

MIXED USE FOR LEASE

FREEMAN FARMS GENERAL STORE BUILDING

7650 KEITH BRIDGE ROAD, GAINESVILLE, GA 30506



FOR LEASE

KW COMMERCIAL | EAST COBB

3730 Roswell Road Suite 150
Marietta, GA 30062



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

7650 KEITH BRIDGE ROAD



OFFERING SUMMARY

AVAILABLE SF:	2400
LEASE RATE:	TBD
LEASE TERM:	3-5 Years
YEAR BUILT:	1942
ZONING:	CBD

PROPERTY OVERVIEW

Historic General Store building for lease at the corner of two of the most traveled roads in Forsyth County. Don't miss your chance to lease this building in a prime location and adapt it for your unique use. 1,564 square feet on an acre lot at the corner of Jot Em Down and Keith Bridge Road allows the user to tap in to the tremendous residential growth in the surrounding area. Owners are willing to bring building to whitebox condition in order for the future tenant to adapt the space to their own use. Zoned CBD, uses include Office, Retail, Restaurant, Daycare, Salon, Brewery, General Store or Special Events. Minutes from Lake Lanier. This property abuts 26+- acres zoned AG which could also be leased for an accessory use under AG zoning which allows Fruit/Vegetable roadside sales, Landscaping/Nursery business, special events and Greenhouses. Grab a piece of the action in this fast growing area.



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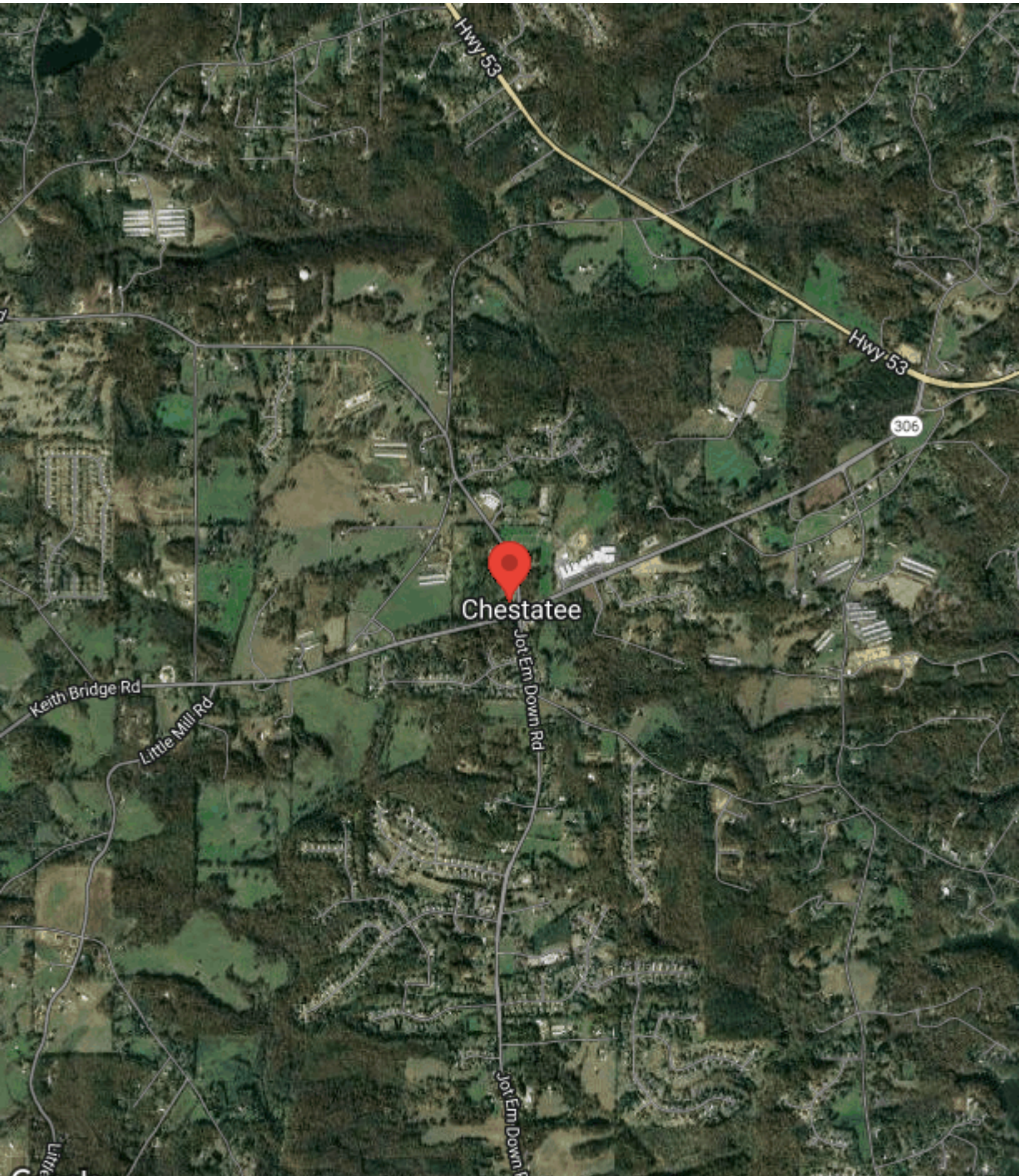
PROPERTY PHOTOS

