



### OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	25,718 SF
Available SF:	2,264+/- SF
Year Built:	1915
Parking Ratio:	4.9/1000
Zoning:	General Business
Market:	Northeast GA
Submarket:	Gainesville/Hall County

### FOR INFORMATION

**BRIAN HUGHS, CCIM**  
Principal

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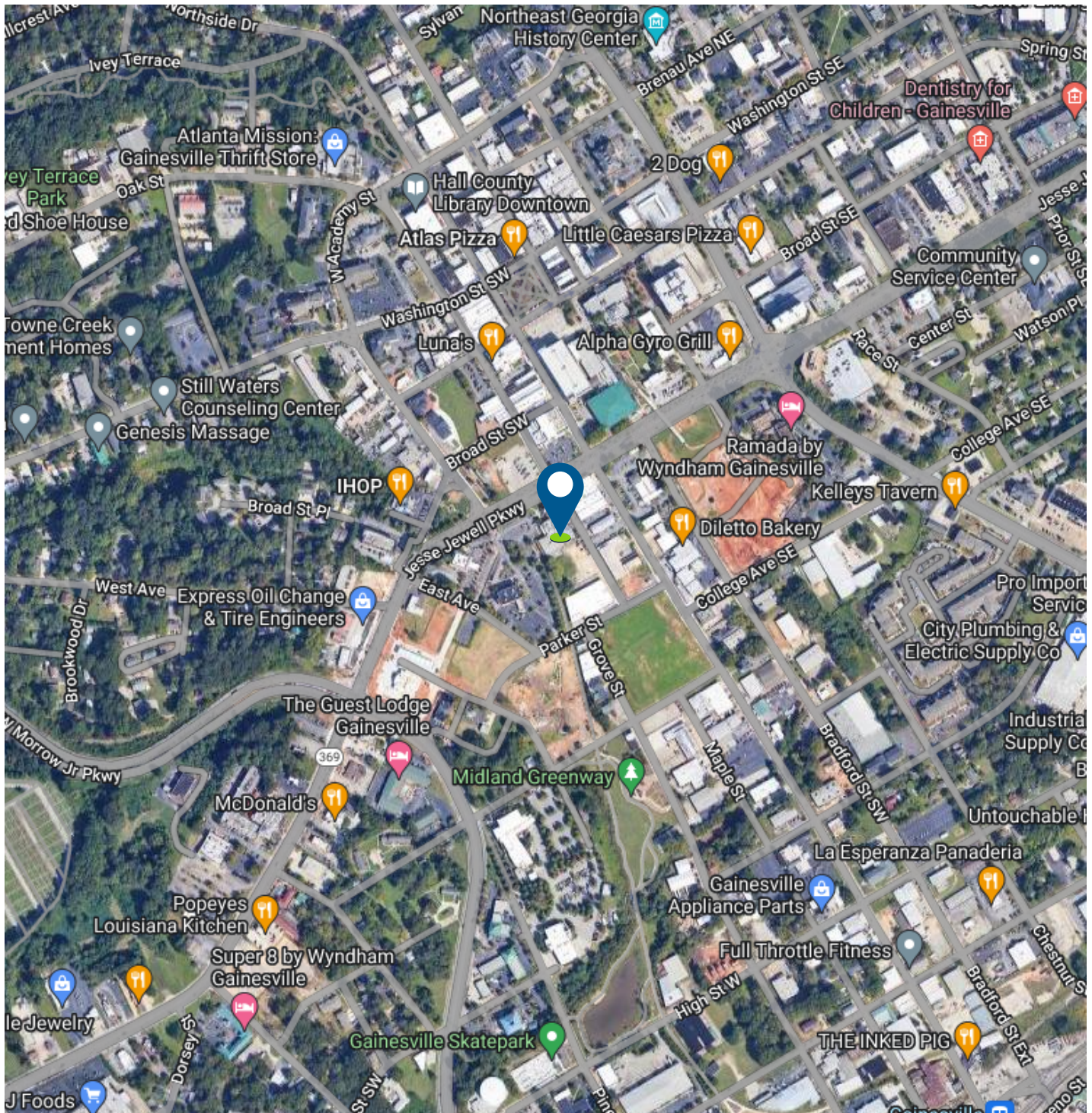


