

# Now Leasing

Braselton Walk | Opens May 2026



**Retail & Medical Office • ±1,800–12,385 SF**

94 New Cut Road, Building 2000 • Braselton, GA 30517



## Prime Retail & Medical Office Suites

SVN | Second Story is pleased to present for lease a two-story ±25,000 SF retail and medical office building, representing the first phase of the Braselton Walk planned mixed-use development. The Property 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 with close proximity to Interstate 85, Braselton Walk offers strong visibility and regional connectivity.

The building is scheduled for delivery in May 2026 in turnkey vanilla box condition. The ground floor is partially preleased to Cork & Keg liquor store and U.S. Gentleman Barber Shop, with only one remaining retail suite available. Class A medical office space is now preleasing on the second floor, with elevator access providing convenient connectivity between levels.

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 configurations and build-to-suit opportunities allow users to capitalize on continued growth in Northeast Metro Atlanta.

### Building 2000

94 New Cut Rd, Braselton

### Preleasing

Retail & Medical Office

### ±25,000 SF

Class A Building

### May 2026

Expected Delivery

## FOR LEASE

<b>Retail Rental Rate</b>	\$25 PSF NNN
<b>Medical Rental Rate</b>	\$24 PSF NNN
<b>NNN Expenses</b>	\$4.00-\$4.50 PSF (est.)
<b>Lease Term</b>	10 Years Minimum (10-year option)

## AVAILABLE SPACES

<b>1<sup>st</sup> Floor   Retail</b>	Suite 2110	2,184 SF
<b>2<sup>nd</sup> Floor   Medical Office</b>	Suite 2200	2,449 SF
	Suite 2210	1,680 SF
	Suite 2220	1,680 SF
	Suite 2230	2,521 SF
	Suite 2240	1,694 SF
	Suite 2250	1,724 SF





**2<sup>ND</sup>**

Fastest-Growing  
CITY IN GEORGIA



**41,800**  
POPULATION  
5 MILE RADIUS



**\$121,400**  
AHHI  
5 MILE RADIUS



**11,700**  
VPD ON  
Hwy 53 / New Cut

## PROPERTY HIGHLIGHTS

### HIGH-VISIBILITY CORRIDOR

- Prominent frontage along New Cut Road and 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.

