

Retail Pad Available

Braselton Walk | Proposed Restaurant



For Sale or Build-to-Suit

94 New Cut Road • Braselton, GA 30517



Prime Retail Pad

Proposed Restaurant Opportunity

SVN | Second Story is pleased to present a 0.5-acre retail pad available for sale or build-to-suit within the Braselton Walk planned mixed-use development in Braselton. The site includes a conceptual plan for a $\pm 3,777$ SF restaurant with an additional $\pm 1,336$ SF outdoor patio.

Braselton Walk is adjacent to Hometown Walk, an established retail center with a strong tenant mix, creating cross-traffic and reinforcing its position as a neighborhood commercial hub. Located off Highway 53 and within one mile of Interstate 85, the Property offers strong visibility and regional connectivity.

The site is expected to be pad-ready in May 2026, providing a streamlined path to development.

Surrounded by rapid residential growth, major employers, and destination drivers such as Château Élan Winery & Resort and Road Atlanta, the Property is well-positioned to serve both local and regional demand. Flexible build-to-suit options allow users to capitalize on continued growth in Northeast Metro Atlanta.



Proposed Restaurant Rendering

THE OFFERING

Proposed Use	±5,000 SF Restaurant
Sale Price	\$750,000
Lot Size	0.5 Acre
Price Per Acre	\$1,500,000



2ND

Fastest-Growing
CITY IN GEORGIA



41,800
POPULATION
5 MILE RADIUS



\$121,400
AHFI
5 MILE RADIUS



11,700
VPD ON
Hwy 53 / New Cut

PROPERTY HIGHLIGHTS

HIGH-VISIBILITY CORRIDOR

- Prominent frontage along New Cut Rd and Lagree Duck Rd with high visibility from Hwy 53 (11,700 VPD), a primary commuter corridor for Gainesville traffic with strong peak-hour volumes

EXCELLENT ACCESS & CONNECTIVITY

- One mile from I-85, linking the site to Metro Atlanta, key employment hubs, and North Georgia destinations (Lake Lanier, Blue Ridge Mountains)

STRATEGIC BRASELTON LOCATION

- Near major employers and destinations including Northeast Georgia Medical Center, Château Élan, and regional distribution hubs

BUILT-IN CUSTOMER BASE

- Surrounded by established neighborhoods and located less than one mile from the 335-home Liberty Crossing community (new development by D.R. Horton)

STRONG DEMOGRAPHICS

- Affluent trade area with \$121K+ average household incomes and a growing daytime population.