7650 KEITH BRIDGE ROAD



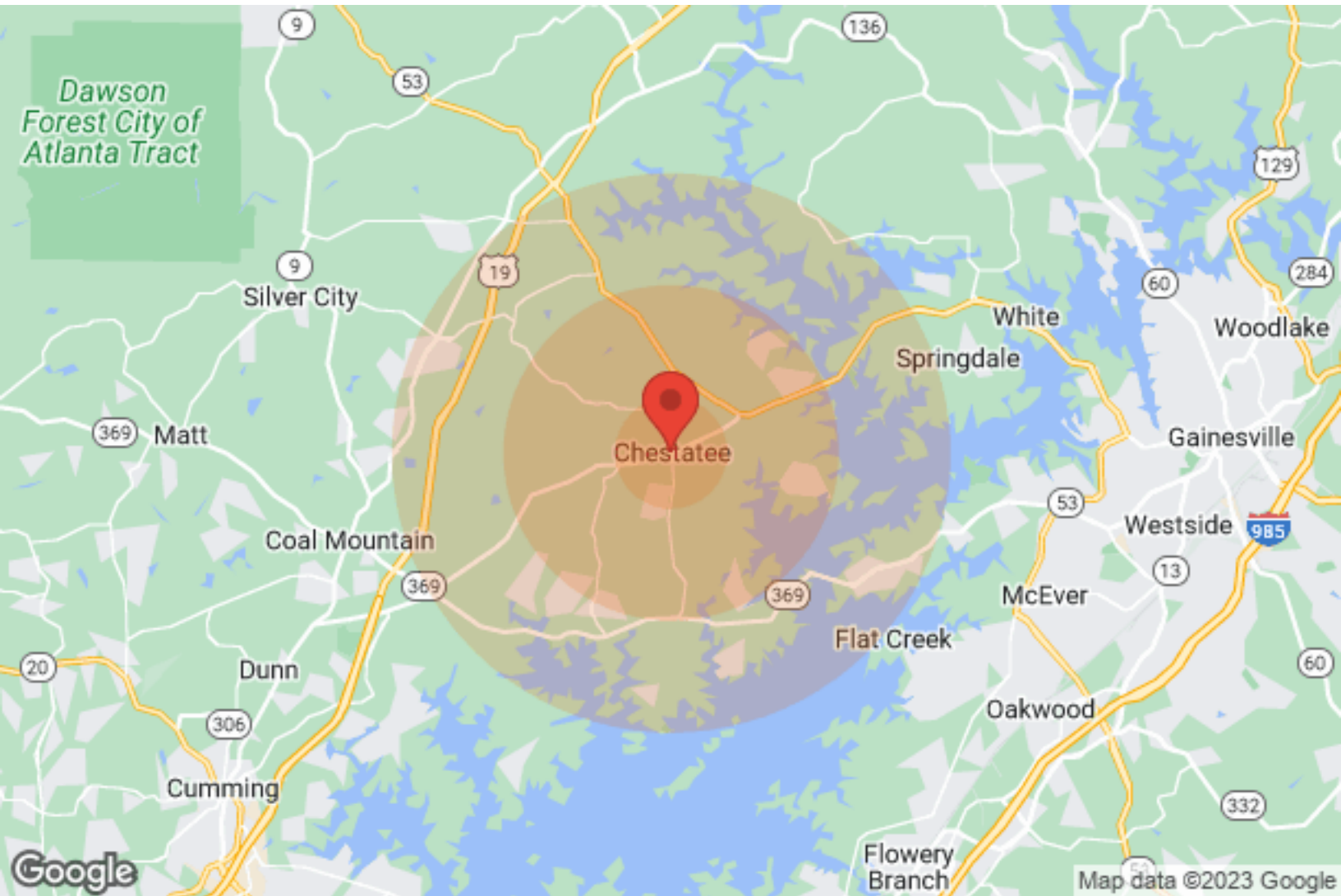
AERIAL MAP

7650 KEITH BRIDGE ROAD



DEMOGRAPHICS

7650 KEITH BRIDGE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,674	7,188	15,115
Female	1,544	7,093	14,648
Total Population	3,218	14,281	29,763

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	757	3,258	6,509
Ages 15-24	471	1,994	4,061
Ages 25-54	1,209	5,526	11,057
Ages 55-64	371	1,680	3,693
Ages 65+	410	1,823	4,443

Race	1 Mile	3 Miles	5 Miles
White	3,072	13,548	27,999
Black	2	23	161
Am In/AK Nat	5	11	28
Hawaiian	N/A	9	9
Hispanic	209	1,109	2,473
Multi-Racial	258	1,324	2,790

Income	1 Mile	3 Miles	5 Miles
Median	\$77,591	\$67,701	\$65,461
< \$15,000	86	278	647
\$15,000-\$24,999	33	562	1,116
\$25,000-\$34,999	123	423	839
\$35,000-\$49,999	80	789	1,582
\$50,000-\$74,999	283	999	2,176
\$75,000-\$99,999	276	769	1,522
\$100,000-\$149,999	164	794	1,695
\$150,000-\$199,999	43	256	588
> \$200,000	11	105	449

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,168	5,570	12,256
Occupied	1,074	4,846	10,508
Owner Occupied	938	4,122	8,451
Renter Occupied	136	724	2,057
Vacant	94	724	1,748

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