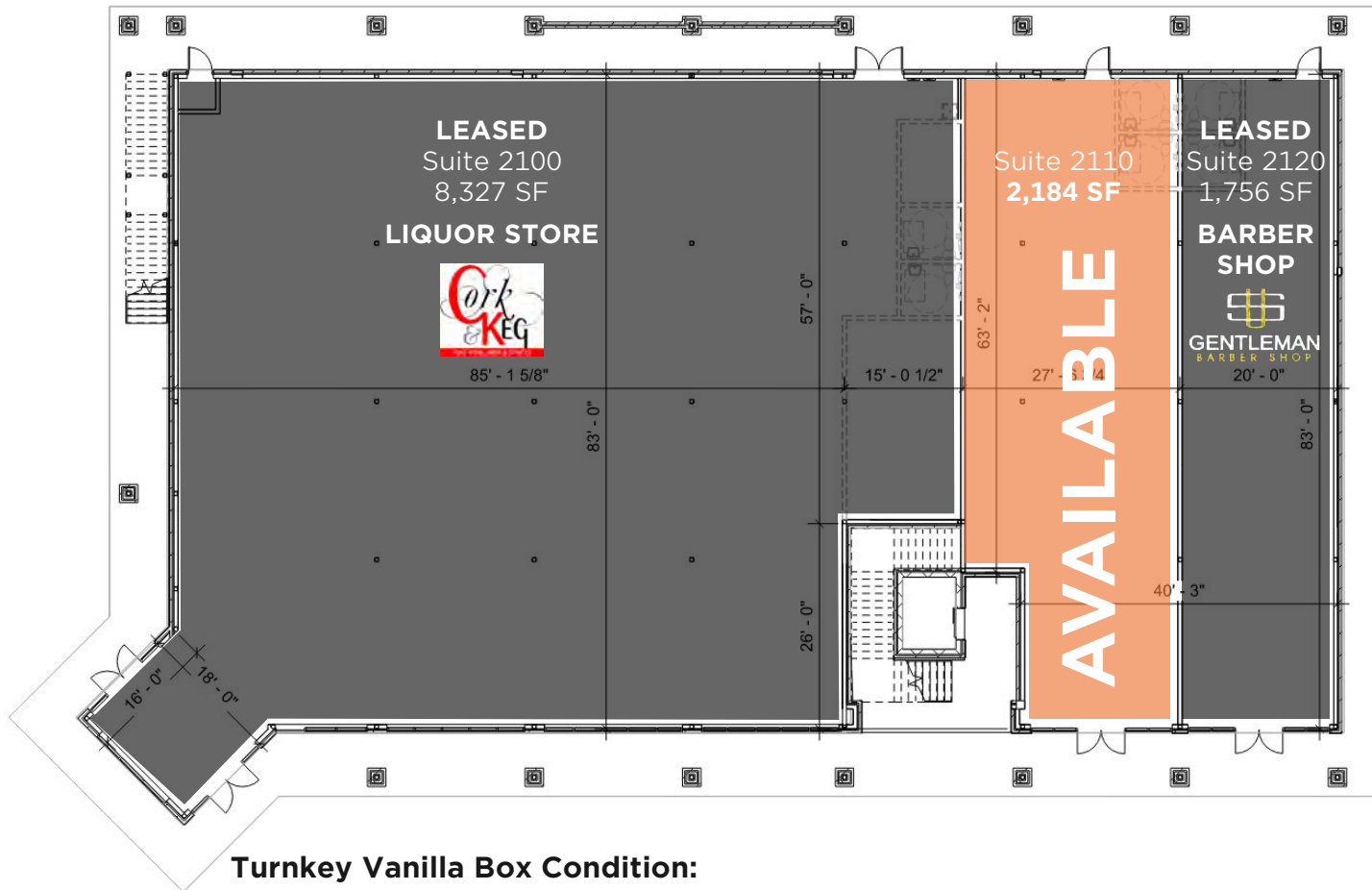
### EXPANDING RETAIL & SERVICE DEMAND

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

### RETAIL SYNERGY

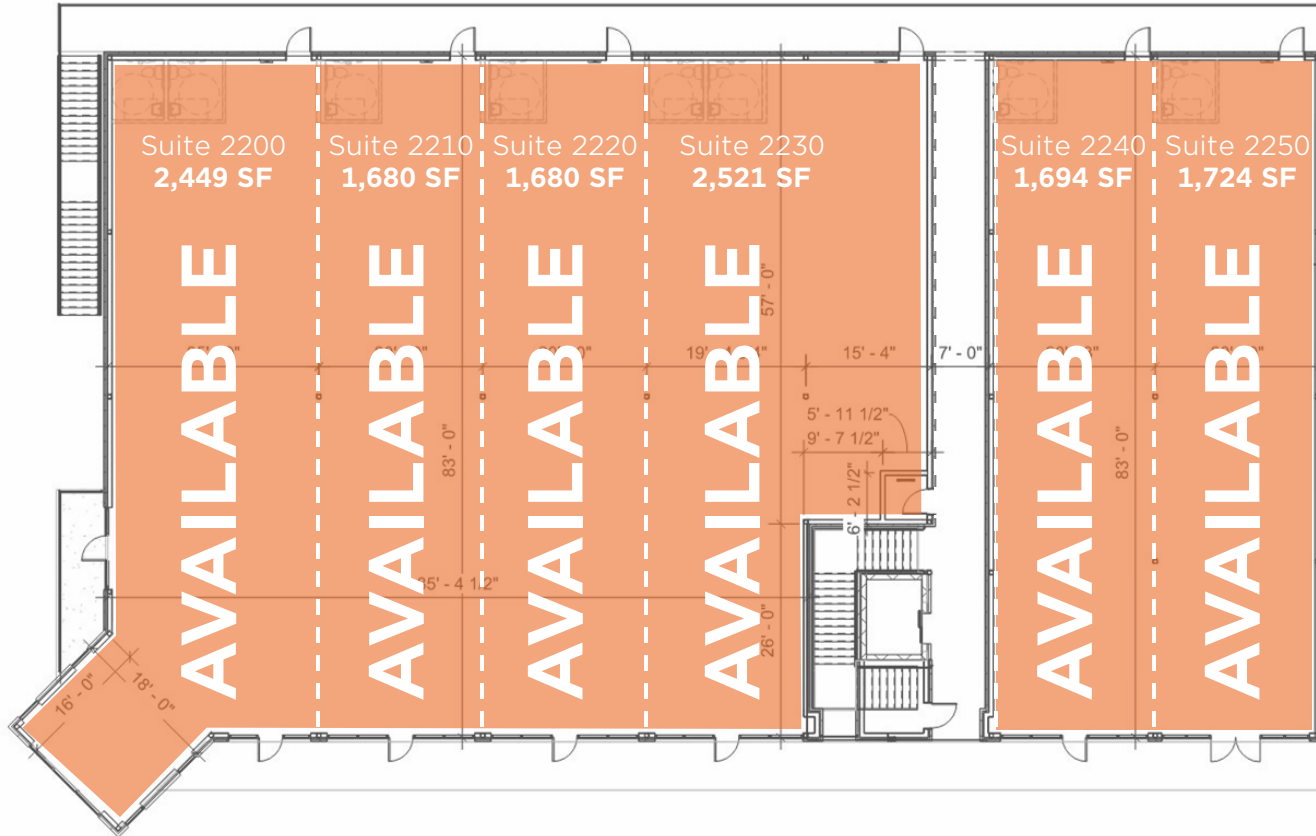
- Adjacent to Hometown Walk, an established retail center with a diverse tenant mix, supporting cross-traffic and visibility

1<sup>ST</sup> LEVEL FLOORPLAN | 1 Retail Space Remaining | \$25 PSF NNN



- Full Sprinkler System
- Water Heater
- HVAC - 4 Tons
- 200-amp Electrical Panel
- Emergency Lighting
- Standard Finished ADA Bathrooms
- Primed Drywall
- Glass Storefront

2<sup>ND</sup> LEVEL FLOORPLAN | 11,748 SF Class A Medical Office Space | Suites Can Be Combined | \$24 PSF NNN



**Turnkey Vanilla Box Condition:**

- Full Sprinkler System
- Water Heater
- HVAC - 4 Tons
- 200-amp Electrical Panel
- Emergency Lighting
- Standard Finished ADA Bathrooms
- Primed Drywall
- Glass Storefront

