

New Dacula Office & Medical Office Suites

±2,801 SF - ±13,138 SF Available For Lease

2103 Braselton Highway

Dacula, GA 30019



Property Video

Bull Realty, Inc.

50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
404-876-1640
BullRealty.com

Leasing Agent

Lindsay Brereton, CCIM
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New Development

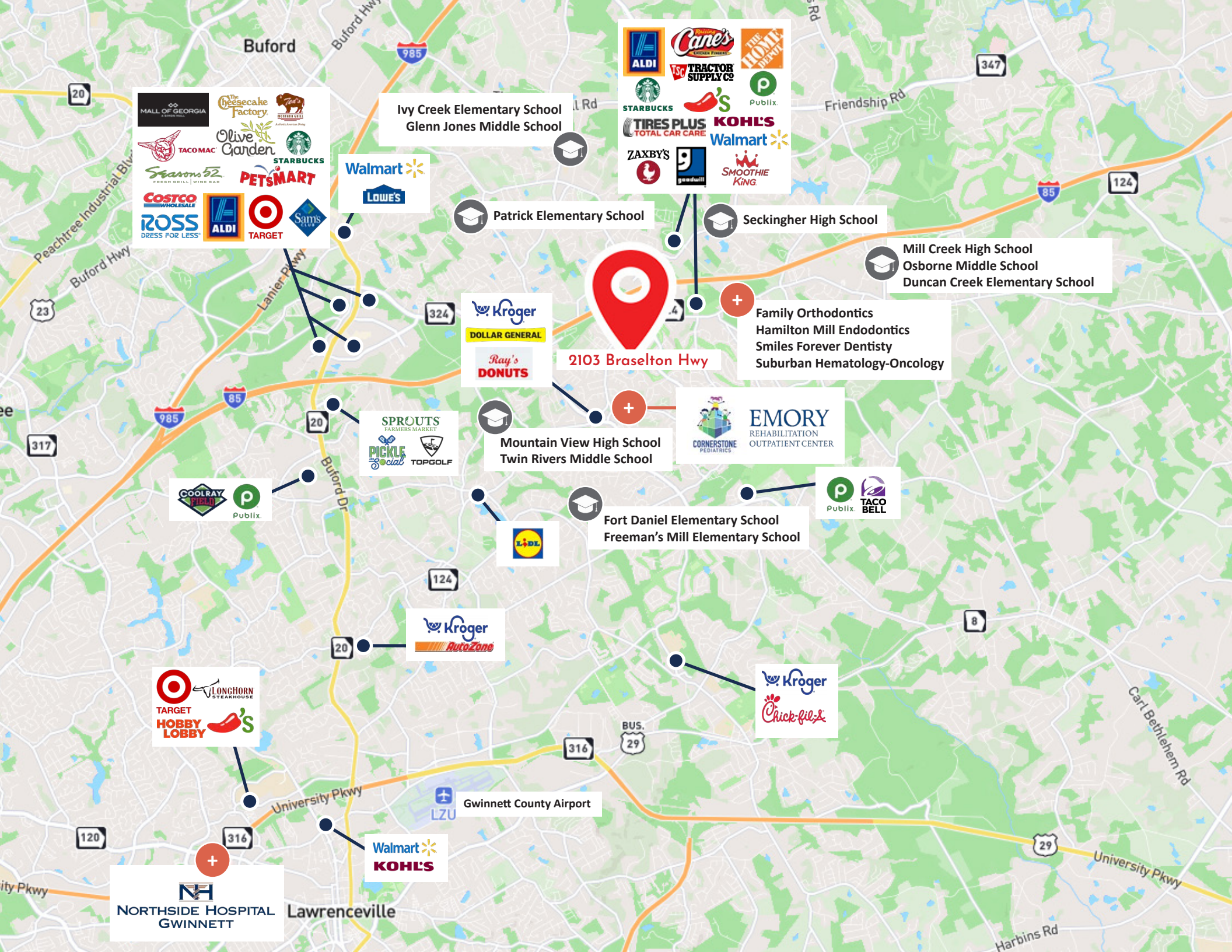
- $\pm 2,801$ SF - $\pm 13,138$ SF available for lease
- $\pm 30,138$ SF medical and professional office development built in 2023
- Zoned OI
- Second generation spec suite, build-to-suit suites
- Monument signage and building signage available
- Competitive rental rates and tenant improvement allowance packages
- Located in Dacula, GA and only 5 miles south of the Mall of Georgia and 8 miles north of Northside Hospital Gwinnett
- Easy access to Highway 85 with great visibility from Braselton Hwy
- Offers onsite property management and secured building with hi-tech security access

