

# GRUBS MARKET

511



**AVAILABLE**

POTENTIAL: RESTAURANT – RETAIL – OFFICE – INVESTMENT | DOWNTOWN GAINESVILLE

509 & 511 MAIN ST | GAINESVILLE, GA 30501

**CHARLIE HAWKINS | STEPHEN LOVETT**



# 509 & 511 MAIN STREET | GAINESVILLE, GA 30501

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## TABLE OF CONTENTS

- 3 OFFERING SUMMARY
- 4 LOCATION OVERVIEW
- 5 PROXIMITY OVERVIEW
- 6 PROPERTY OVERVIEW
- 7 NEIGHBORING PROPERTY
- 8-10 INTERIOR PHOTOS
- 11 LOCATION MAP
- 12 DEMOGRAPHICS
- 13 COMMUNITY HIGHLIGHTS



# OFFERING SUMMARY



Purchase Price: **\$1,875,000**  
Personal Property: **Negotiable**



Lease Price: \$26 PSF + NNN



TAD Funds: \$188,511.22  
13-yr Credit Remaining  
\*As of 10/9/2025



Total Building Area: 6,443 ± SF  
Total Acreage: 0.30 ± AC

**511 Main:** 4,670 ± SF

- Retail Floor: 2,724 ± SF
- Office/Bathrooms: 476 ± SF
- Kitchen: 1,032 ± SF
- Storage: 438 ± SF

**509 Main:** 1,773 ± SF  
(Warehouse)

**BUILDOUT PLANS LINK**



Current Zoning: G-B  
(General Business) | City Limits



130 ft of Road Frontage



Main St: 3,890 VPD  
Jesse Jewell Pkwy: 42,800 VPD  
E.E. Butler Pkwy: 29,400 VPD  
College Ave: 4,020 VPD

## 509 & 511 MAIN STREET | GAINESVILLE, GA 30501

### DOWNTOWN GAINESVILLE





## DOWNTOWN GAINESVILLE

THE HEART OF HALL COUNTY — A THRIVING,  
WALKABLE DOWNTOWN WHERE CULTURE,  
BUSINESS, AND COMMUNITY COME TOGETHER

WALKABLE  
+ VISIBLE

PRIME  
LOCATION

## LOCATION OVERVIEW

Located in the **bustling core of Downtown Gainesville**, 509 & 511 Main Street sit in a highly visible and walkable area surrounded by steady foot and vehicle traffic. The properties are steps from Gainesville's most popular restaurants, coffee shops, boutiques, and entertainment venues, offering unmatched accessibility for both locals and visitors. With nearby public parking and easy access to **Jesse Jewell Parkway** and **E.E. Butler Parkway**, this central location is ideal for **retail, restaurant, office, or investment use** in one of North Georgia's most dynamic downtown districts.

### DOWNTOWN GAINESVILLE


DAHLONEGA  
21 MILES






# SURROUNDING MULTIFAMILY COMMUNITIES






WALKABLE SCORE:  
**79**  
VERY WALKABLE


10,274  
1-MILE  
POPULATION





6 MIN WALK TO  
DOWNTOWN  
GAINESVILLE

46,555  
3-MILE  
POPULATION



There are approximately seven multifamily communities surrounding **509 & 511 Main Street**, placing a strong residential base within easy walking distance of the property. This nearby population supports consistent activity and visibility for any retail, restaurant, or office use. The businesses here are truly embedded in the rhythm of neighborhood life, benefiting from steady local engagement and foot traffic throughout the day. Additionally, the nearby **Highlands to Islands Trail** enhances accessibility and connectivity, drawing walkers, runners, and cyclists directly through Downtown Gainesville.

