



**1220 PALMOUR DRIVE**

**GAINESVILLE, GA 30501**

**FOR SALE OR LEASE**

AVAILABLE NOW | ±285,506 SF



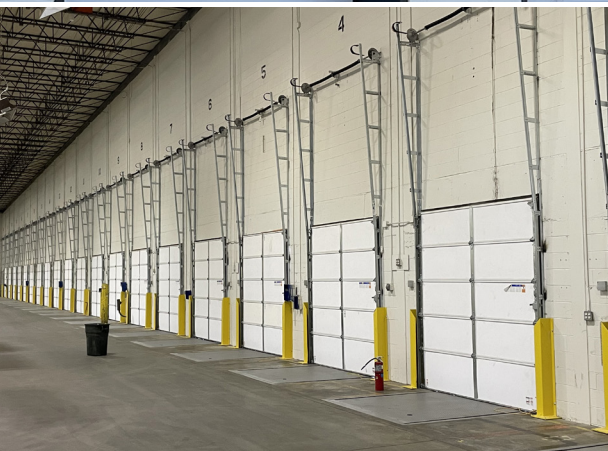
**STRATEGIC**  
REAL ESTATE PARTNERS, LLC



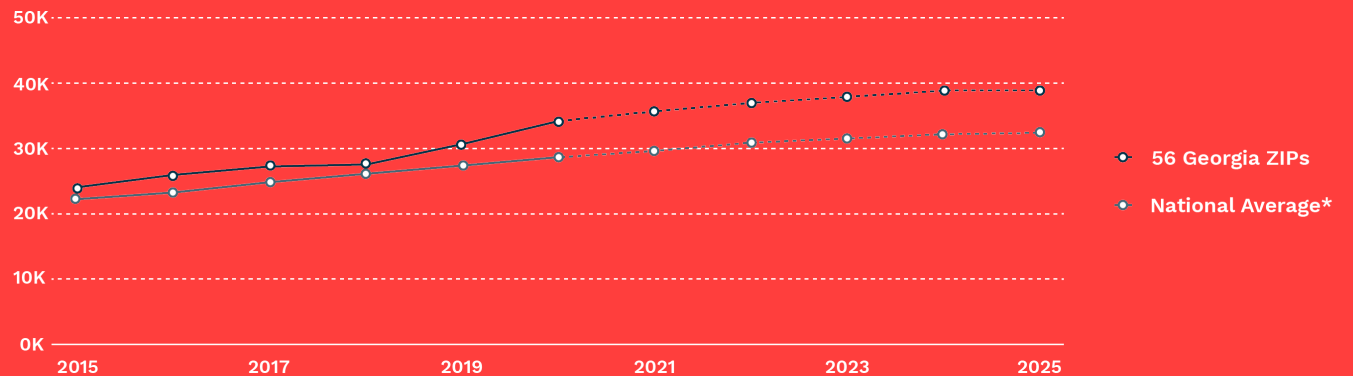
**CUSHMAN &  
WAKEFIELD**



# PROPERTY/MARKET OVERVIEW



- The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is over 205,000 with a daytime population in Gainesville, the county seat, exceeding 150,000 people. *(Source: Greater Hall Chamber of Commerce)*
- Since 2015, 118 new and expanded businesses have announced 5,750 jobs and \$1.5 billion in capital investment. *(Source: Greater Hall Chamber of Commerce)*
- Supply of labor is higher than the national average. The regional vs. national average employment helps you understand if the supply of your occupations is a strength or weakness for your area, and how it is changing relative to the nation. An average area of this size would have 24,985\* employees, while there are 37,604 here. This higher than expected supply may make it easier to find candidates. The gap between expected and actual employment is expected to remain roughly the same over the next 5 years. *(Source: Esri Report 2020)*