$\pm 2,801$ SF - $\pm 13,138$ SF Availability
122 Spaces Parking

$\pm 30,138$ SF Total Building Size
\$25/SF Starting Rental Rates







MALL OF GEORGIA
The Pecan Factory
TACOMAC
Olive Garden
SEASONS 52
COSTCO WHOLESALE
ROSS DRESS FOR LESS
ALDI
TARGET
Sams Club
STARBUCKS
PETS MART

Ivy Creek Elementary School
Glenn Jones Middle School
Walmart
Lowe's

ALDI
Cane's
TRACTOR SUPPLY CO.
STARBUCKS
TIRES PLUS TOTAL CAR CARE
ZAXBY'S
Publix
KOHLS
Walmart
SMOOTHIE KING
goodwill

Patrick Elementary School
Seckinger High School

Mill Creek High School
Osborne Middle School
Duncan Creek Elementary School

2103 Braselton Hwy

Family Orthodontics
Hamilton Mill Endodontics
Smiles Forever Dentistry
Suburban Hematology-Oncology

Kroger
DOLLAR GENERAL
Ray's DONUTS

Mountain View High School
Twin Rivers Middle School

EMORY REHABILITATION OUTPATIENT CENTER
CORNERSTONE PEDIATRICS

COOLRAY FIELD
Publix

L+DL

Fort Daniel Elementary School
Freeman's Mill Elementary School

Publix
TACO BELL

Kroger
AutoZone

TARGET
HOBBY LOBBY
LONGHORN STEAKHOUSE

Kroger
Chick-fil-A

LZU
Gwinnett County Airport

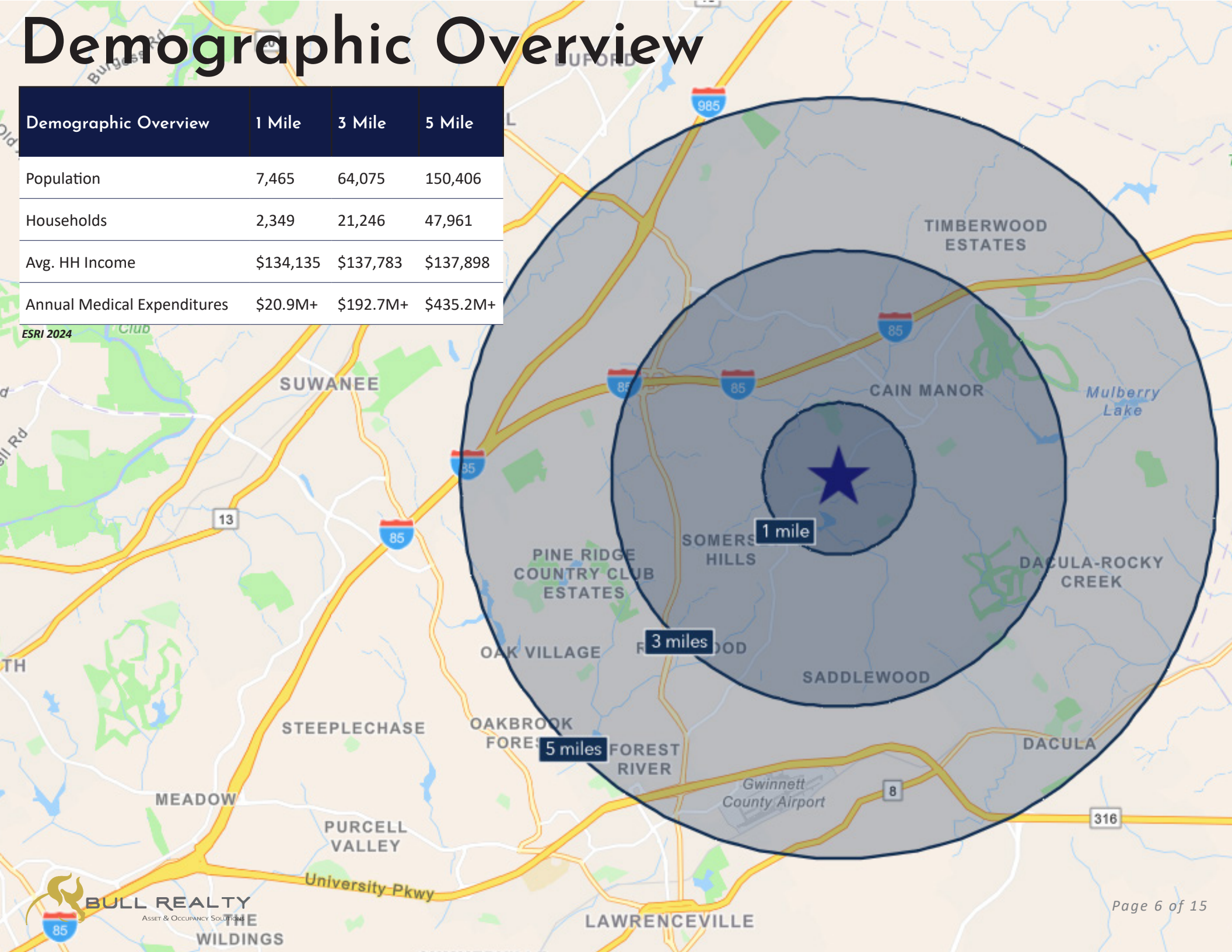
NORTHSHORE HOSPITAL GWINNETT

Walmart
KOHLS

Demographic Overview

Demographic Overview	1 Mile	3 Mile	5 Mile
Population	7,465	64,075	150,406
Households	2,349	21,246	47,961
Avg. HH Income	\$134,135	\$137,783	\$137,898
Annual Medical Expenditures	\$20.9M+	\$192.7M+	\$435.2M+

