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REAL ESTATE

2232 Jesse Jewell Parkway Northeast | Gainesville, GA 30507

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

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

Local Understanding
+ Industry Expertise

Retail Land For Sale

2232 Jesse Jewell Parkway Northeast, Gainesville, GA 30507



Property Description

Uncover the exceptional qualities of this prime property situated in the thriving Gainesville area. Zoned G-B, this sought-after site presents a versatile opportunity for prospective office and retail investors/users. Its strategic location amplifies its appeal, offering a favorable setting for businesses and potential tenants. This property's zoning and positioning make it ideally suited for the development of retail and office uses, catering to the area's growing business community. Don't miss the chance to capitalize on this prime investment, perfectly positioned for success in the heart of Gainesville, GA.

Property Highlights

- Zoned G-B
- Strategic location in Gainesville area
- 100 yards from I-985 Exit 24

Offering Summary

Sale Price:	\$500,000
Lot Size:	0.7 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	69	164	541
Total Population	186	453	1,485
Average HH Income	\$63,183	\$77,534	\$84,641

Presented By:

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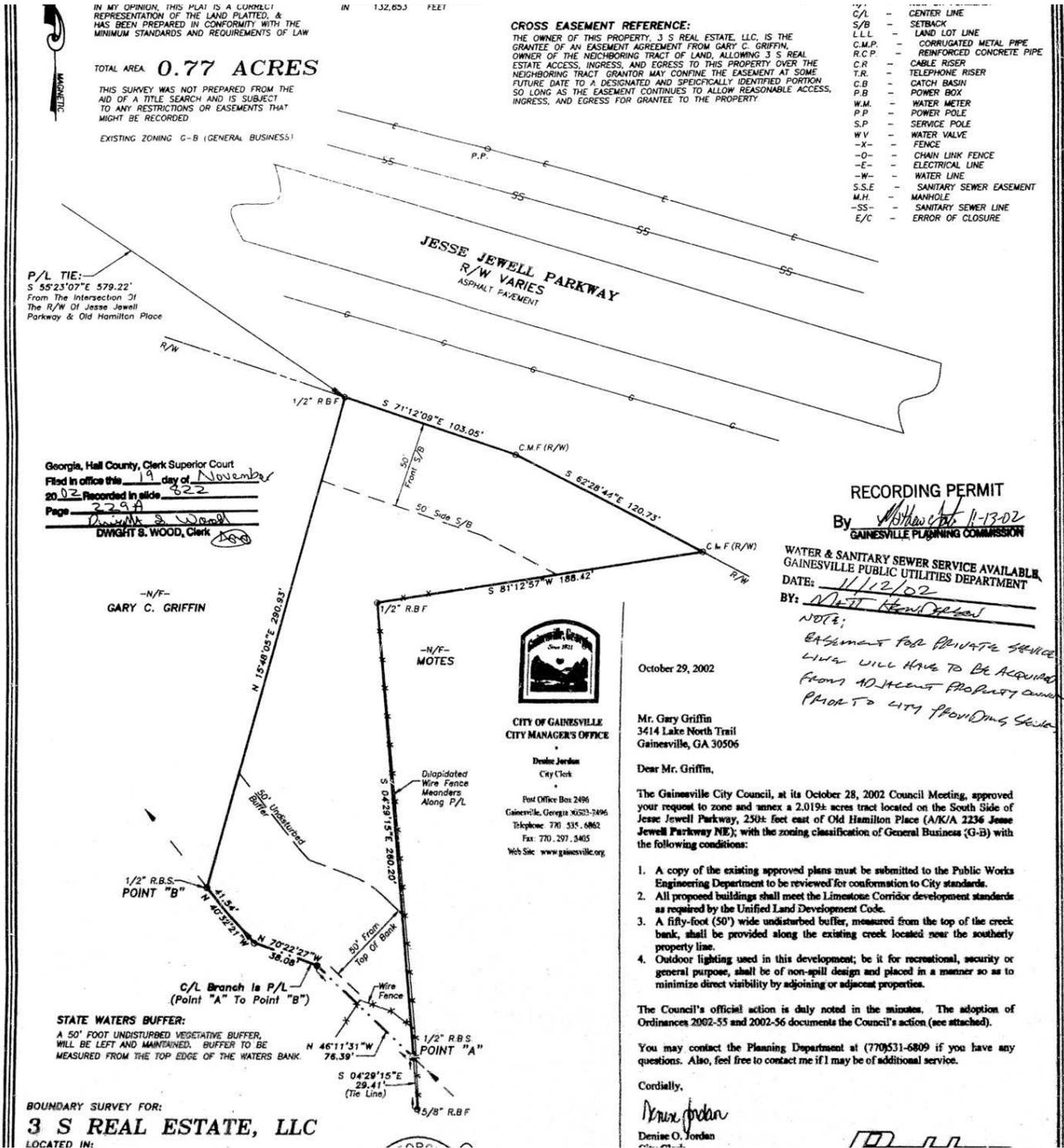
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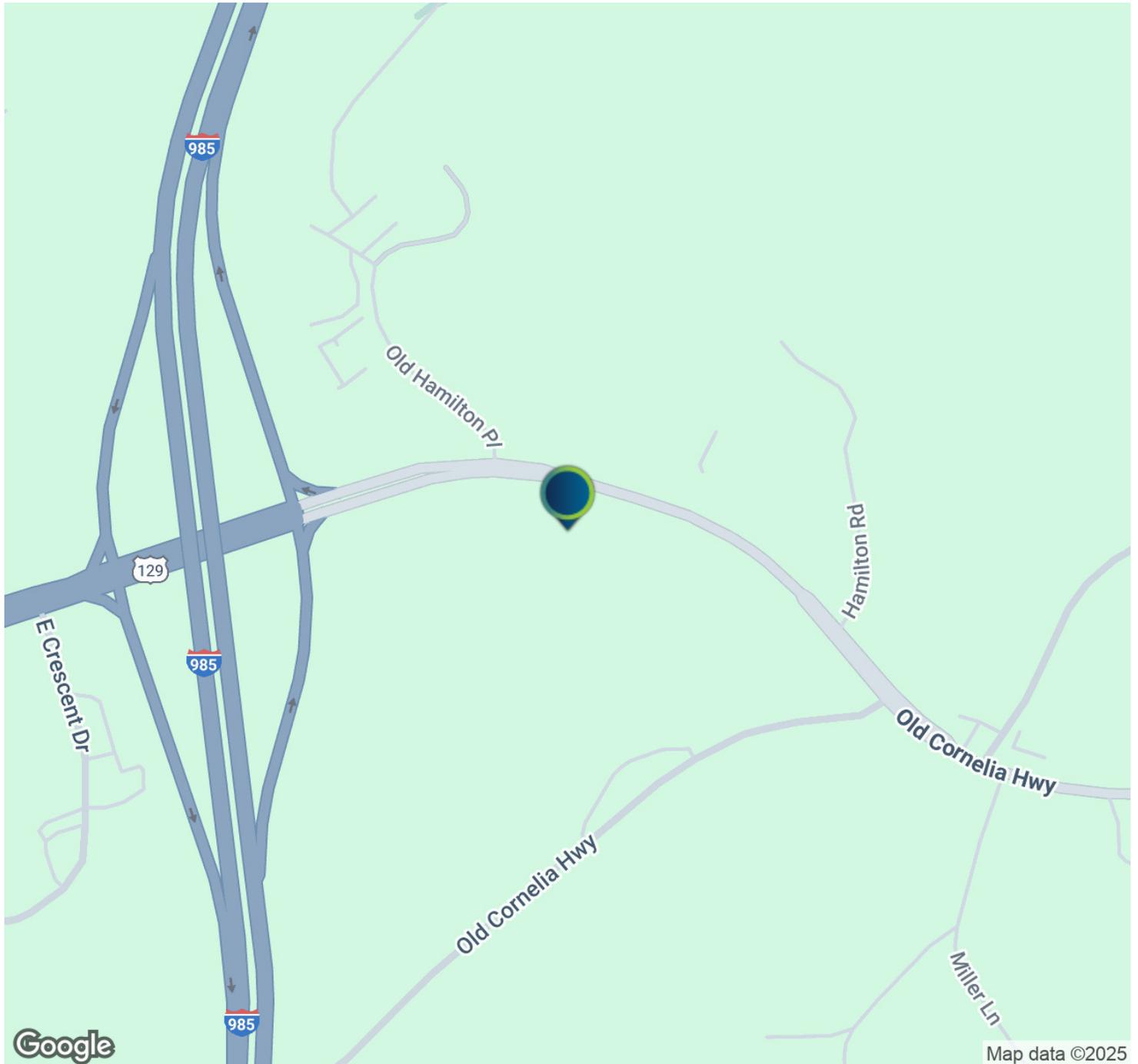
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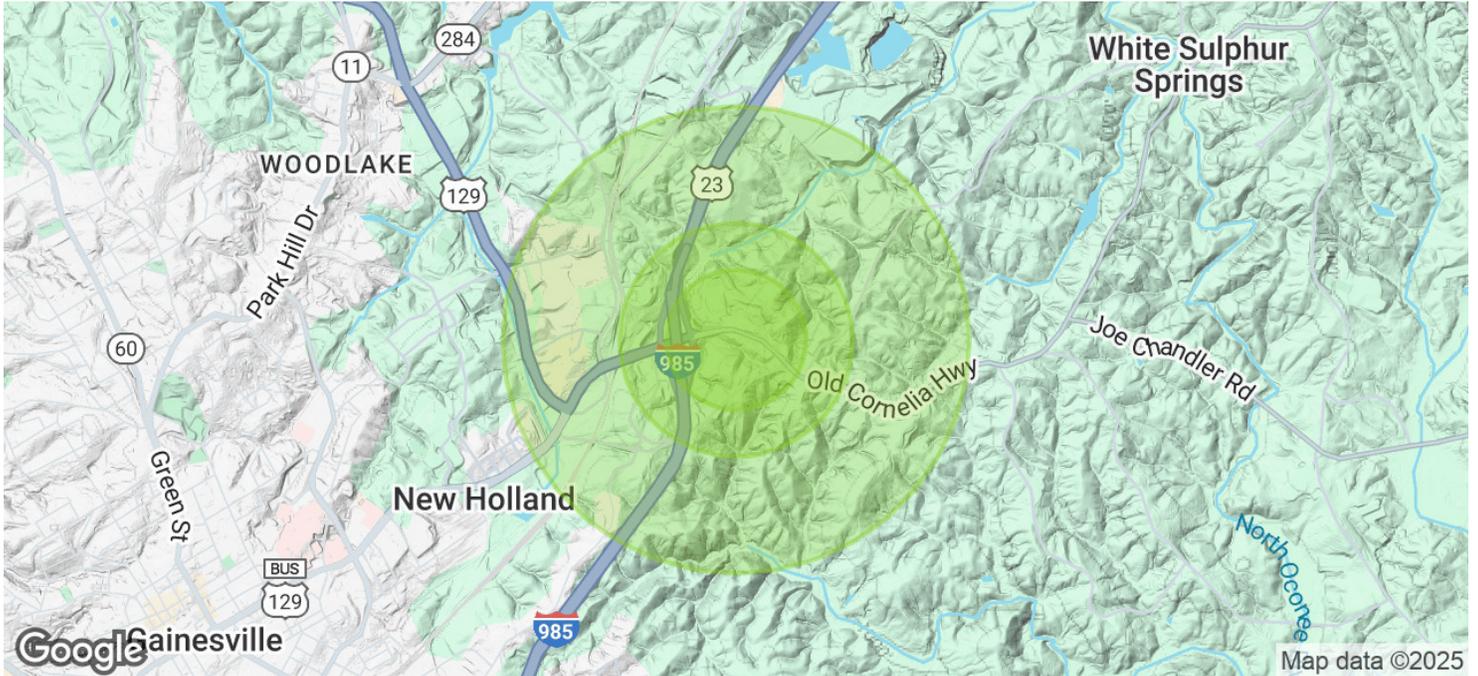
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	186	453	1,485
Average Age	44	43	41
Average Age (Male)	41	40	39
Average Age (Female)	48	46	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	69	164	541
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$63,183	\$77,534	\$84,641
Average House Value	\$319,387	\$371,473	\$396,062

Demographics data derived from AlphaMap

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