PROXIMITY MAP

NORTON

SINCE 1928

5



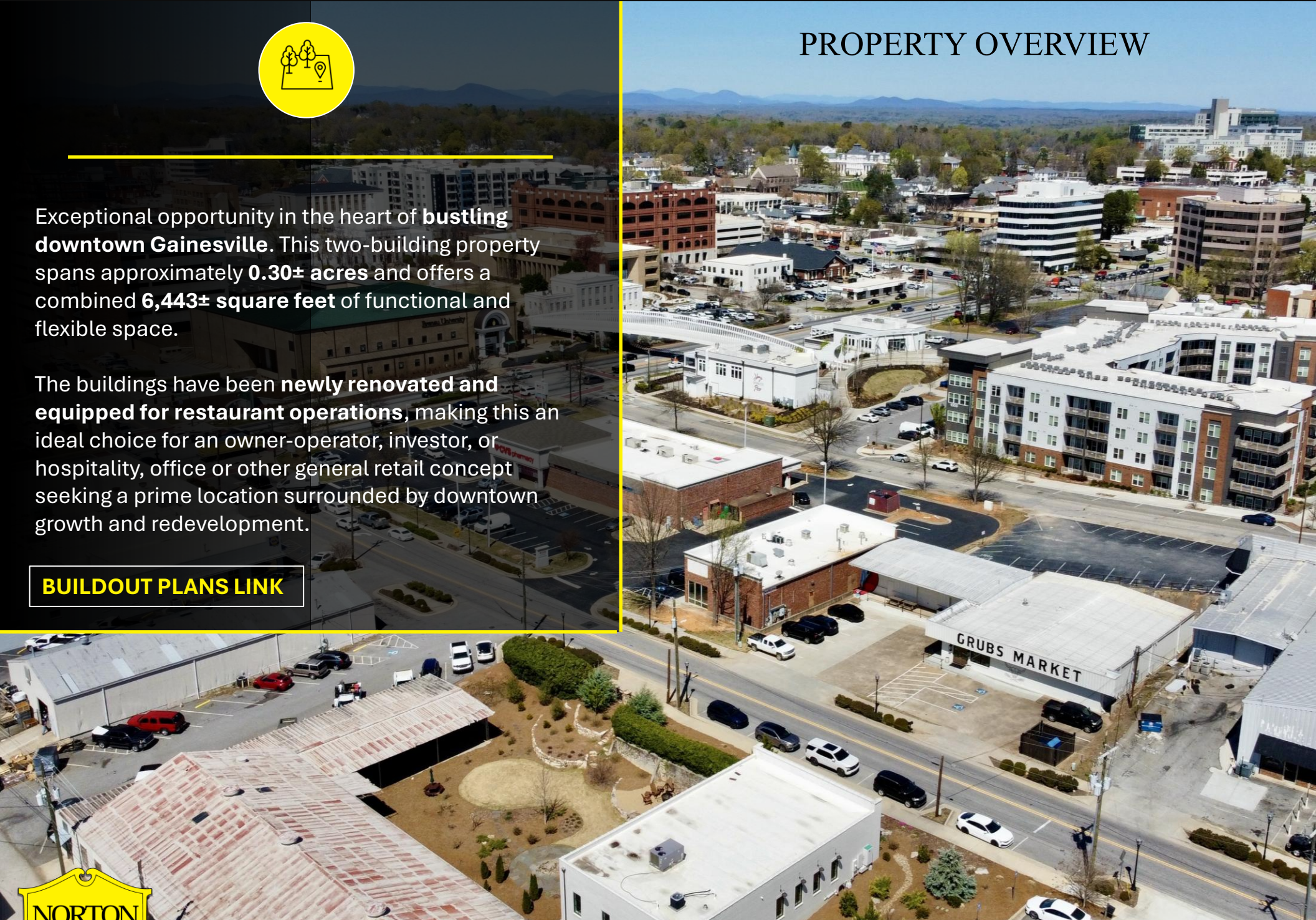


Exceptional opportunity in the heart of **bustling downtown Gainesville**. This two-building property spans approximately **0.30± acres** and offers a combined **6,443± square feet** of functional and flexible space.

