

# RETAIL SPACE FOR LEASE

NEW LUXURY APARTMENT COMMUNITY

LINEAGE AT DACULA

2440 Alcovy Rd, Dacula, GA 30019



**15,000+/- SF OF GROUND FLOOR RETAIL SPACE  
1,200 SF OR LARGER SPACES AVAILABLE**



**CAPITAL**

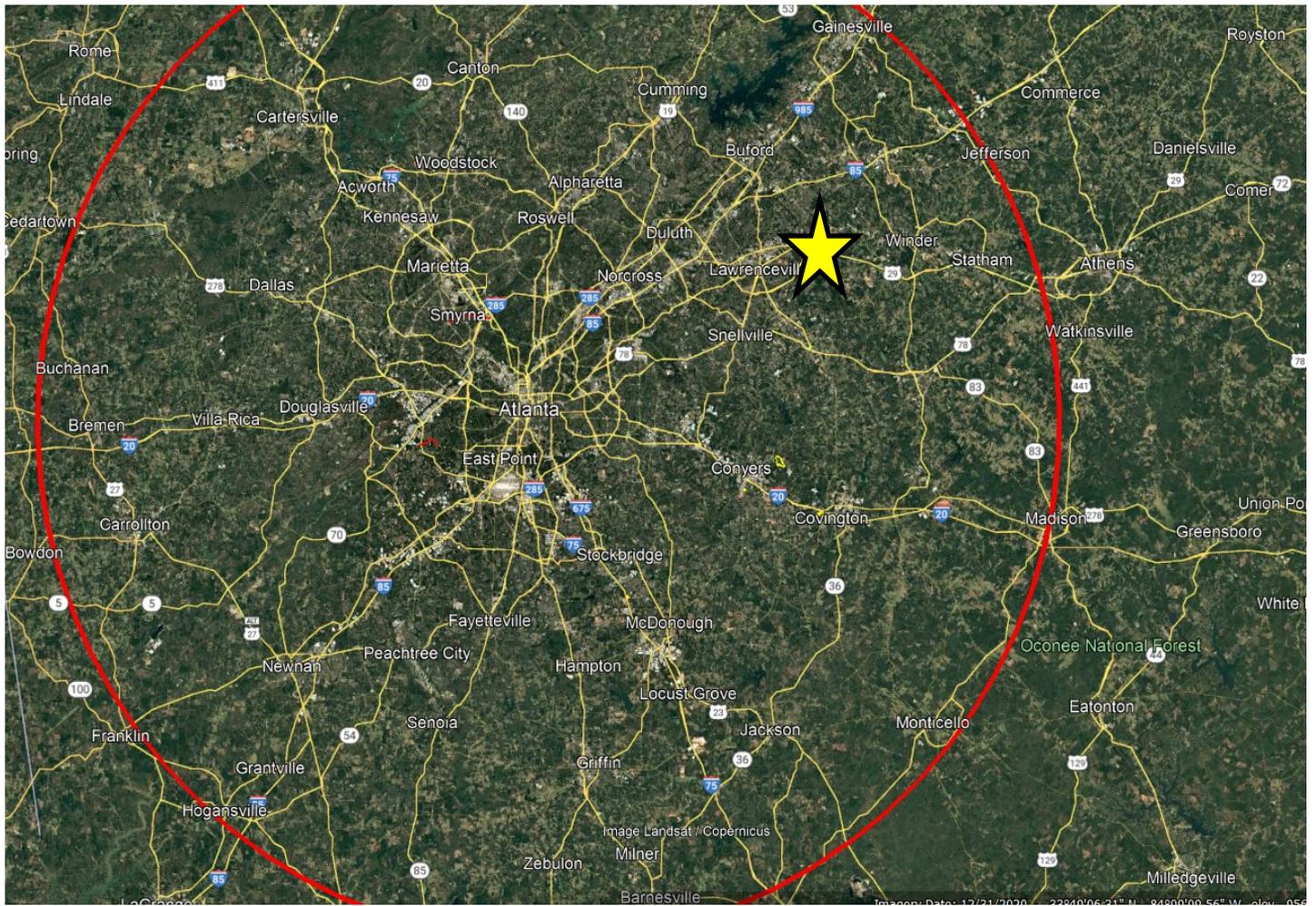
PROPERTIES GROUP, L.L.C.

