



CANDLER
REAL ESTATE

OFFICE BUILDING FOR LEASE

893 Main Street Southwest | Gainesville, GA 30501



Office/Retail

OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Available SF: | 2,350 SF |
| Zoning: | H-I |

FOR INFORMATION

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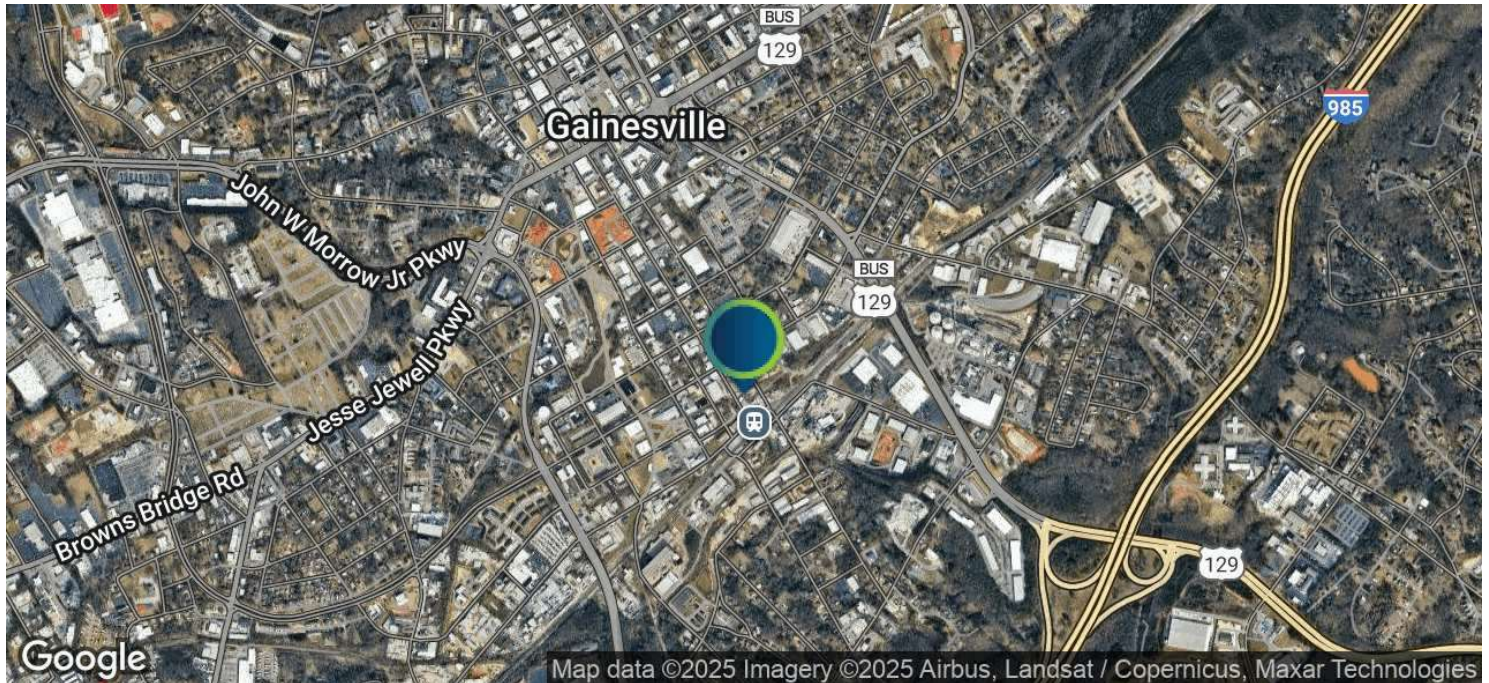


Candler Real Estate | 135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | www.candler.com

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OFFICE/RETAIL SPACE FOR LEASE

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Property Highlights

- 2,350 +/- square foot free standing retail building available for lease
- Located adjacent to the Inked Pig BBQ restaurant in Midtown Gainesville
- Built in 1920
- Easily accessible to I-985 at Exit 20 and 22
- Conveniently located near downtown Gainesville, which has seen over \$200 million of redevelopment in the immediate area
- Currently set up as a bar/lounge, but could be converted into office space
- Located right off future Greenway Trail Extension and across from Remedy Distillery
- Other area attractions include Jekyll Brewing's, NoFo Brewery, Grub's Market, Johnny's Pizza, + Vendetti's, Diletto's Bakery

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 2,315 | 14,433 | 26,292 |
| Total Population | 7,682 | 43,081 | 77,084 |
| Average HH Income | \$49,472 | \$71,589 | \$78,681 |