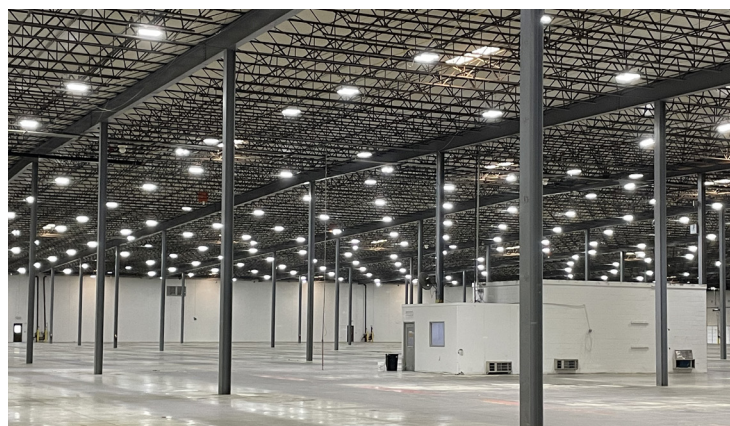
# SITE PLAN





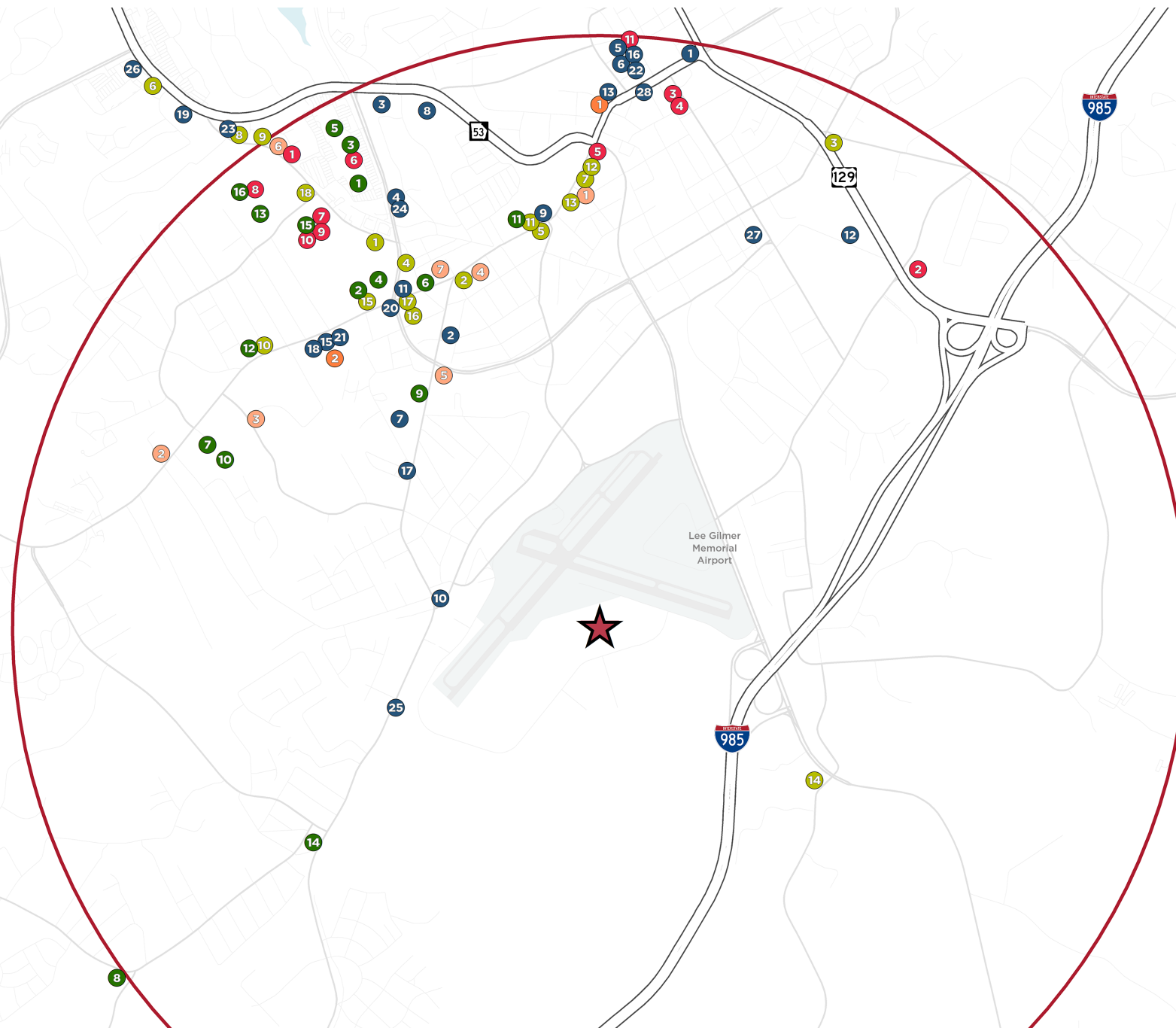
# PROPERTY HIGHLIGHTS

<b>BUILDING SIZE/ AVAILABILITY</b>	±474,680 SF   ±285,506 SF
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION</b>	Brick on Block
<b>CONFIGURATION</b>	Side Load
<b>DIMENSIONS</b>	577.5' x 494'
<b>COLUMN SPACING</b>	48' x 48' (typical)
<b>OFFICE SF</b>	± 20,000
<b>CLEAR HEIGHT</b>	28' minimum
<b>DOCK DOORS</b>	20 (8' x 10')
<b>DOCK LEVELERS</b>	20
<b>DRIVE IN DOORS</b>	14 (16' x 12')
<b>AUTO SPACES</b>	184
<b>TRAILER SPACES</b>	67
<b>TRUCK COURT DEPTH</b>	190' truck court with 45' concrete apron
<b>WAREHOUSE LIGHTING</b>	LED on occupancy sensors
<b>SPRINKLER SYSTEM</b>	Wet System
<b>ELECTRICAL</b>	1,500 Amp, 277/480 Volt
<b>ROOF SYSTEM</b>	Standing Seam Metal





