



# CANDLER

## REAL ESTATE

199 John W Morrow Jr. Pkwy. | Gainesville, GA 30501

**BRIAN HUGHS, CCIM**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**



# Retail Space For Lease

199 John W Morrow Jr. Pkwy., Gainesville, GA 30501



## Property Highlights

- Open showroom and dedicated office
- High exposure location along heavily trafficked John Morrow Parkway
- 220 feet of road frontage
- Two points of ingress and egress
- Less than 1 mile from downtown Gainesville
- Easily accessible to I-985 at Exit 20 and 22
- The 2025 Milken Institute Report named the Gainesville-Hall County Metro Area as the Top Small Metro Area in Georgia and in the Nation for Best-Performing Small Metros.

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	1,700 SF
Building Size:	13,600 SF
Zoning	N - B

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,459	16,114	27,532
Total Population	7,402	46,595	78,261
Average HH Income	\$65,882	\$74,184	\$83,816

## Presented By:

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## Available Spaces

Suite	Tenant	Size (SF)	Lease Type
AA	Leased	1,700 SF	NNN
A	Available	1,700 SF	NNN
B	Leased	1,700 SF	NNN
C	Leased	1,700 SF	NNN
D	Leased	1,700 SF	NNN
E	Leased	1,700 SF	NNN
F	Leased	1,700 SF	NNN
G	Leased	1,700 SF	NNN

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