



CANDLER

REAL ESTATE

2550 Limestone Pkwy | Gainesville, GA 30501

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

Local Understanding
+ Industry Expertise

2550 Limestone Parkway

2550 Limestone Pkwy, Gainesville, GA 30501



Property Highlights

- High visibility and access via Limestone Parkway and Clarks Bridge Road
- 1,200 Square Foot End Unit
- Zoned: Neighborhood Business
- Open floor plan
- Ample parking
- Ideal for expanding or establishing retail business
- 3 miles from Downtown Gainesville and Northeast Georgia Medical Center

Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	8
Available SF:	1,200 SF
Building Size:	11,870 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,739	10,489	22,269
Total Population	4,337	27,302	61,840
Average HH Income	\$89,392	\$85,815	\$83,078

Presented By:

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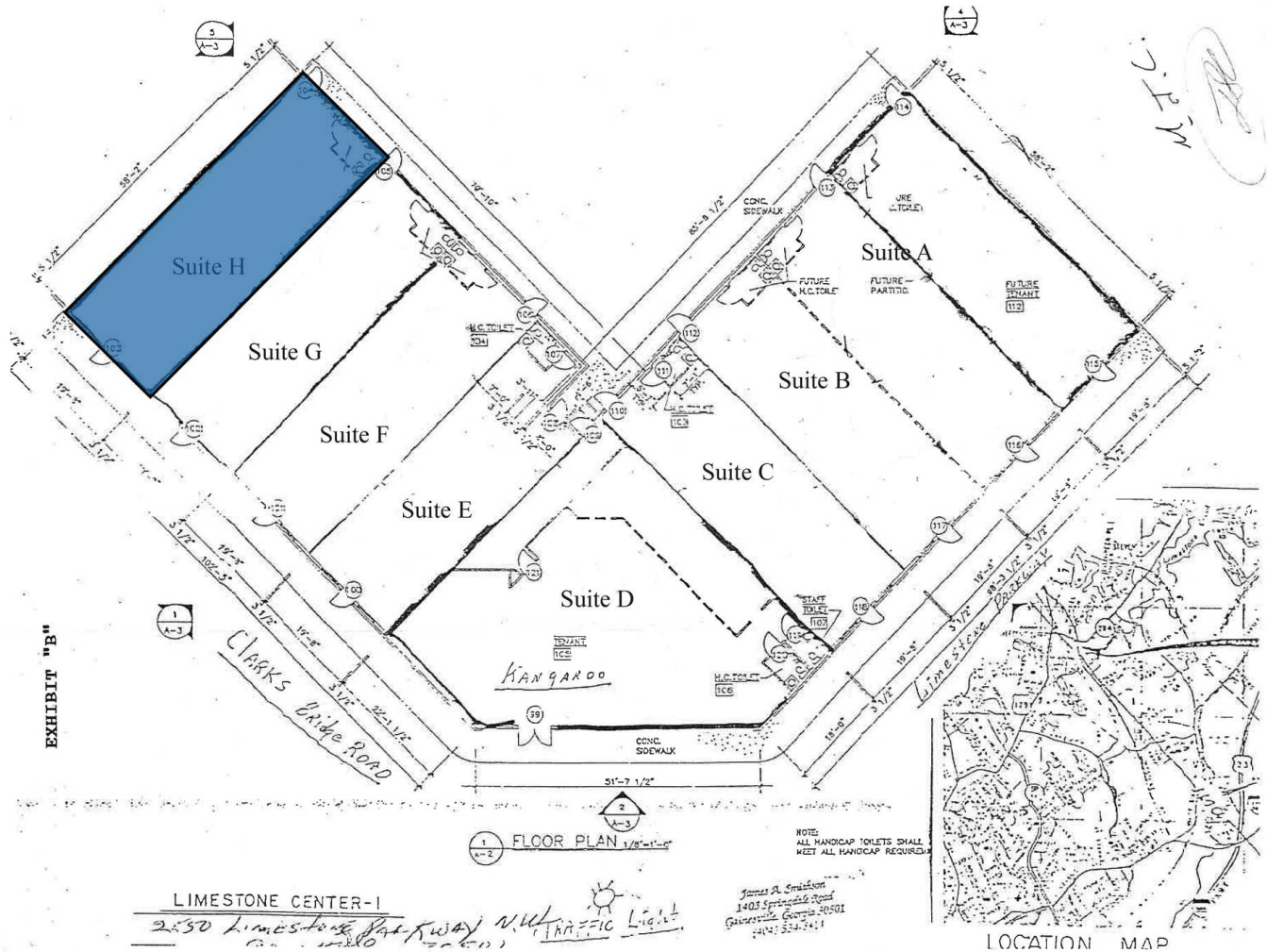
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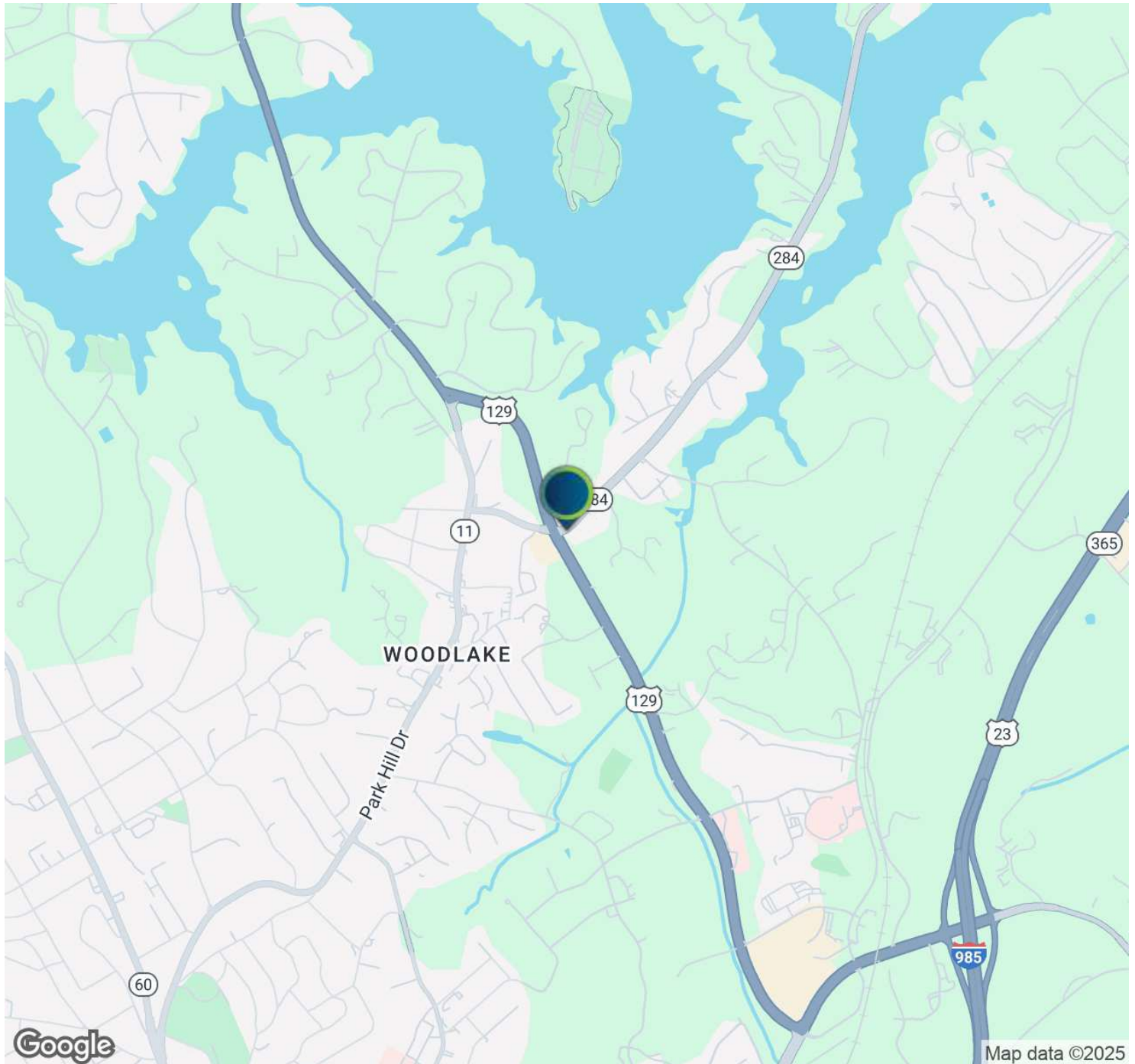
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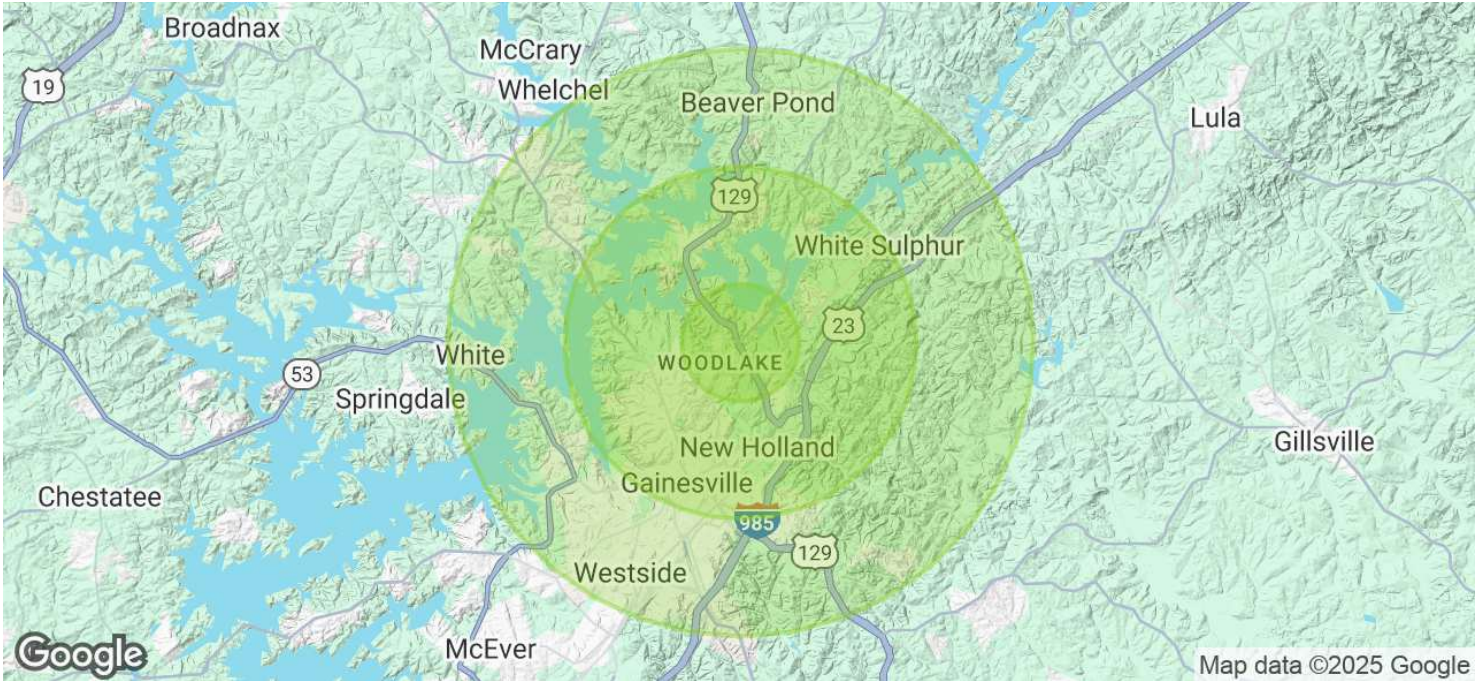
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2550 Limestone Parkway

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,337	27,302	61,840
Average Age	43	40	38
Average Age (Male)	39	38	37
Average Age (Female)	46	42	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,739	10,489	22,269
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$89,392	\$85,815	\$83,078
Average House Value	\$439,374	\$437,859	\$394,618

Demographics data derived from AlphaMap

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