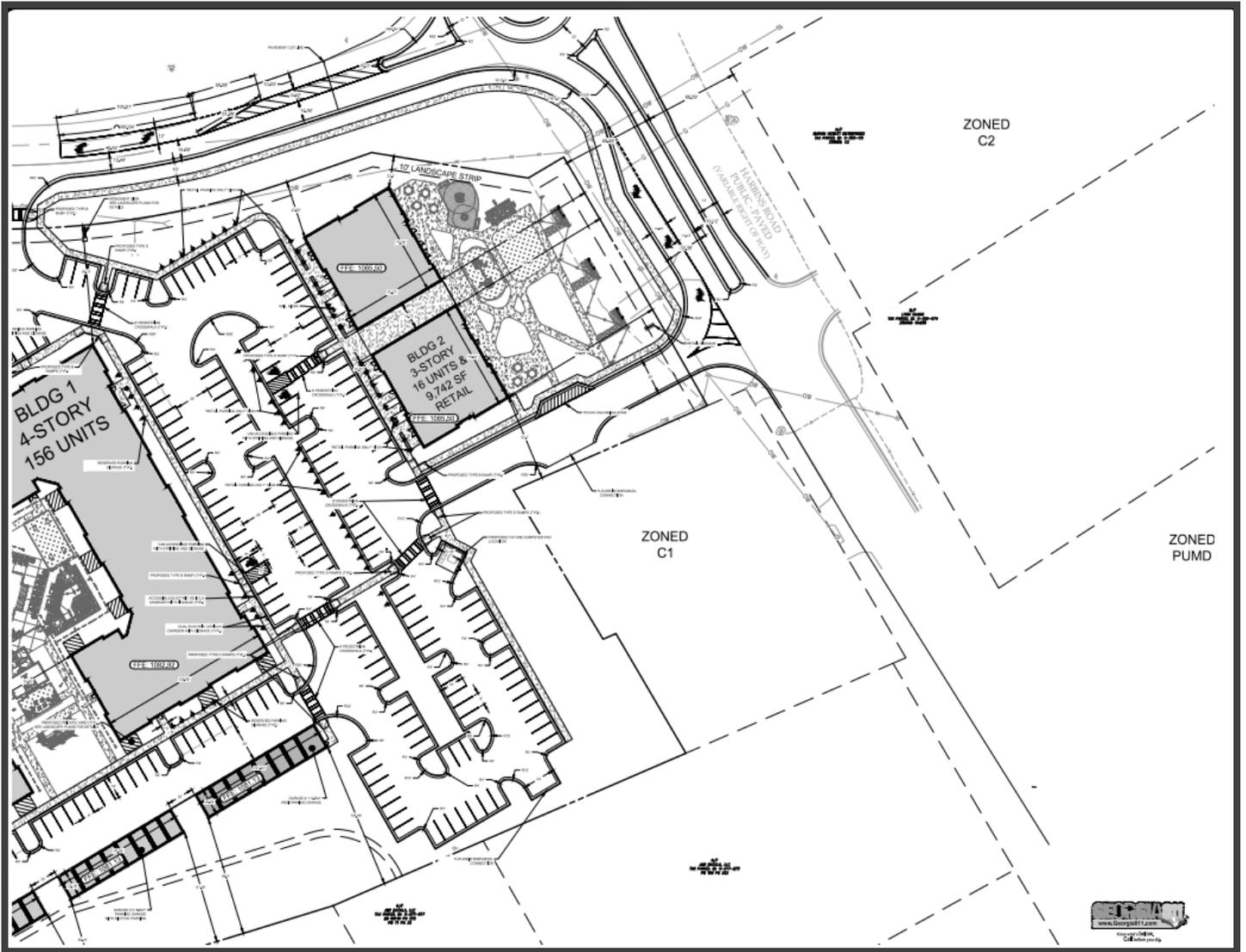
CONTACT ED LEE

CAPITAL PROPERTIES GROUP, L.L.C.