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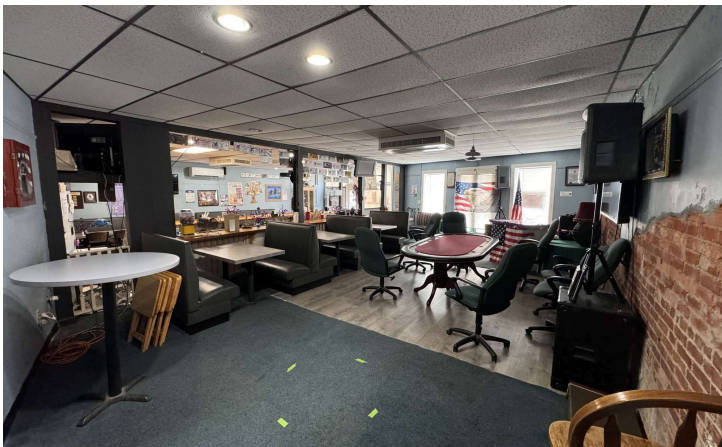
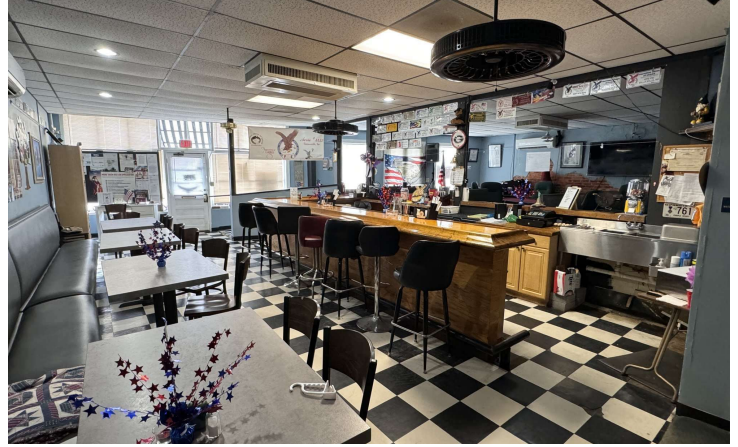
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