The buildings have been **newly renovated and equipped for restaurant operations**, making this an ideal choice for an owner-operator, investor, or hospitality, office or other general retail concept seeking a prime location surrounded by downtown growth and redevelopment.

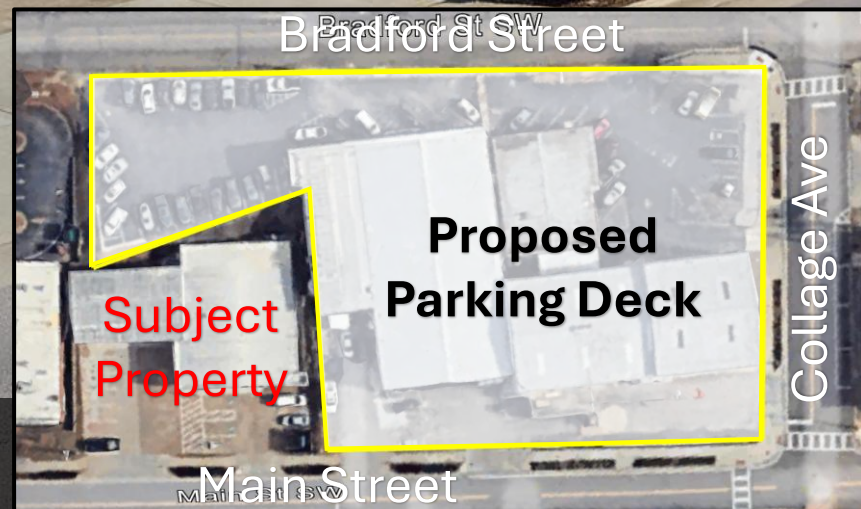
[\*\*BUILDOUT PLANS LINK\*\*](#)

## PROPERTY OVERVIEW





# Proposed Parking Deck – Neighboring City Owned Property



The City of Gainesville purchased the neighboring 1.4 Acre lot in May 2024 for \$3,500,000.



Some images may have been AI Generated and/or altered for visual assistance.