404-233-8450

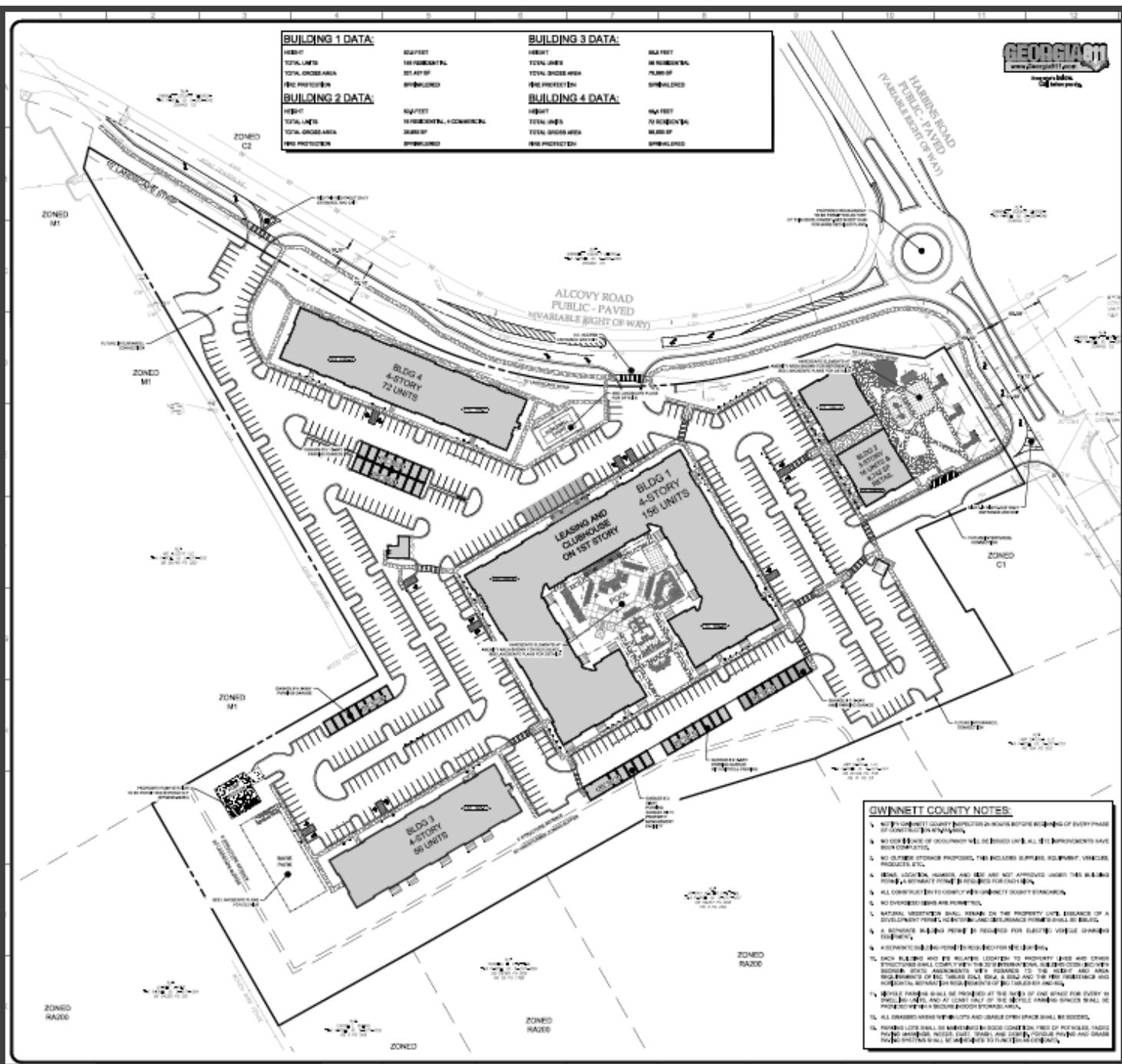
[ed@capitalpropertiesgroup.com](mailto:ed@capitalpropertiesgroup.com)







