



CANDLER

REAL ESTATE

912 Washington St NW | Gainesville, GA 30501
Land Available for Development

DON GRIMSLEY

Senior Commercial Sales Associate don@candler.com

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

Local Understanding
+ Industry Expertise

Land Available for Development

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Property Description

The 3.2 +/- assemblage includes 906/912/920 Washington Street, 241 West Avenue and 935 James Street all owned by one individual. It is perfectly located for residential or commercial development. Located less than 1/2 mile from beautiful downtown Gainesville and less than a block from John Morrow Parkway/Dawsonville Highway, this property is easily accessible from several corridors.

Property Highlights

- Part of the "Central Core" as outlined in the Gainesville 2040 Comprehensive Plan
- Located 1/2 mile from soon to be re-developed Lakeshore Mall

Offering Summary

Sale Price:	\$2,250,000
Number of Units:	1
Lot Size:	3.2 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,665	16,041	28,057
Total Population	8,206	46,362	80,219
Average HH Income	\$64,999	\$73,844	\$83,601

Presented By:

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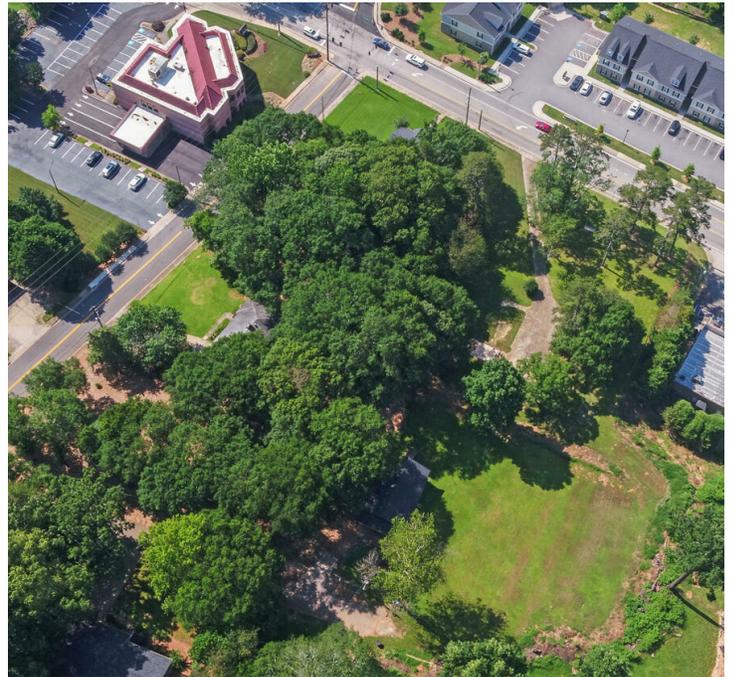
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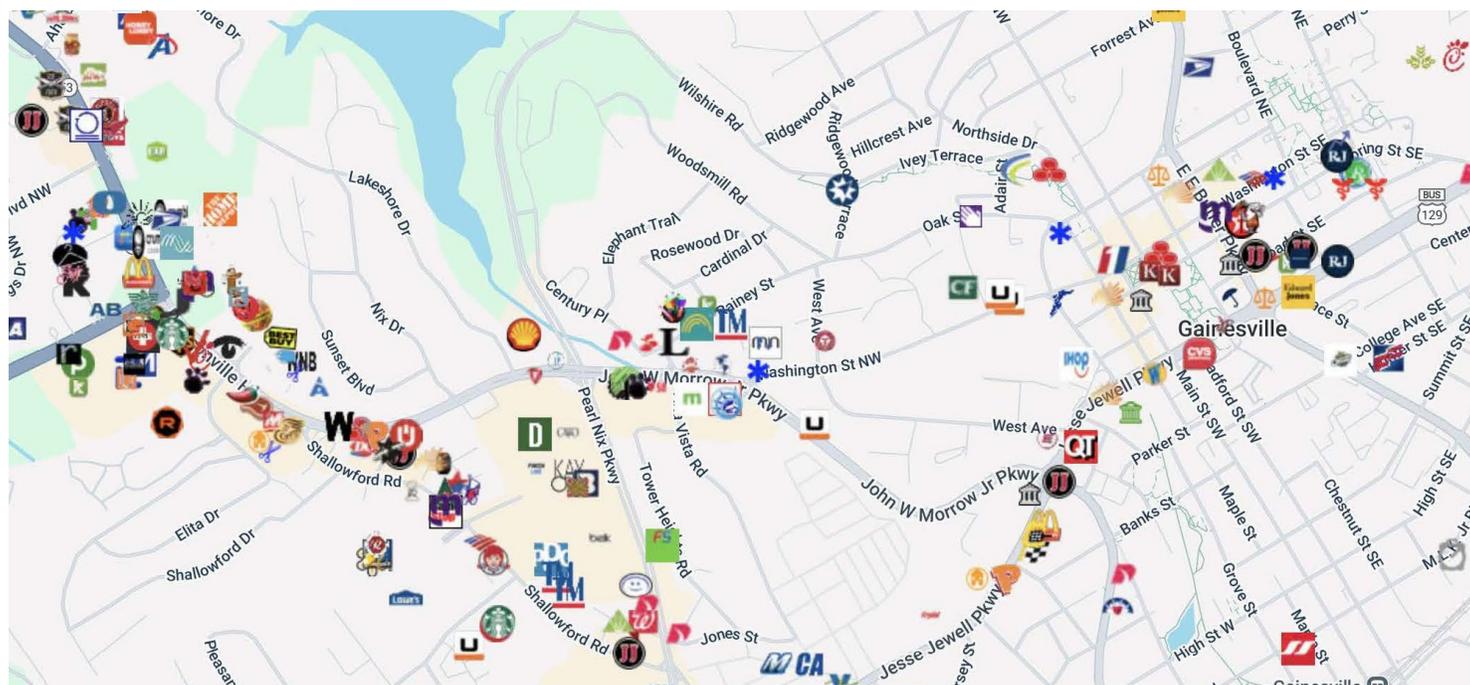