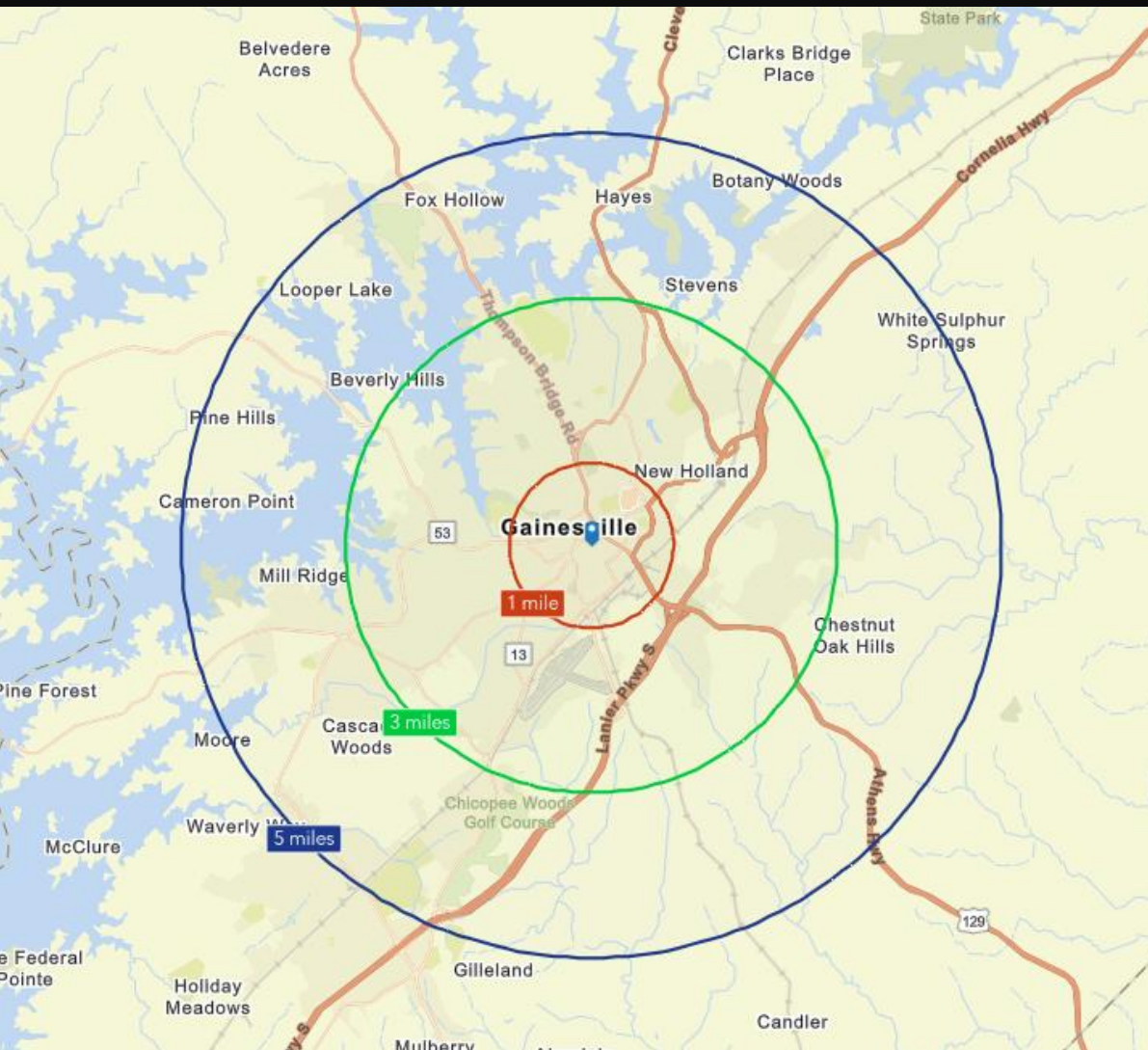








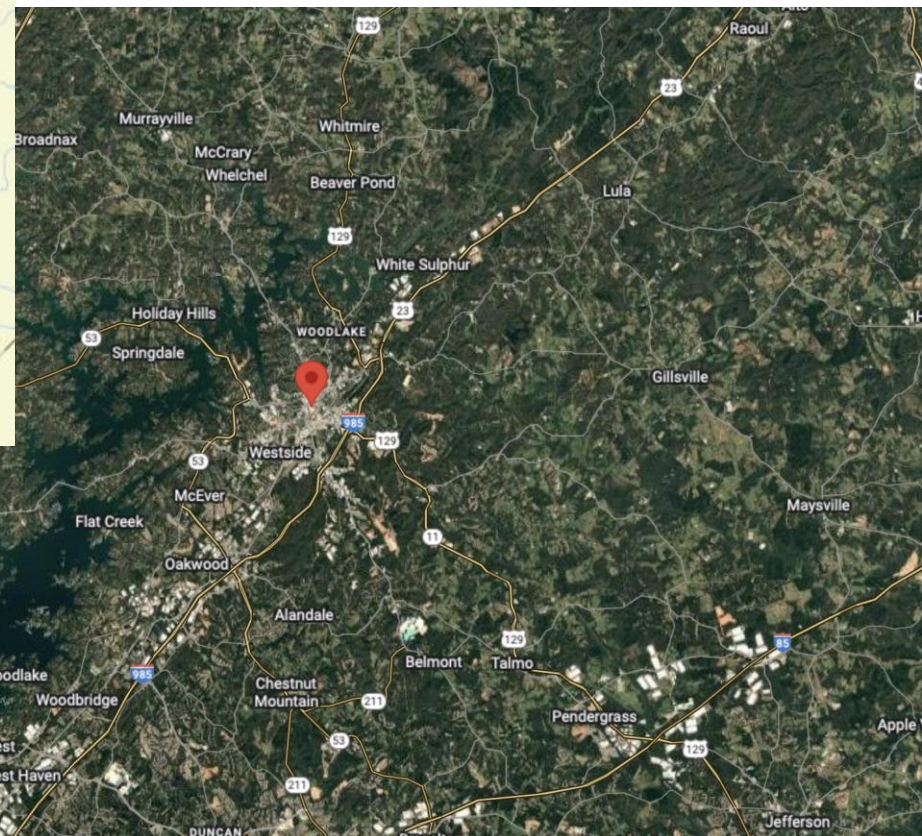




## MILE RADIUS FROM SUBJECT PROPERTY

- 1-Mile Radius
- 3-Mile Radius
- 5-Mile Radius

Redlight Intersection into Jesse Jewell Pkwy  
and Downtown Gainesville!



## LOCATION MAP





# DEMOGRAPHICS

## Executive Summary

511 Main St SW, Gainesville, Georgia, 30501 2  
511 Main St SW, Gainesville, Georgia, 30501  
Rings: 1, 3, 5 mile radii



### Executive Summary

| 511 Main St SW, Gainesville, Georgia, 30501 2 | Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,554	42,004	64,812
2020 Population	8,622	43,529	72,326
2025 Population	10,274	46,555	76,999
2030 Population	11,278	52,191	84,844
2010-2020 Annual Rate	0.08%	0.36%	1.10%
2020-2025 Annual Rate	3.40%	1.29%	1.20%
2025-2030 Annual Rate	1.88%	2.31%	1.96%

Age			
2025 Median Age	29.5	31.7	34.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	27.6%	38.2%	44.0%
Black Alone	18.5%	14.3%	12.5%
American Indian Alone	2.6%	1.6%	1.3%
Asian Alone	1.1%	2.3%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	35.7%	29.0%	25.2%