# AMENITIES MAP



**★ 1220 Palmour Drive, Gainesville, GA**  
W/ 2 Mile Ring

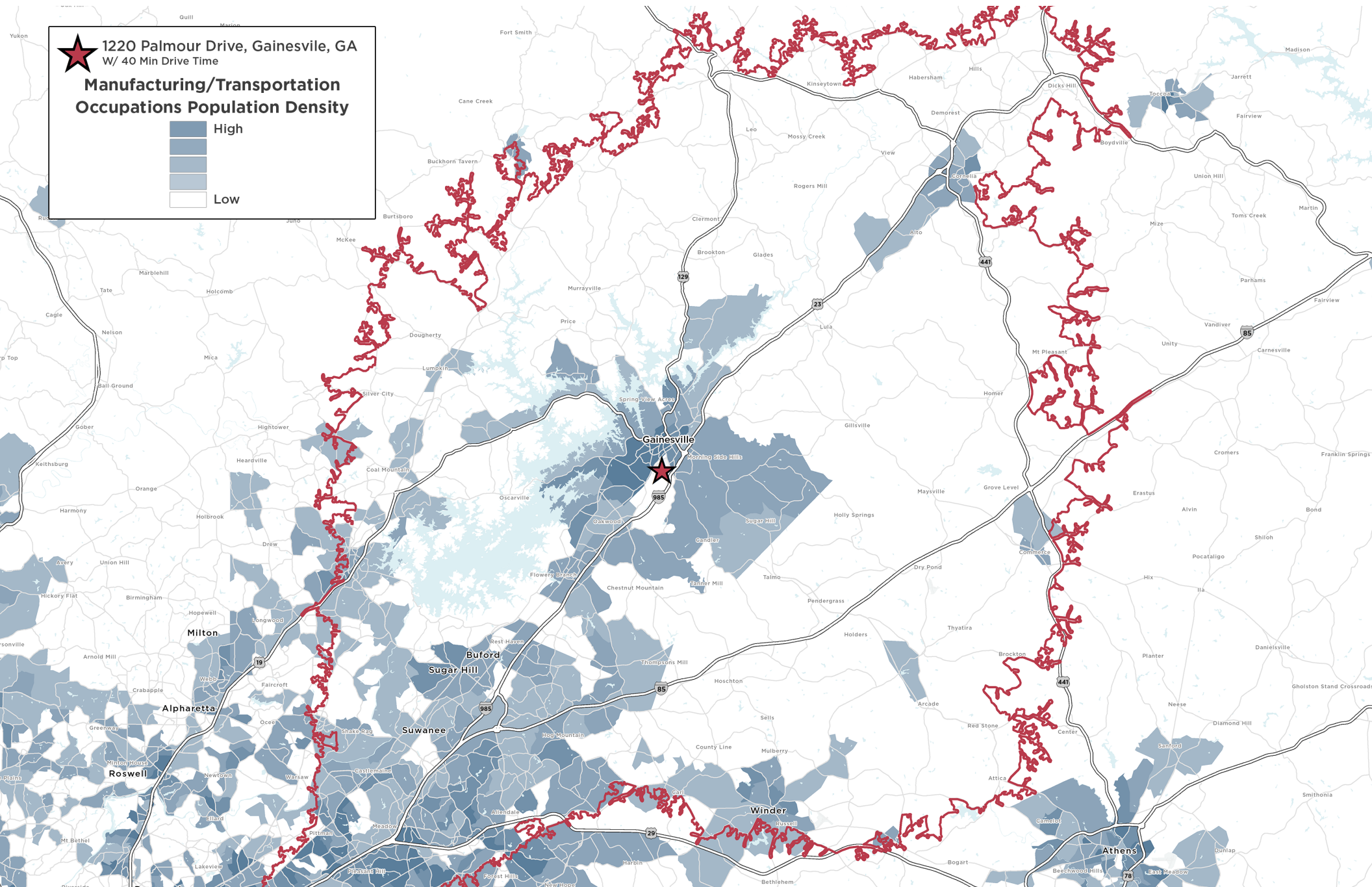
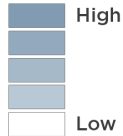
<b>● Restaurants</b>	<b>● Fast Food</b>
<ul style="list-style-type: none"> <li>1 Alpha Gyro Grill</li> <li>2 Atlanta Highway Seafood Market</li> <li>3 Catalinas</li> <li>4 Chef Wang Chinese Restaurant</li> <li>5 ChopBlock Food &amp; Spirits</li> <li>6 Collegiate Grill</li> <li>7 El Carreton Mexican Taqueria</li> <li>8 El Patron Family Mexican Restaurant</li> <li>9 El Taco Veloz</li> <li>10 Gainesville Seafood Market</li> <li>11 Golden Corral Buffet &amp; Grill</li> <li>12 Hop's Kitchen</li> <li>13 IHOP</li> <li>14 La Esquina Latina Restaurant</li> <li>15 LongHorn Steakhouse</li> <li>16 Luna's Restaurant</li> <li>17 Mama Ruth's Kitchen</li> <li>18 O'Charley's Restaurant &amp; Bar</li> <li>19 Outback Steakhouse</li> <li>20 Pizza Hut</li> <li>21 Red Lobster</li> <li>22 Schlotzsky's</li> <li>23 Sumo Hibachi &amp; Wings</li> <li>24 Taqueria El Mercadito</li> <li>25 Taqueria Silao</li> <li>26 Texas Roadhouse</li> <li>27 The Inked Pig</li> <li>28 Wild Wing Cafe</li> </ul>	<ul style="list-style-type: none"> <li>1 Arby's</li> <li>2 Bojangles'</li> <li>3 Burger King US</li> <li>4 Burger King US</li> <li>5 Checkers Drive-In Restaurants</li> <li>6 Chick-fil-A</li> <li>7 Cook Out</li> <li>8 Dairy Queen</li> <li>9 Firehouse Subs</li> <li>10 KFC US</li> <li>11 Krystal</li> <li>12 McDonald's US</li> <li>13 Popeyes Louisiana Kitchen</li> <li>14 SUBWAY</li> <li>15 SUBWAY</li> <li>16 Taco Bell</li> <li>17 Taco Bell</li> <li>18 Wendy's</li> </ul>
