

# 412 Spring Street SE

Gainesville, GA 30501

BUILD TO SUIT FOR LEASE



Norton Commercial Acreage Group

770.297.4800

pcisco@nortoncommercial.com



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## PROPERTY DESCRIPTION

Landlord to construct a 4,800+/- SF office (60'X80') building to suit end-user.

## LOCATION DESCRIPTION

Unbeatable in-town Gainesville location, directly between the Downtown Square and Northeast Georgia Medical Center -- less than one half mile from each -- and just steps away from Brenau University.

## OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (MG)
Lot Size:	0.54 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,239	15,323	27,180
Total Population	8,515	43,011	75,142
Average HH Income	\$49,978	\$56,097	\$65,478

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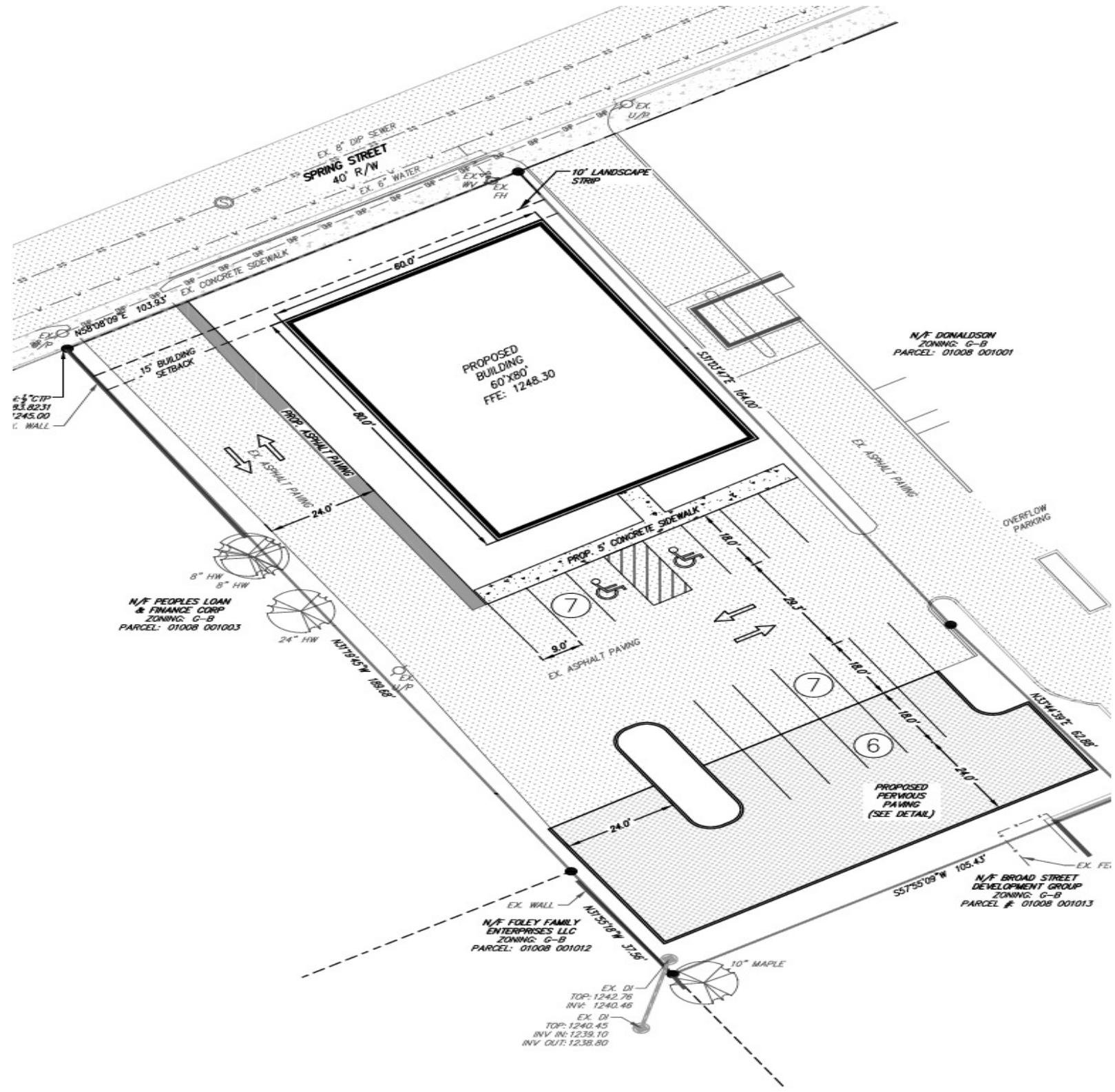
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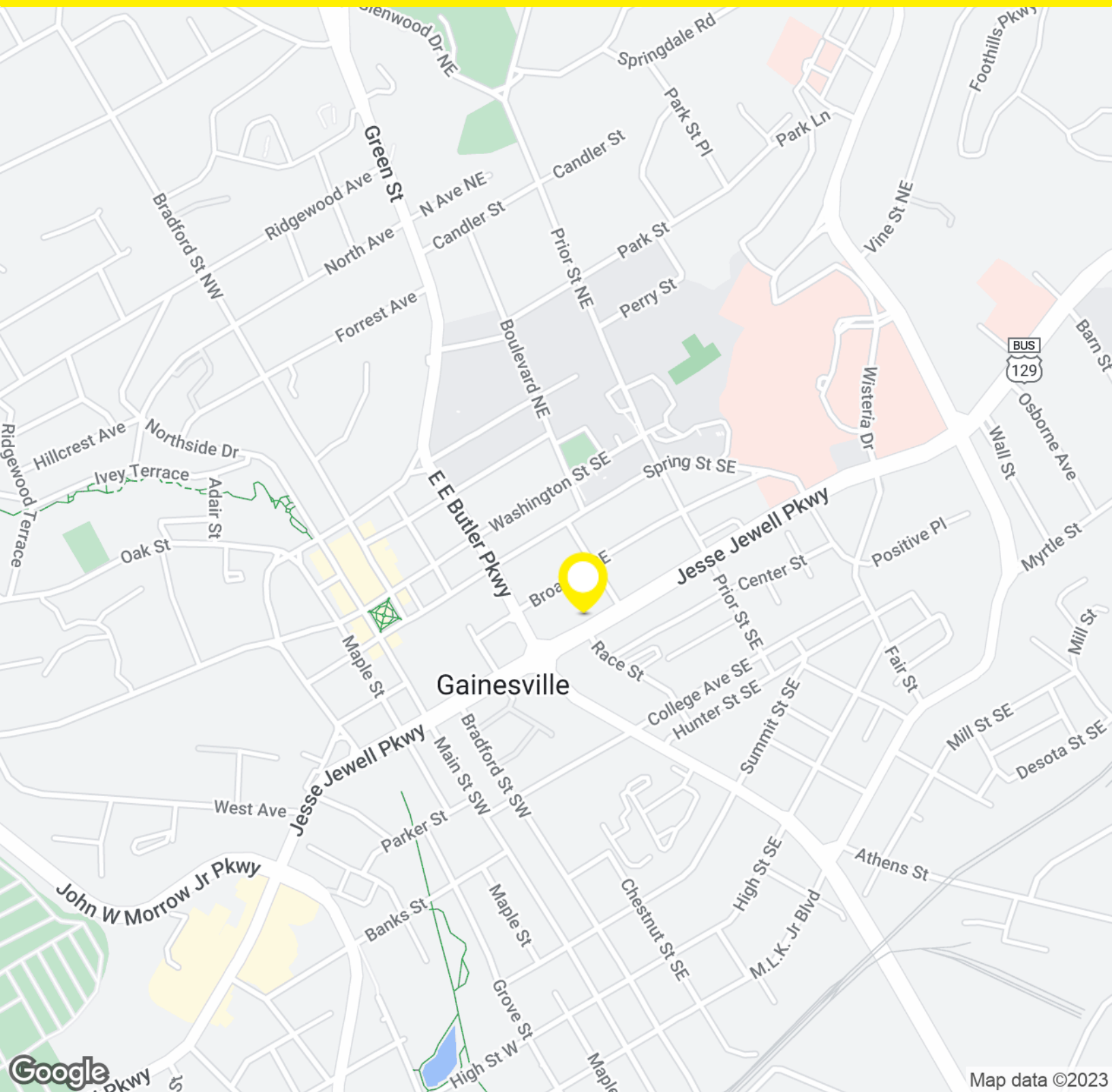