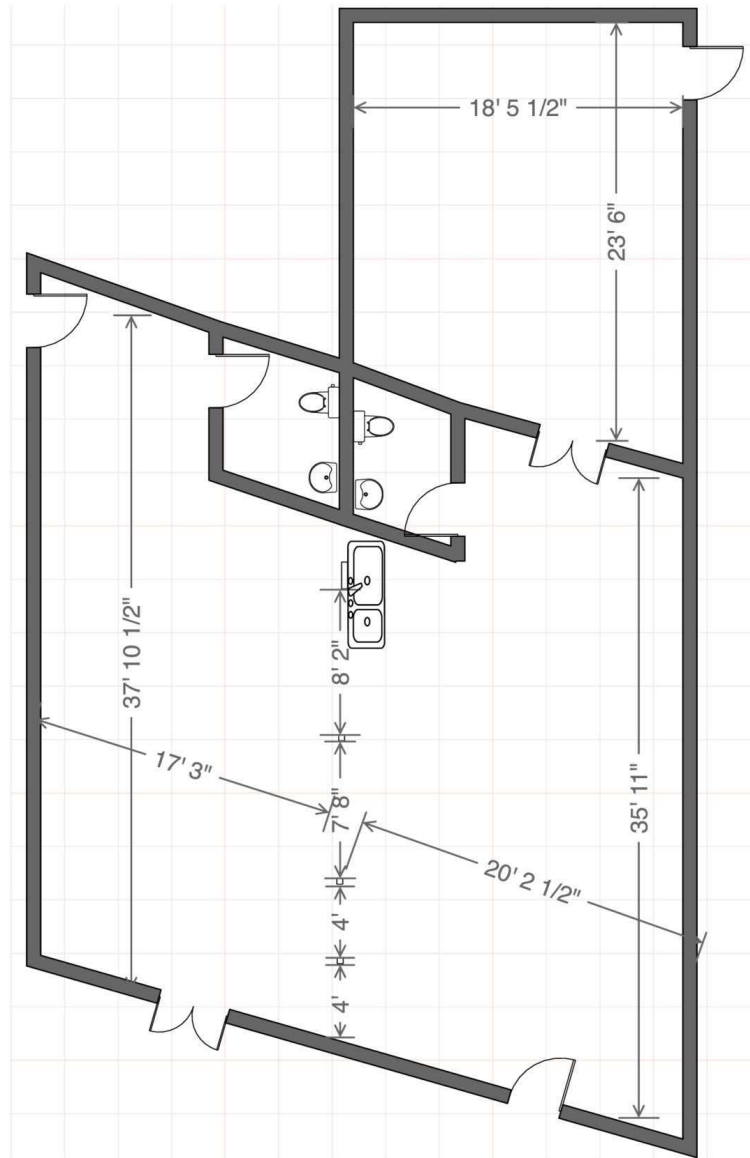
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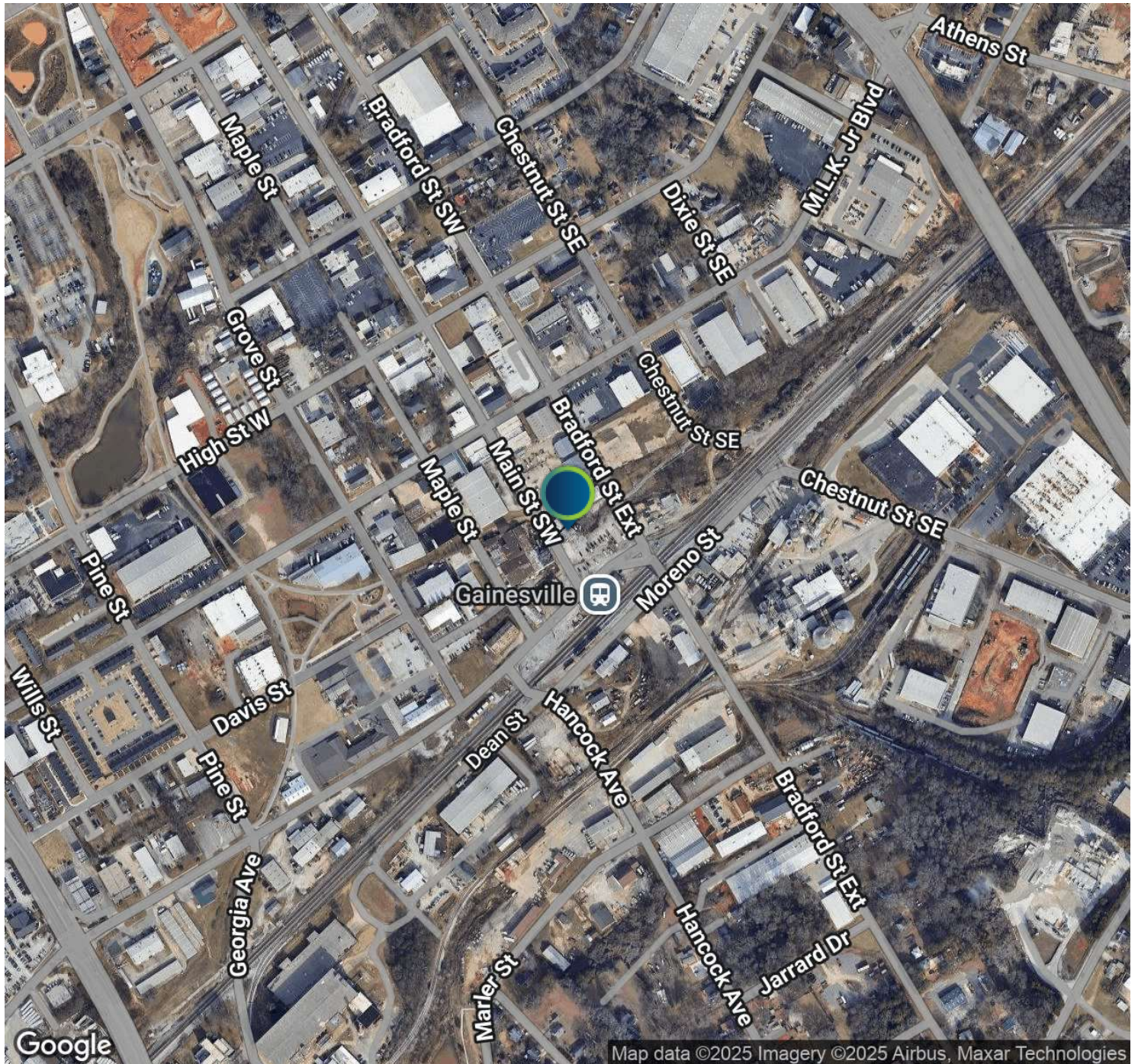
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