



Retail Property » For Lease

# Downtown Gainesville Restaurant Space

109 GREEN STREET, GAINESVILLE, GA 30501

**THE SIMPSON COMPANY OF GEORGIA, INC.**  
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# Executive Summary

DOWNTOWN GAINESVILLE RESTAURANT SPACE  
109 Green Street, Gainesville, GA 30501



## OFFERING SUMMARY

Available SF: 6,146 SF

Lease Rate: \$12.00 SF/yr (NNN)

Year Built: 1930

Renovated: 2015

Zoning: C-B

## PROPERTY HIGHLIGHTS

- High Profile Restaurant Location in Downtown Gainesville
- Located Just off of the Downtown Gainesville Square
- Recently Renovated and in Excellent Condition
- Space Features Two Large Dining Rooms, Kitchen, Conference Room, Office Space, Storage, Three Restrooms
- Charming Marble Exterior
- Located at a Highly Visible Corner of a Signalized Intersection
- Surrounded by Restaurants, Banks, and Shopping

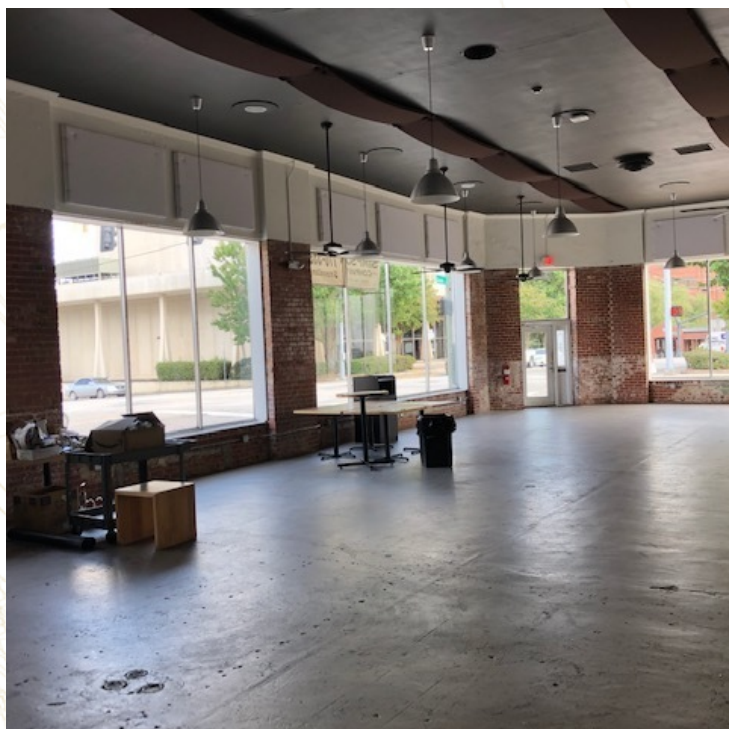
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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.



# Additional Photos

DOWNTOWN GAINESVILLE RESTAURANT SPACE  
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# Floor Plan

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# Retailer Map

DOWNTOWN GAINESVILLE RESTAURANT SPACE  
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Google

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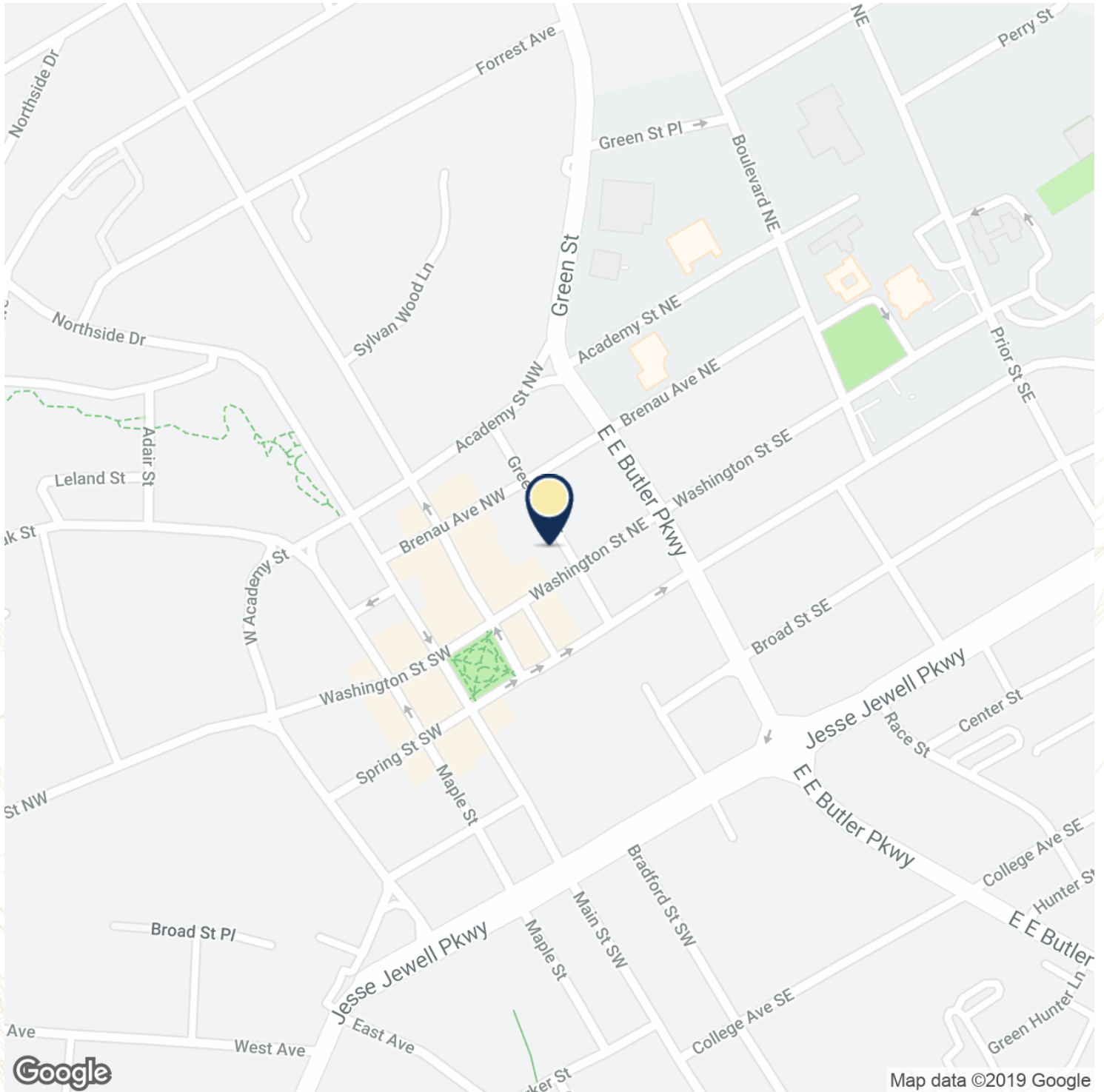
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# Location Maps