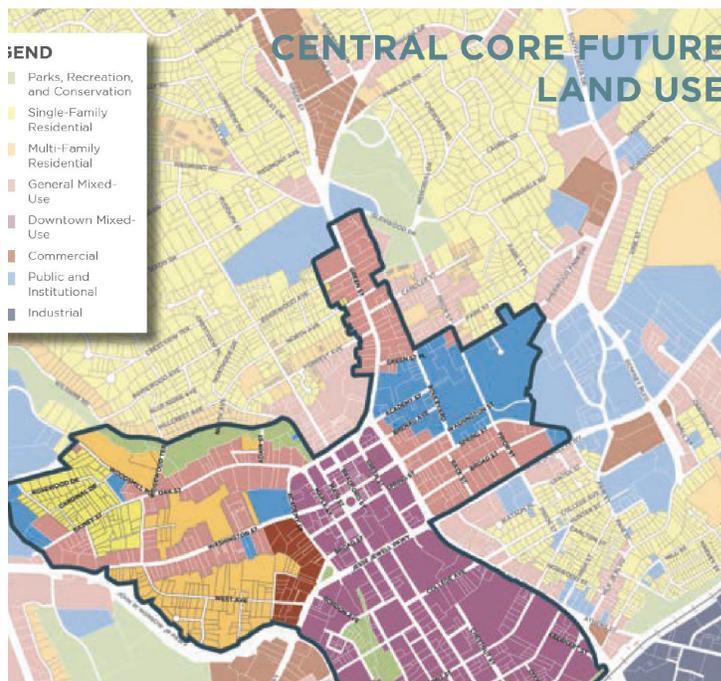
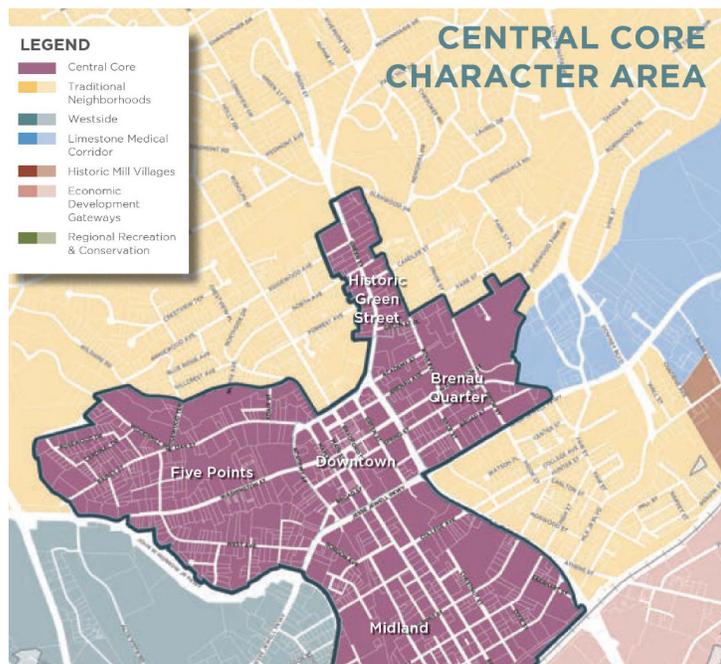
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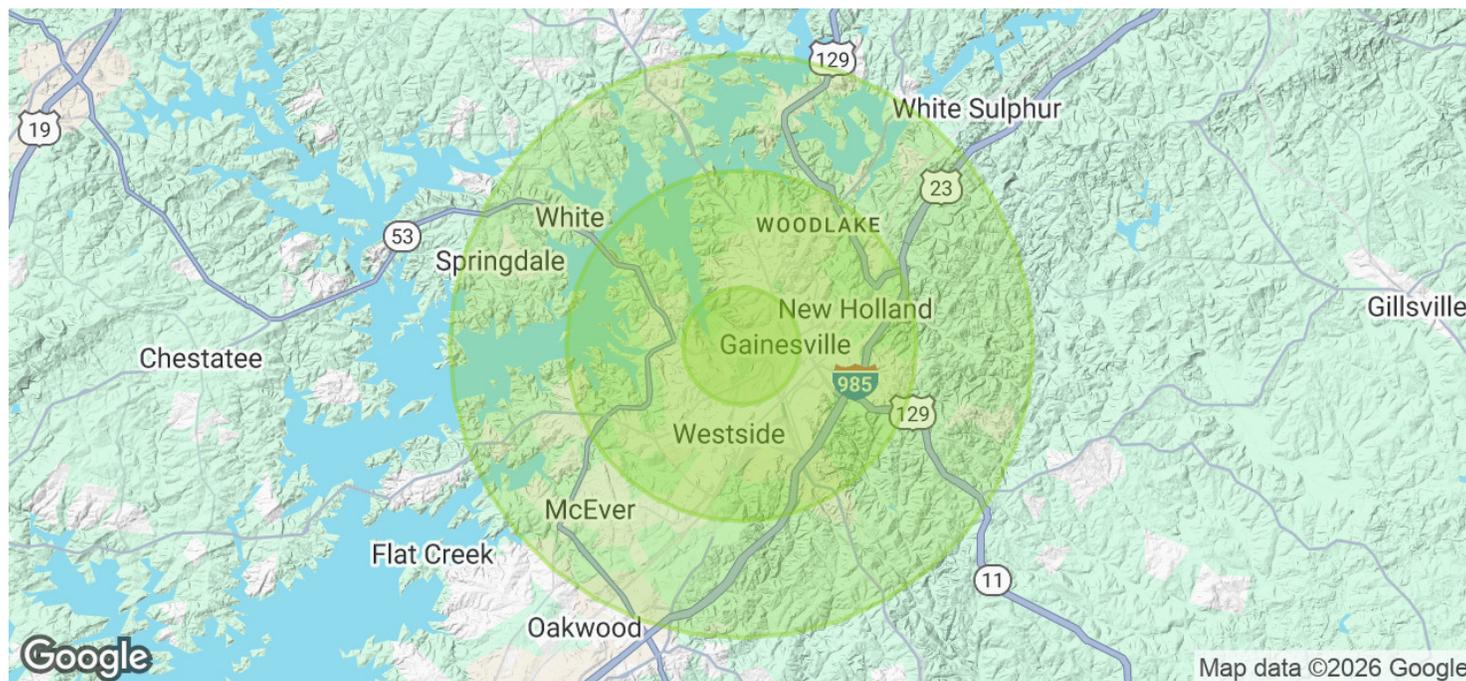
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,206	46,362	80,219
Average Age	33	36	38
Average Age (Male)	33	35	36
Average Age (Female)	34	37	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,665	16,041	28,057
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$64,999	\$73,844	\$83,601
Average House Value	\$285,657	\$352,412	\$389,685

Demographics data derived from AlphaMap

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