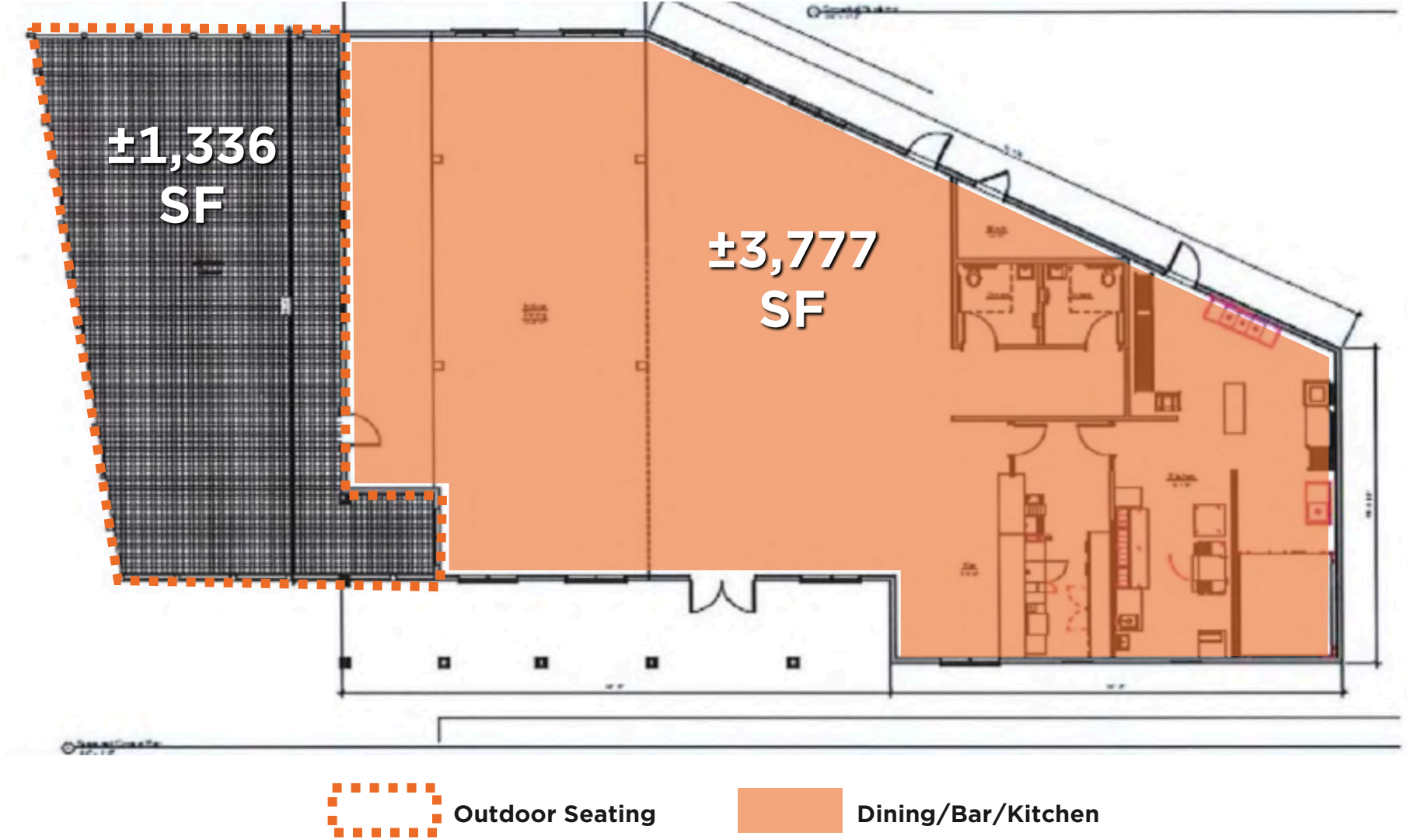
EXPANDING RETAIL & SERVICE DEMAND

- Braselton has experienced over 30% growth since 2020, driving demand for neighborhood-serving retail, dining, and medical services

RETAIL SYNERGY

- Adjacent to Hometown Walk, an established retail center with a diverse tenant mix, supporting cross-traffic and visibility

