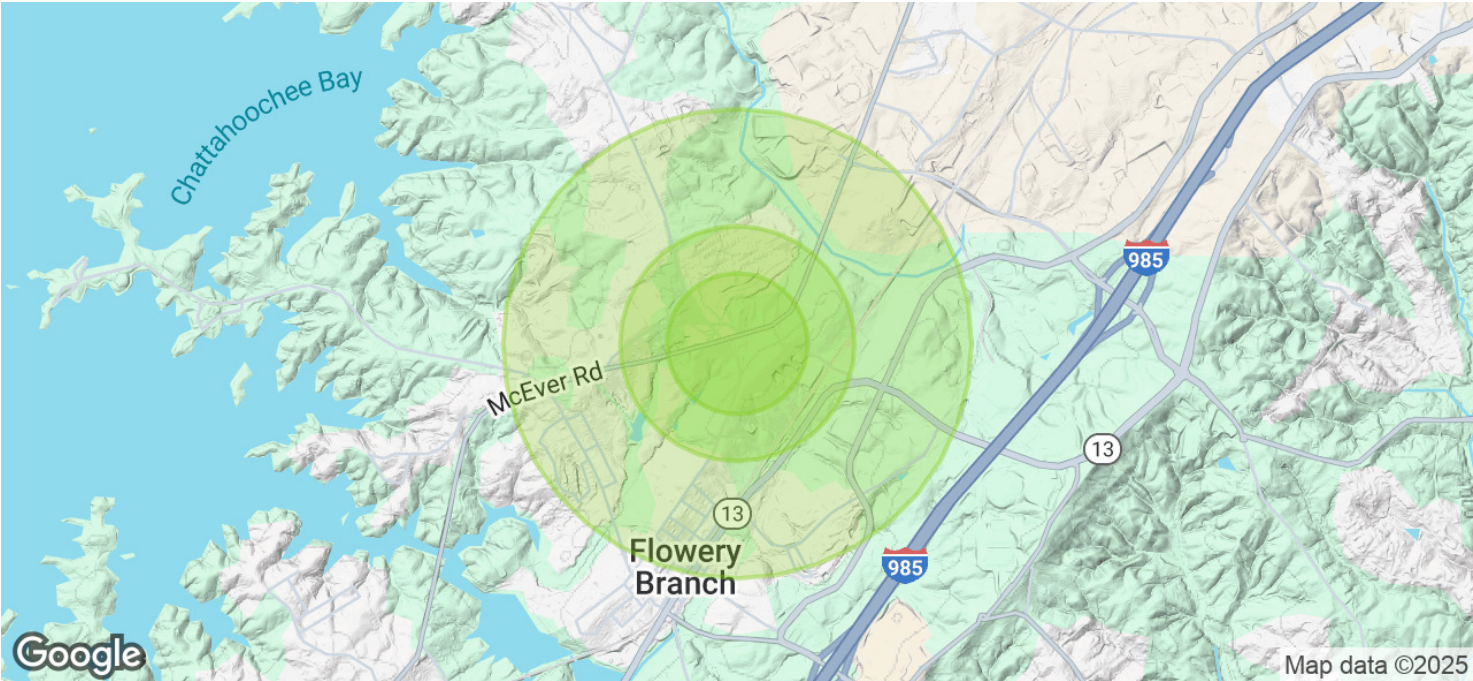


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	205	603	4,664
Average Age	46	46	40
Average Age (Male)	45	46	39
Average Age (Female)	46	46	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	85	247	1,949
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$99,699	\$108,753	\$97,421
Average House Value	\$464,250	\$479,341	\$406,665

Demographics data derived from AlphaMap

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**Bennett Smith**

**Direct:** 770.988.6383 **Cell:** 770.718.6565  
bennett@candler.com

GA #432402



**Lee Hemmer, CCIM, SIOR**

Principal/Managing Broker

**Direct:** 770.988.6383  
lee@candler.com

GA #183296

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**Presented By:**

**Bennett Smith**  
770.988.6383  
bennett@candler.com

**Lee Hemmer, CCIM, SIOR**  
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Principal/Managing Broker  
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