BUILDING 1 DATA:		BUILDING 3 DATA:	
HEIGHT	50 FEET	HEIGHT	50 FEET
TOTAL UNITS	160 RESIDENTIAL	TOTAL UNITS	160 RESIDENTIAL
TOTAL GROSS AREA	227,417 SF	TOTAL GROSS AREA	227,417 SF
USE PROVISION	MIXED USE	USE PROVISION	MIXED USE
BUILDING 2 DATA:		BUILDING 4 DATA:	
HEIGHT	50 FEET	HEIGHT	50 FEET
TOTAL UNITS	160 RESIDENTIAL / COMMERCIAL	TOTAL UNITS	160 RESIDENTIAL
TOTAL GROSS AREA	227,417 SF	TOTAL GROSS AREA	227,417 SF
USE PROVISION	MIXED USE	USE PROVISION	MIXED USE



- GWYNNE COUNTY NOTES:**
1. NOT IN Gwynne County jurisdiction 30 days before beginning of every phase of construction activities.
  2. NO USE OF SIDE OF OCCUPANCY WILL BE ALLOWED UNLESS ALL USES APPROVED HAVE BEEN COMPLETED.
  3. NO OUTSIDE STORAGE PROPOSED, THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
  4. SIGN, LOGO, NAME, AND ADDRESS NOT APPROVED UNDER THE BUILDING PERMITS. A SEPARATE PERMIT IS REQUIRED FOR EACH ITEM.
  5. ALL CONSTRUCTION TO COMPLY WITH Gwynne COUNTY STANDARDS.
  6. NO OVERSIGHTING AND PROMOTING.
  7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNLESS EVIDENCE OF A DEVELOPMENT PERMIT OR EXISTING LAND USE PERMITS SHALL BE SHOWN.
  8. A SEPARATE PERMIT SHALL BE REQUIRED FOR ELECTRIC, WIRELESS, CABLE, AND OPTICAL SERVICES.
  9. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL UTILITIES.
  10. EACH BUILDING AND ITS RELATED LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE STATE INTERNATIONAL RESIDENTIAL CODE AND WITH ALL OTHER APPLICABLE CODES AND REGULATIONS. THE HEIGHT AND AREA REQUIREMENTS OF THE THESE SHALL BE A 4:1 RATIO AND THE PERMANENCE AND HEIGHT SHALL BE AS REQUIRED BY THE LOCAL ORDINANCES.
  11. OFFICE PARKING SHALL BE PROVIDED AT THE RATE OF ONE SPACE FOR EVERY 1000 SQ FT OF GROSS AREA AND AT LEAST ONE SPACE FOR EVERY 1000 SQ FT OF GROSS AREA. OFFICE PARKING SPACES SHALL BE PROVIDED IN A SECURE ACCESS CONTROLLED AREA.
  12. ALL DRASSED AREAS WITHIN LOTS AND USABLE OPEN SPACE SHALL BE BEEDED.
  13. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, PAVED DRIVEWAYS, WALKWAYS, CURBS, AND OTHER OBSTACLES. PARKING AND DRIVEWAYS SHALL BE MAINTAINED TO FUNCTION AS INTENDED.