Two or More Races	14.4%	14.6%	13.9%
Hispanic Origin	58.3%	50.5%	45.1%
Diversity Index	86.7	86.4	85.2

Households			
2010 Total Households	2,593	13,059	20,562
2020 Total Households	2,893	14,731	24,789
2025 Total Households	3,384	15,944	26,748
2030 Total Households	3,709	17,832	29,543
2010-2020 Annual Rate	1.10%	1.21%	1.89%
2020-2025 Annual Rate	3.03%	1.52%	1.46%
2025-2030 Annual Rate	1.85%	2.26%	2.01%
2025 Average Household Size	2.88	2.85	2.80
Wealth Index	41	62	80

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	49.1%	35.8%	32.5%

Median Household Income			
2025 Median Household Income	\$43,614	\$60,304	\$68,309
2030 Median Household Income	\$52,283	\$68,345	\$78,359
2025-2030 Annual Rate	3.69%	2.53%	2.78%

Average Household Income			
2025 Average Household Income	\$65,121	\$84,465	\$96,155
2030 Average Household Income	\$73,144	\$95,447	\$107,079

Per Capita Income			
2025 Per Capita Income	\$20,908	\$29,142	\$33,462
2030 Per Capita Income	\$23,471	\$32,889	\$37,326
2025-2030 Annual Rate	2.34%	2.45%	2.21%