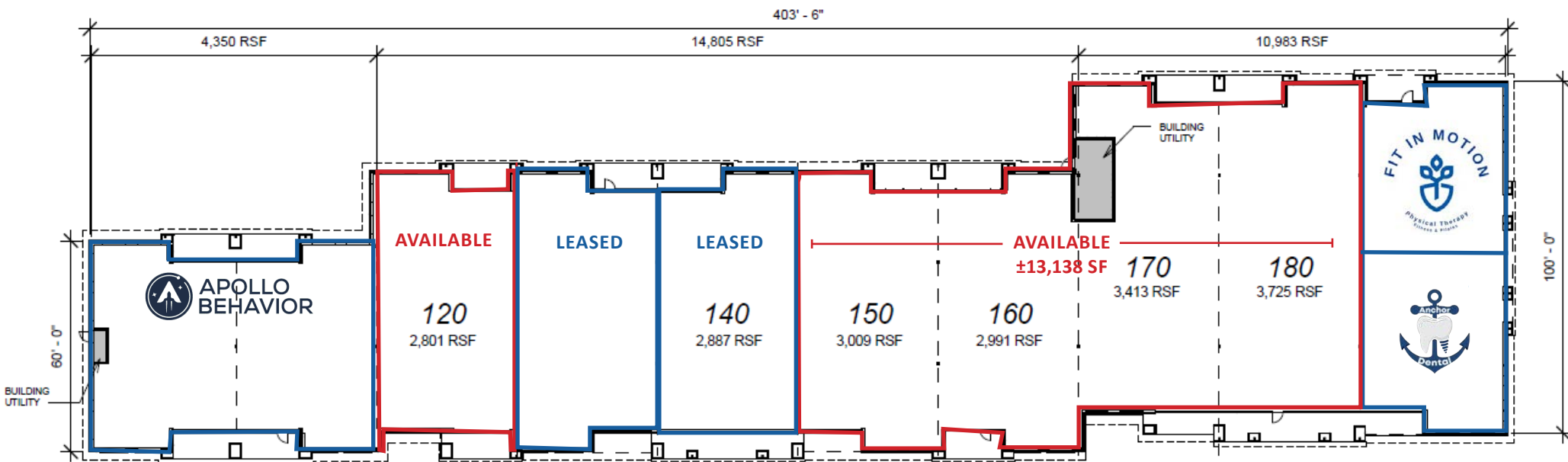
ESRI 2024





Availability

Availability

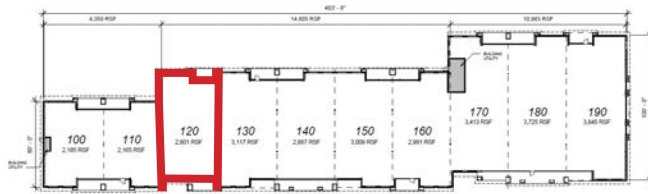


Suite 120



Virtual Tour

Space Size:	±2,801 SF
Space Condition:	Fully built out
Ideal Use:	Medical Office
Availability:	Immediate