# Braselton Walk

Planned Unit Development

New Cut Road

**FOR SALE  
or Build-to-Suit**  
Restaurant Pad  
0.5 AC | ±5,000 SF  
Pad-Ready May 2026

Lagree Duck Road

**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' INH. ACCUP



Braselton Walk | Planned Mixed-Use Development Site





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



Braselton, GA | Affluent Growth Market with Diverse Demand Drivers

## Demographics

**\$121k+**



h κΡΖΕΤΡ  
ο γι ηΡΥΥ  
βΘγα Ρ

**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



Chateau Élan

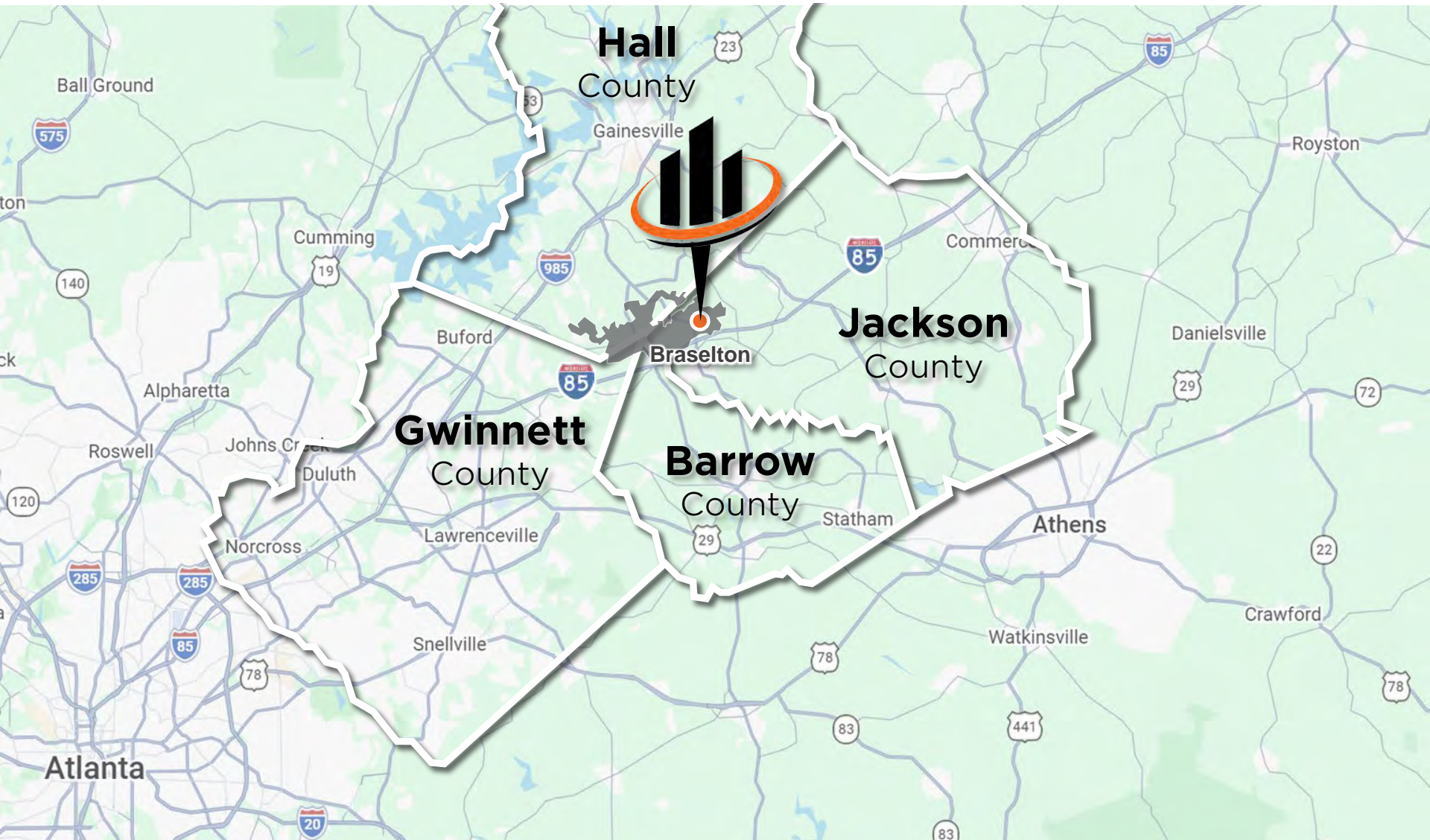
Château Élan Winery & Resort  
Premier Destination Resort & Winery



MICHELIN  
RACEWAY  
Road Atlanta

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

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





**EXCLUSIVELY LISTED BY:**

**Hunter Myers**  
Senior Brokerage Director  
678.787.5019  
hunter.myers@svn.com

**Colin Crowe**  
Brokerage Advisor  
678.628.9128  
colin.crowe@svn.com



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this Offering Brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective leasee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective leasee, any prospective leasee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective leasee proceeds at its own risk.