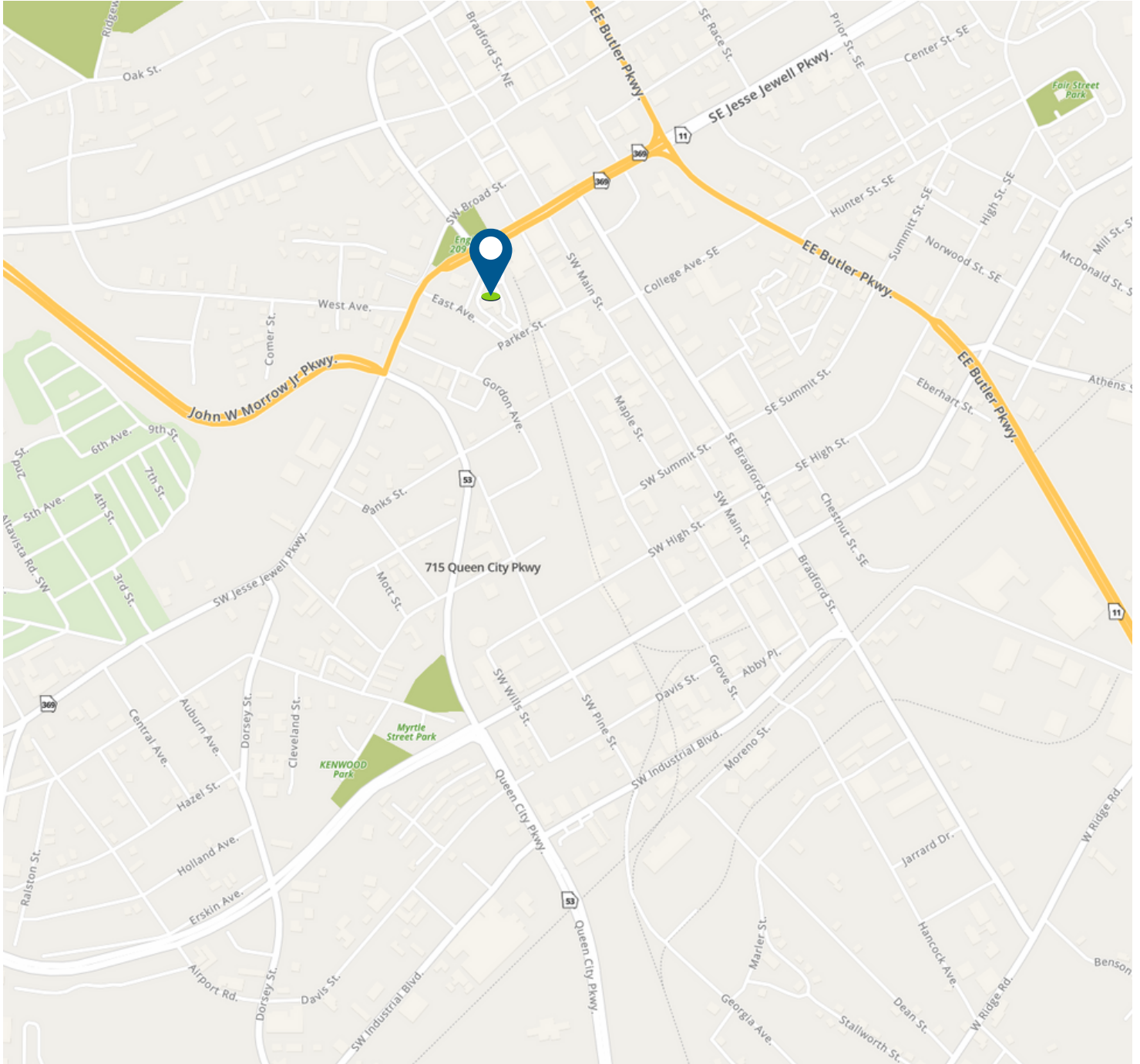
## PROPERTY HIGHLIGHTS

- Space available for lease near Gainesville's thriving Central Business District
- Dead storage space
- Located in the Mule Camp Springs Shopping Center near the downtown Gainesville square
- Ample parking
- Close proximity to the downtown square, which has seen over \$200 million of new investment and development in the immediate area including a new Courtyard Marriott, The National, Gainesville Renaissance, Midland Gainesville, Solis Gainesville, and Bourbon Brothers Restaurant and Music Venue
- Within walking distance to over 700 new apartment units recently completed or currently under construction
- The 2022 Milken Institute Report named Gainesville/Hall County Metro Area as the Top Small Metro Area in Georgia & #8 in the Nation for Best-Performing Small Metros
- Gainesville/Hall County's population grew by 13.8% from 2010 – 2020, with the City's population growing by over 25% alone











# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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