<b>● Retail</b>	<b>● Auto Repair/Supplies</b>
<ul style="list-style-type: none"> <li>1 Belk</li> <li>2 Big Lots Stores</li> <li>3 Books-A-Million</li> <li>4 dd's DISCOUNTS</li> <li>5 Dick's Sporting Goods</li> <li>6 Dimo Fine Jewelry</li> <li>7 Dollar General</li> <li>8 Family Dollar Stores</li> <li>9 Family Dollar Stores</li> <li>10 Farmers Home Furniture</li> <li>11 Gainesville Jewelry</li> <li>12 Havertys</li> <li>13 Lowe's</li> <li>14 Nena's Florist</li> <li>15 Target</li> <li>16 Walmart</li> </ul>	<ul style="list-style-type: none"> <li>1 Advance Auto Parts</li> <li>2 Advance Auto Parts</li> <li>3 Auto Value</li> <li>4 AutoZone</li> <li>5 CARQUEST Auto Parts</li> <li>6 Discount Tire</li> <li>7 O'Reilly Auto Parts</li> </ul>
	<b>● Lodging</b>
	<ul style="list-style-type: none"> <li>1 Hampton Inn Gainesville</li> <li>2 Hilton Garden Inn Gainesville</li> </ul>
	<b>● Coffee Shops</b>
	<ul style="list-style-type: none"> <li>1 Black Rifle Coffee Company</li> <li>2 Black Rifle Coffee Company</li> <li>3 Danny's Donuts</li> <li>4 Diletto Bakery</li> <li>5 Dunkin'</li> <li>6 Great American Cookies</li> <li>7 Jeni's Splendid Ice Creams</li> <li>8 Peet's Coffee and Tea</li> <li>9 Peet's Coffee and Tea</li> <li>10 Starbucks US</li> <li>11 Sweet Magnolias Cafe &amp; Bakery</li> </ul>



# LABOR DENSITY MAP

★ 1220 Palmour Drive, Gainesville, GA  
W/ 40 Min Drive Time

**Manufacturing/Transportation  
Occupations Population Density**





# GREAT ACCESSIBILITY







# 1220 PALMOUR DRIVE

## GAINESVILLE, GA 30501

FOR MORE INFORMATION, PLEASE CONTACT:

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