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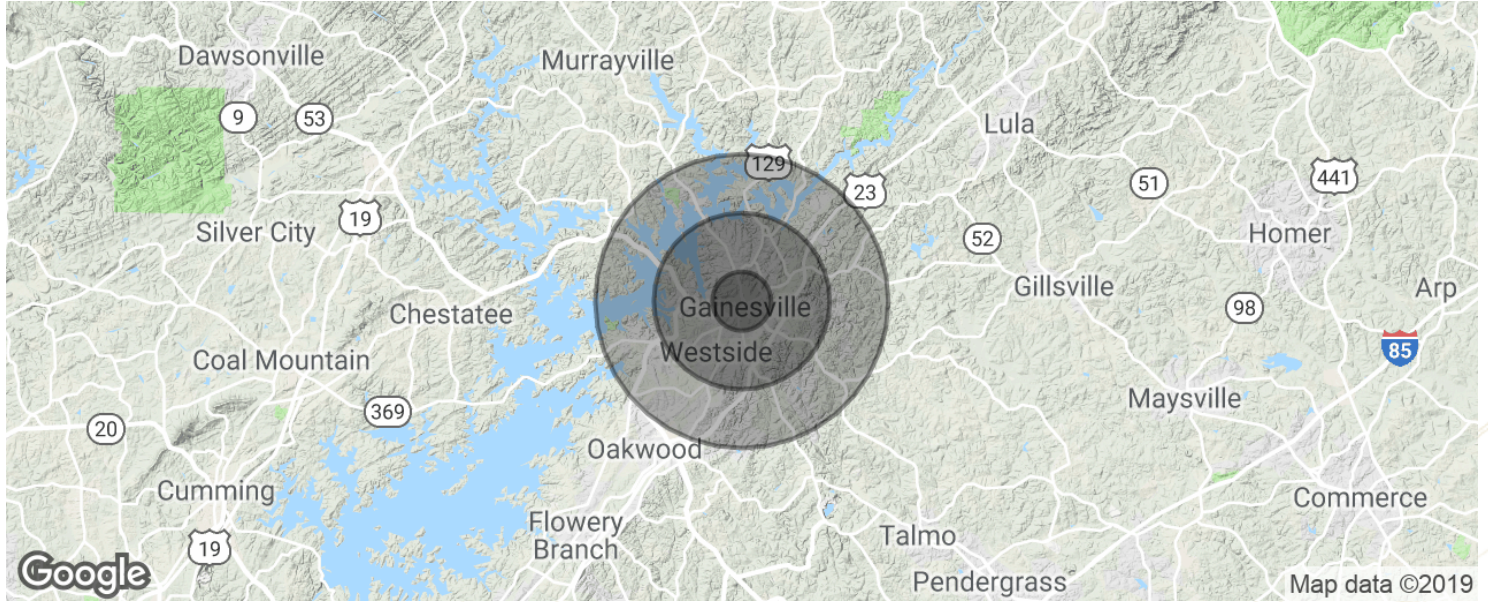
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# Demographics Map & Report

DOWNTOWN GAINESVILLE RESTAURANT SPACE  
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,361	34,249	66,995
Median age	28.5	29.6	31.2
Median age (Male)	27.5	28.7	30.0
Median age (Female)	28.5	29.8	31.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,181	11,449	22,299
# of persons per HH	2.9	3.0	3.0
Average HH income	\$51,329	\$54,195	\$59,278
Average house value	\$272,122	\$252,036	\$246,656

\* Demographic data derived from 2010 US Census



# Broker Profile



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Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