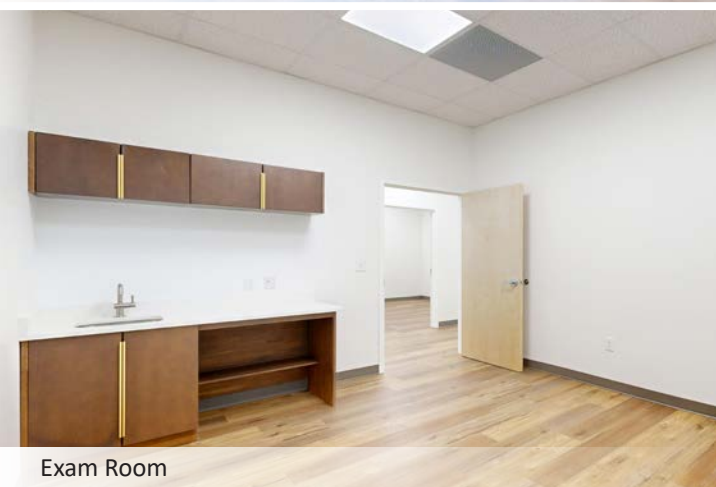
Suite 120



Waiting Room



Back Entrance -Lobby



Exam Room



Hallway & Nurse's Station



Reception - Check-in/out



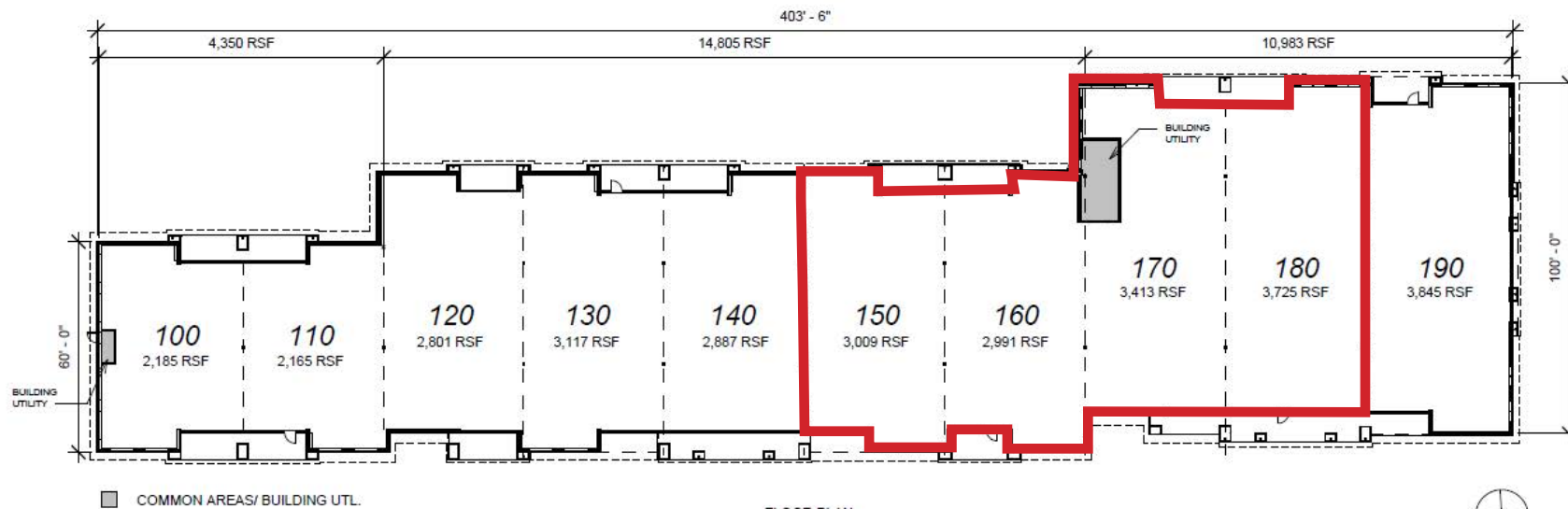
Lab

Suites 150-180



Virtual Tour

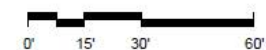
Space Size:	±3,009 SF - ±13,138 SF
Space Condition:	Shell
Ideal Use:	Medical Office
Availability:	Immediate



WEST ELEVATION



SOUTH ELEVATION

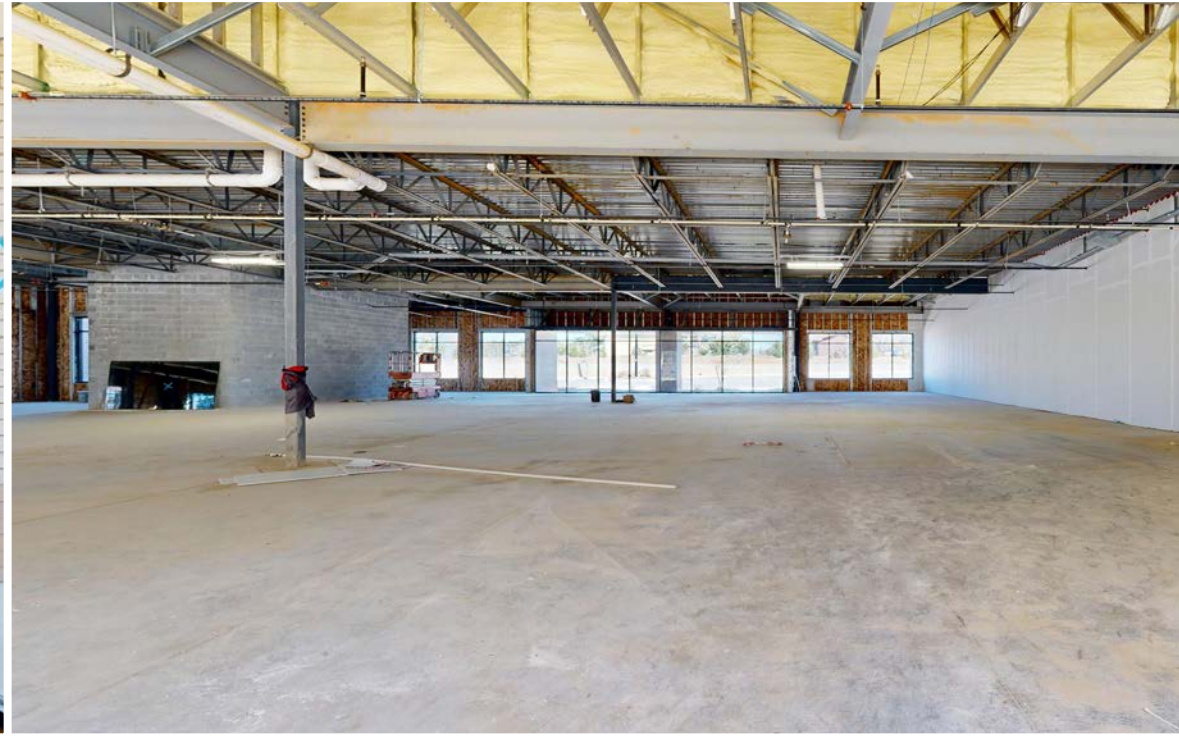


scale = 1" = 30'-0" (on 11x17)

Suites 150-180



Suites 150-180



MEET THE TEAM



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MARKETING



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MARKETING



CARLEIGH PALUMBO
MARKETING



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ABOUT *BULL REALTY*

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull CCIM share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and welcoming agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