Concept Plan | ±5,000 SF Freestanding Restaurant with Outdoor Patio



Braselton Walk

Planned Unit Development

New Cut Road

Lagree Duck Road

**FOR SALE
or Build-to-Suit**

Restaurant Pad
0.5 AC | ±5,000 SF
Pad-Ready May 2026

FOR LEASE

Retail &
Medical Office

May 2026
Delivery

BLDG 2000

**FOR SALE
or
Build-to-Suit**

±11,200 SF
Flexible
Mixed-Use

BLDG 3000

**FOR SALE
or BTS**

±5,000 SF
Flexible
Mixed-Use

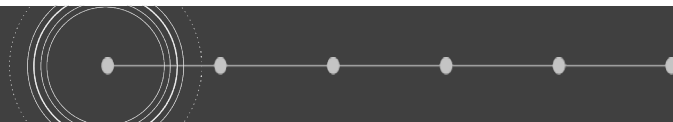
BLDG 4000

UNDERGROUND DETENTION
EXISTING POND "C" 80' DIA. 400' CAP

Braselton Walk | Planned Mixed-Use Development Site



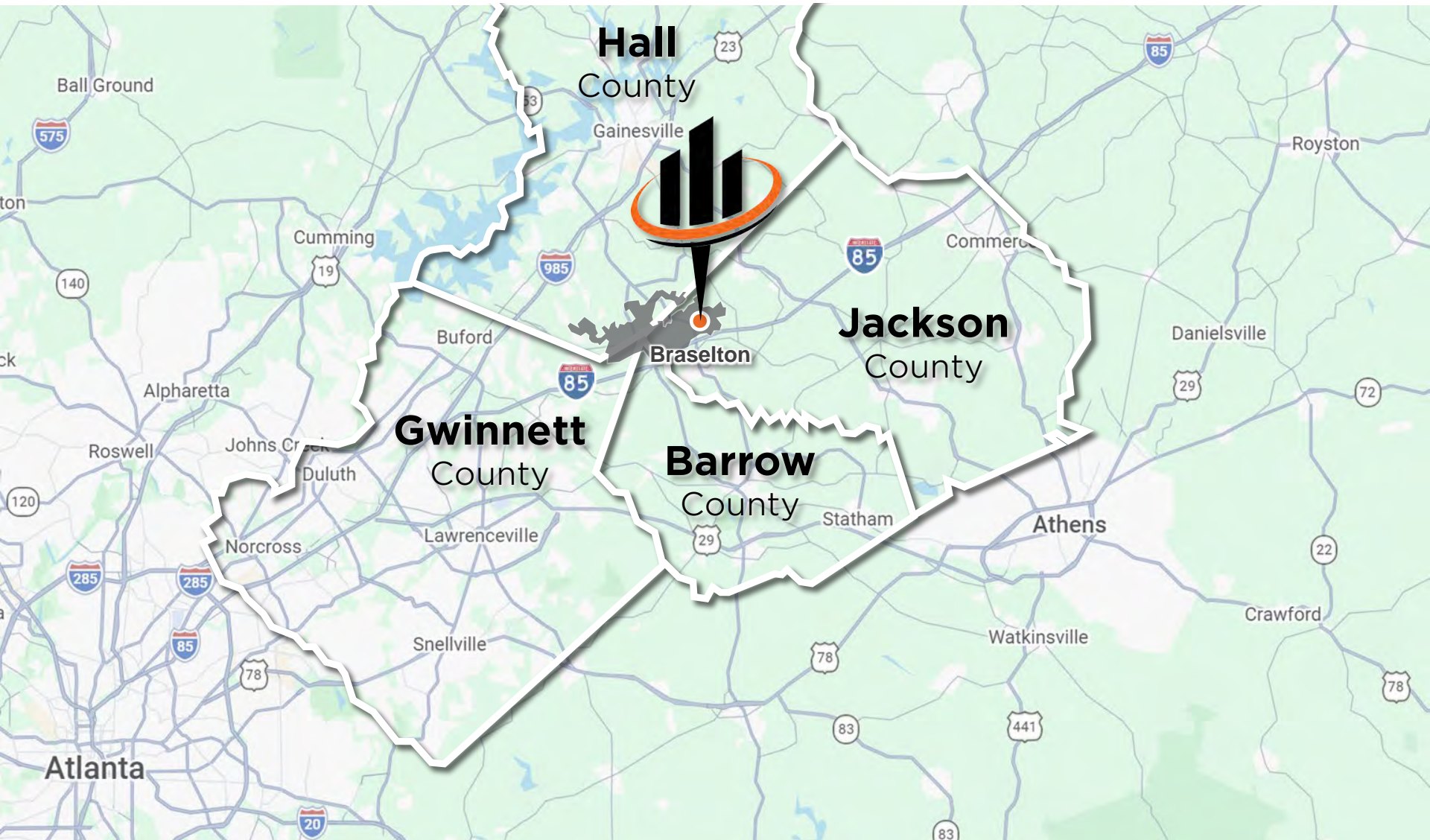
Prime Retail Site | Pad-Ready May 2026



Major employment hub along I-85 | Supports consistent traffic and demand for retail and medical office users



Strategic Location with Multi-County Reach | Expansive trade area driving visibility and customer reach



Braselton, GA | Affluent Growth Market with Diverse Demand Drivers

Demographics

\$121k+



Average Household Income

2ND
Fastest Growing
City in GA

+30%
Population Growth
Since 2020

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,129	10,842	41,813
2030 Projection	1,334	12,888	49,470
Median Age	39.3	38.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	389	3,677	13,960
Persons Per HH	2.9	2.9	3
Average HH Income	\$110,704	\$111,403	\$121,422
Median Home Value	\$384,999	\$377,919	\$393,883

Demographics data derived from AlphaMap & Costar



Northeast Georgia Health System

Northeast Georgia Medical Center Braselton
Regional Healthcare Anchor



Château Élan Winery & Resort
Premier Destination Resort & Winery



Road Atlanta
National Motorsports Hub | 400,000+ Annual Visitors



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