



CANDLER

REAL ESTATE

5461 Mcever Rd | Flowery Branch, GA 30542

BENNETT SMITH

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

Local Understanding
+ Industry Expertise

5461 McEver Road

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Property Description

Coming November 2026
Built-to-Suite Retail Center 2.01 Acre site
Building A: 10,000 square foot building and Building B:
6,400 square feet
Anchored by 3,004 square foot restaurant with outdoor
patio space
Suite sizes range from 1,170 up to 3,000 square feet ideal for
boutique retailers, coffee shop, medical or insurance office,
salons
Walking trail access from Park Haven and Parkwood
Subdivision
Road frontage on highly trafficked McEver Road 10,700
AADT
Direct ingress and egress on McEver Road and Gainesville
Street
2.2 Miles from Exit 14 off I-985
Close proximity to downtown Flowery Branch, Lake Lanier,
subdivisions and housing developments

Offering Summary

Lease Rate:	Negotiable
Available SF:	1,170 - 3,004 SF
Lot Size:	2.01 Acres
Building Size:	6,400-10,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,381	8,339	20,846
Total Population	3,440	23,625	58,523
Average HH Income	\$97,430	\$113,321	\$114,538

Presented By:

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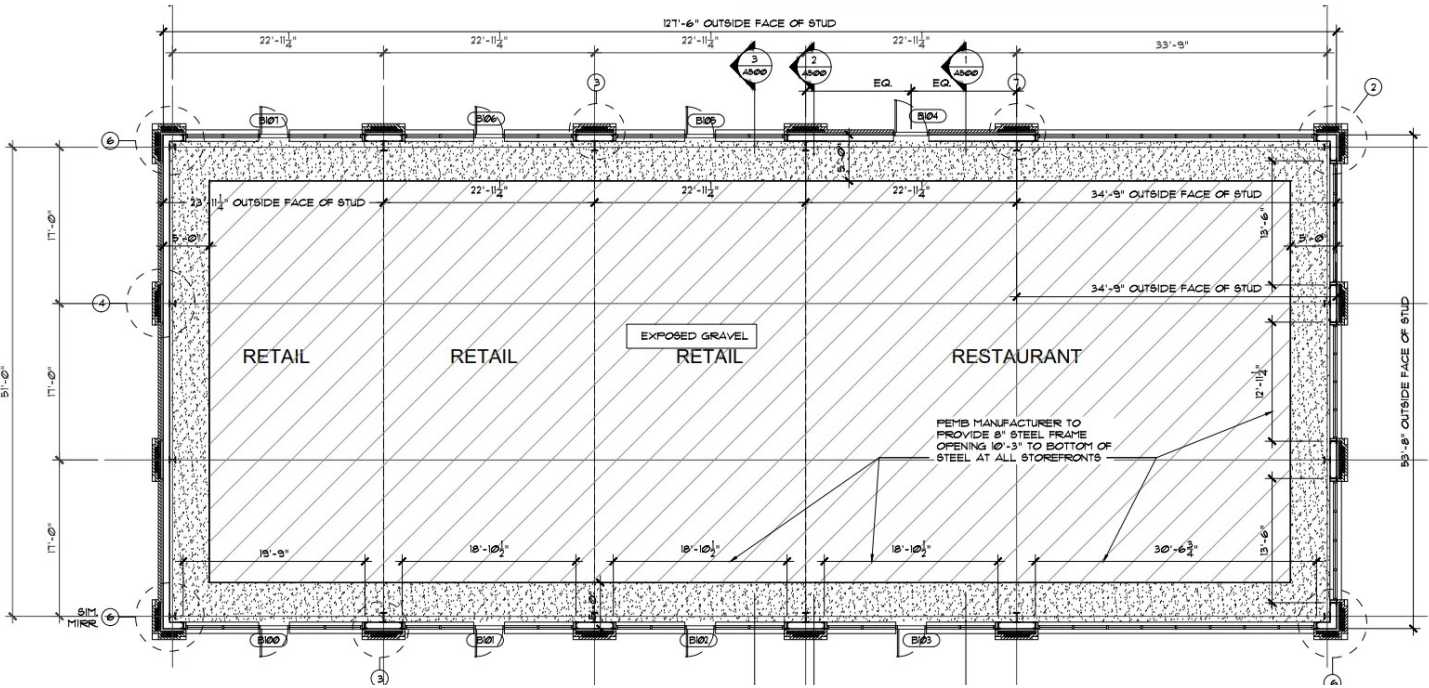
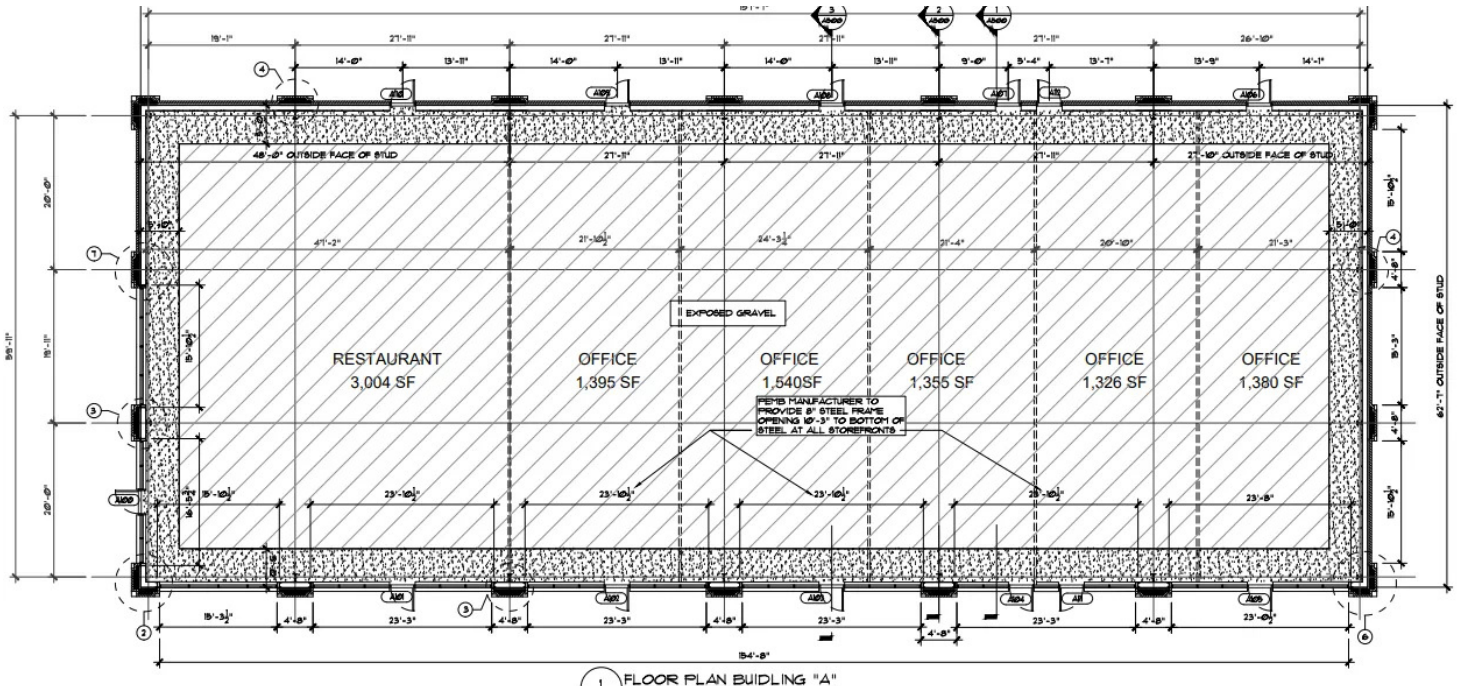
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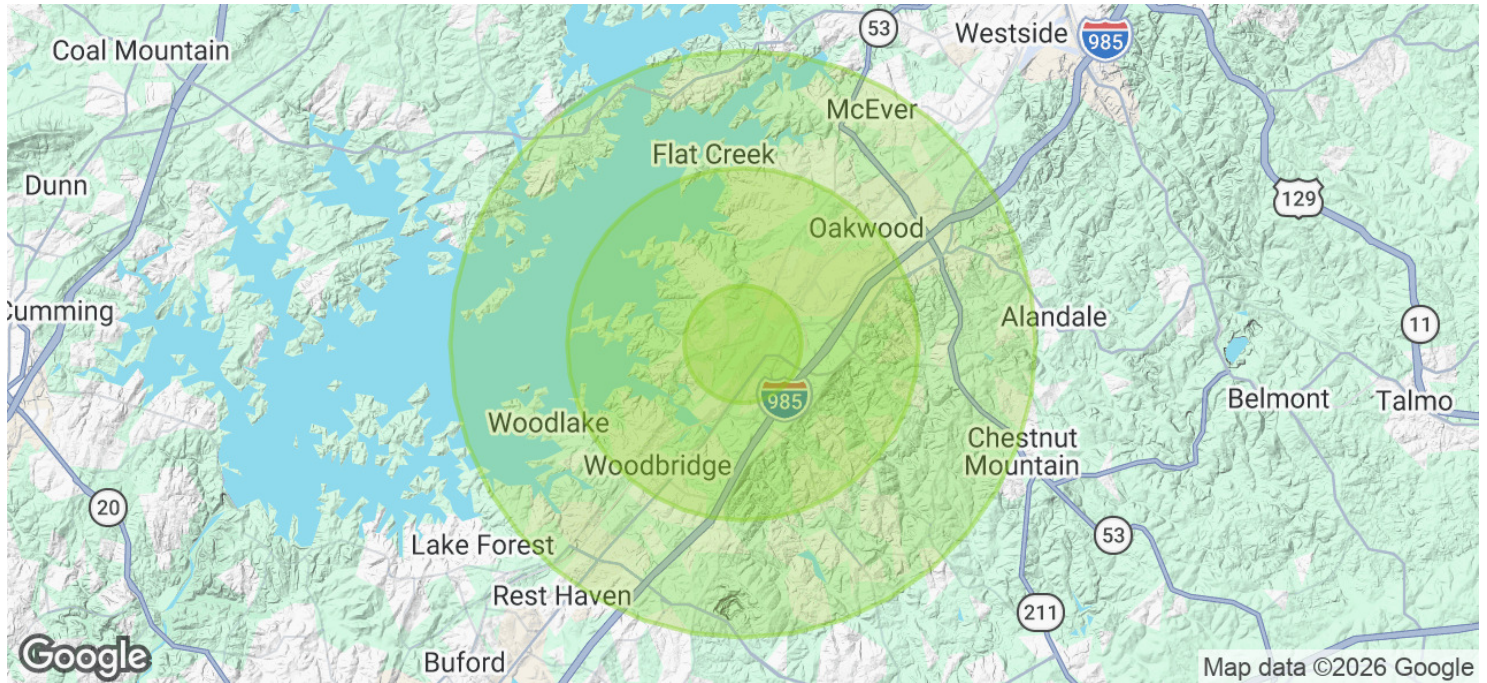
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,440	23,625	58,523
Average Age	34.4	37.5	39.0
Average Age (Male)	35.6	37.6	38.8
Average Age (Female)	33.4	37.2	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,381	8,339	20,846
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$97,430	\$113,321	\$114,538
Average House Value	\$335,992	\$394,891	\$399,700

2023 American Community Survey (ACS)

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