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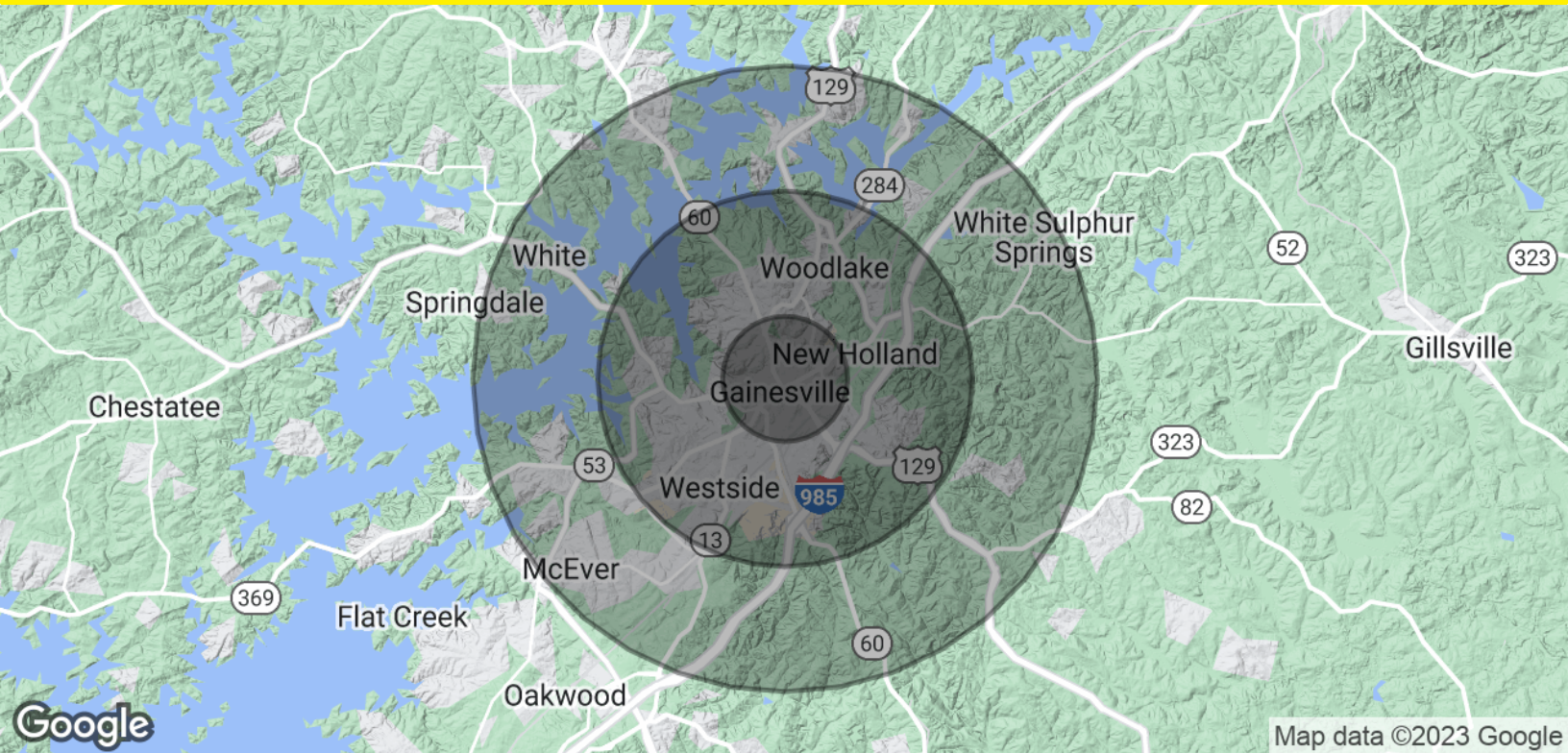
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,515	43,011	75,142
Average Age	28.3	32.2	34.6
Average Age (Male)	30.8	32.4	33.7
Average Age (Female)	27.7	32.3	36.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,239	15,323	27,180
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$49,978	\$56,097	\$65,478
Average House Value	\$153,552	\$159,926	\$203,785

\* Demographic data derived from 2020 ACS - US Census