Income Equality			
2025 Gini Index	48.9	48.2	46.1

Socioeconomic Status			
2025 Socioeconomic Status Index	33.4	36.1	39.0

Housing Unit Summary			
Housing Affordability Index	46	65	73
2010 Total Housing Units	3,019	15,075	23,672
2010 Owner Occupied Hus (%)	26.6%	38.5%	49.7%
2010 Renter Occupied Hus (%)	73.3%	61.5%	50.3%
2010 Vacant Housing Units (%)	14.1%	13.4%	13.1%
2020 Housing Units	3,155	16,220	27,153
2020 Owner Occupied HUs (%)	24.6%	36.8%	50.1%
2020 Renter Occupied HUs (%)	75.3%	63.2%	49.9%
Vacant Housing Units	8.3%	8.8%	8.7%
2025 Housing Units	3,953	17,674	29,420
Owner Occupied Housing Units	23.5%	38.8%	52.3%
Renter Occupied Housing Units	76.5%	61.3%	47.7%
Vacant Housing Units	14.4%	9.8%	9.1%
2030 Total Housing Units	4,289	19,836	32,640
2030 Owner Occupied Housing Units	887	7,606	16,154
2030 Renter Occupied Housing Units	2,822	10,227	13,390
2030 Vacant Housing Units	580	2,004	3,097

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

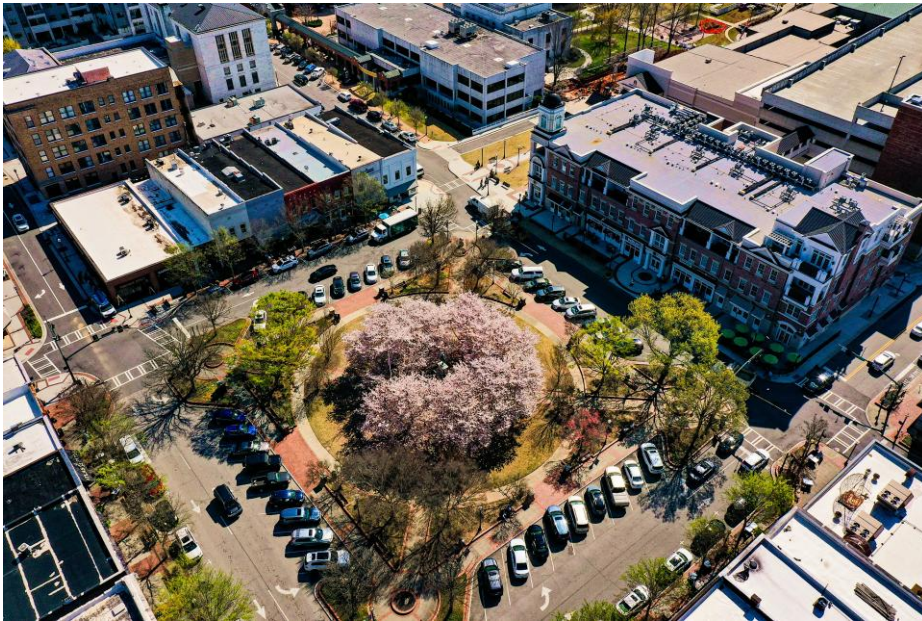
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 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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## DOWNTOWN GAINESVILLE

Downtown Gainesville is the lively heart of the city, full of charm, character, and a strong sense of community. Set within the historic Commercial District, the area spans about 18 acres and features over 50 beautifully preserved buildings. Main and Washington Streets are lined with unique boutiques, cozy cafés, local art galleries, and popular spots for live music, rooftop drinks, and even old-school arcade fun. Landmarks like the Old Hall County Courthouse and the Smithgall Arts Center with its outdoor pavilion add culture and history to the mix. With regular festivals, a downtown trolley, and plenty of walkable streets, it's a vibrant place where locals and visitors love to gather.

## LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.

## NORTHEAST GEORGIA MEDICAL CENTER

Northeast Georgia Medical Center is just minutes away and plays a big role in supporting the health of the community. As the main hospital in the Northeast Georgia Health System, it offers 653 beds and a wide range of advanced services—including a Level I Trauma Center, 28 operating rooms, and full emergency care. Families especially benefit from the Women & Children's Pavilion, which includes a Level III NICU and dedicated pediatric services. In 2025, NGMC opened its new 11-story Green Tower—a \$566 million expansion that added 96 inpatient beds (with future capacity for over 190), a rooftop helipad with direct access to surgical and cardiac care, and a modernized emergency department. It's a trusted resource for high-quality care, right around the corner.