

344 Northside Dr NW

Gainesville, GA 30501

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to offer this versatile 5,000 square foot warehouse building, just minutes from the downtown Gainesville Square. Built in 1950, this well-maintained, four-sided brick warehouse is in excellent condition, and offers a dock door on the side of the building and a roll-up door at the front.

Whether you're expanding your business, need additional storage, or are seeking a new operational base, this space offers flexibility and convenience.

Contact us today for more details or to schedule a tour!

LOCATION DESCRIPTION

Located one-half block from the Downtown Gainesville Square, and its new North Parking Deck, this location is as good as it gets!

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	0.17 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,090	15,721	26,856
Total Population	8,649	45,456	76,379
Average HH Income	\$69,966	\$73,486	\$83,645

Norton Commercial Acreage Group
770.297.4800
pcisco@nortoncommercial.com



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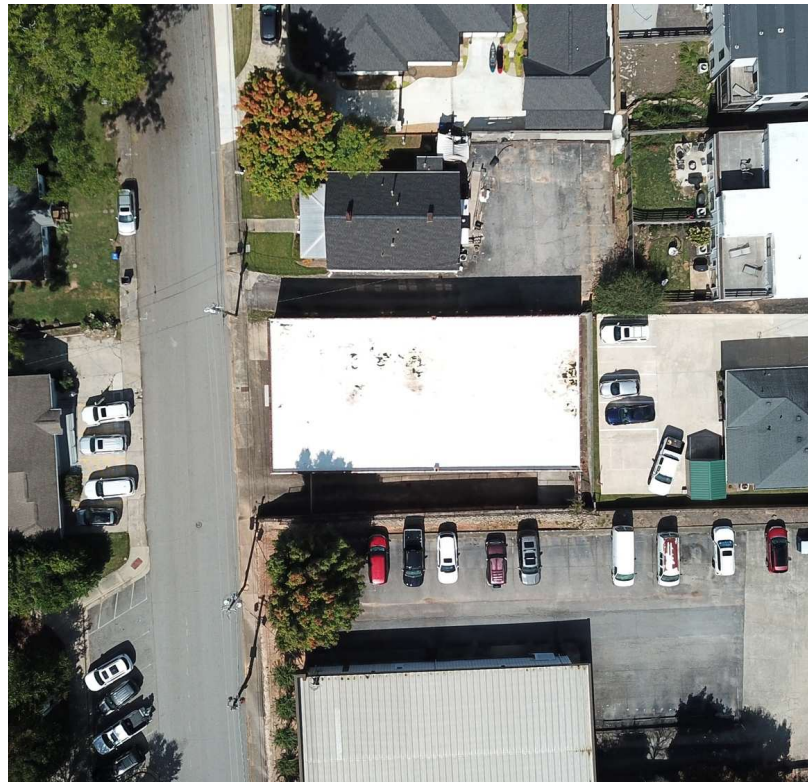
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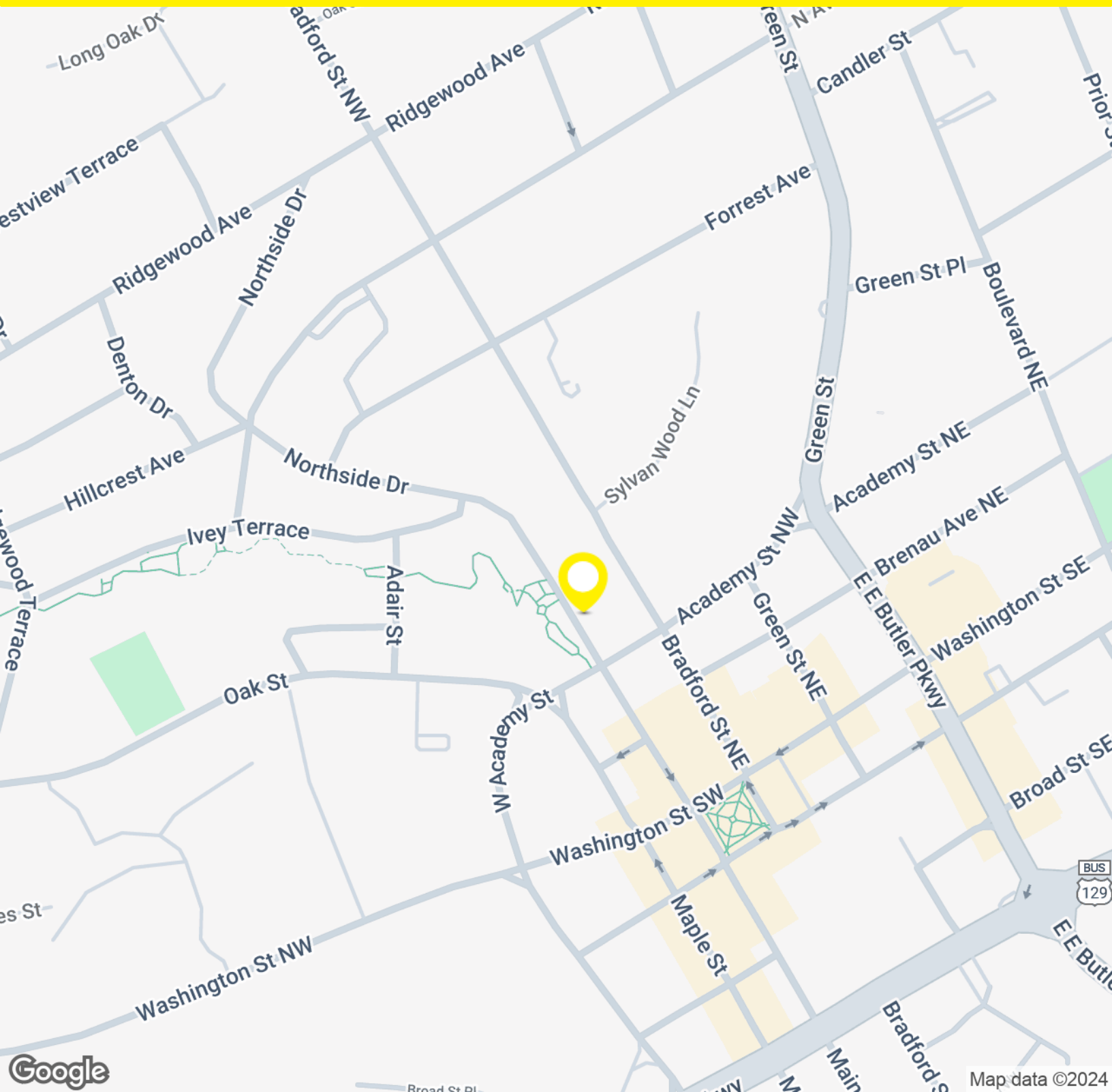
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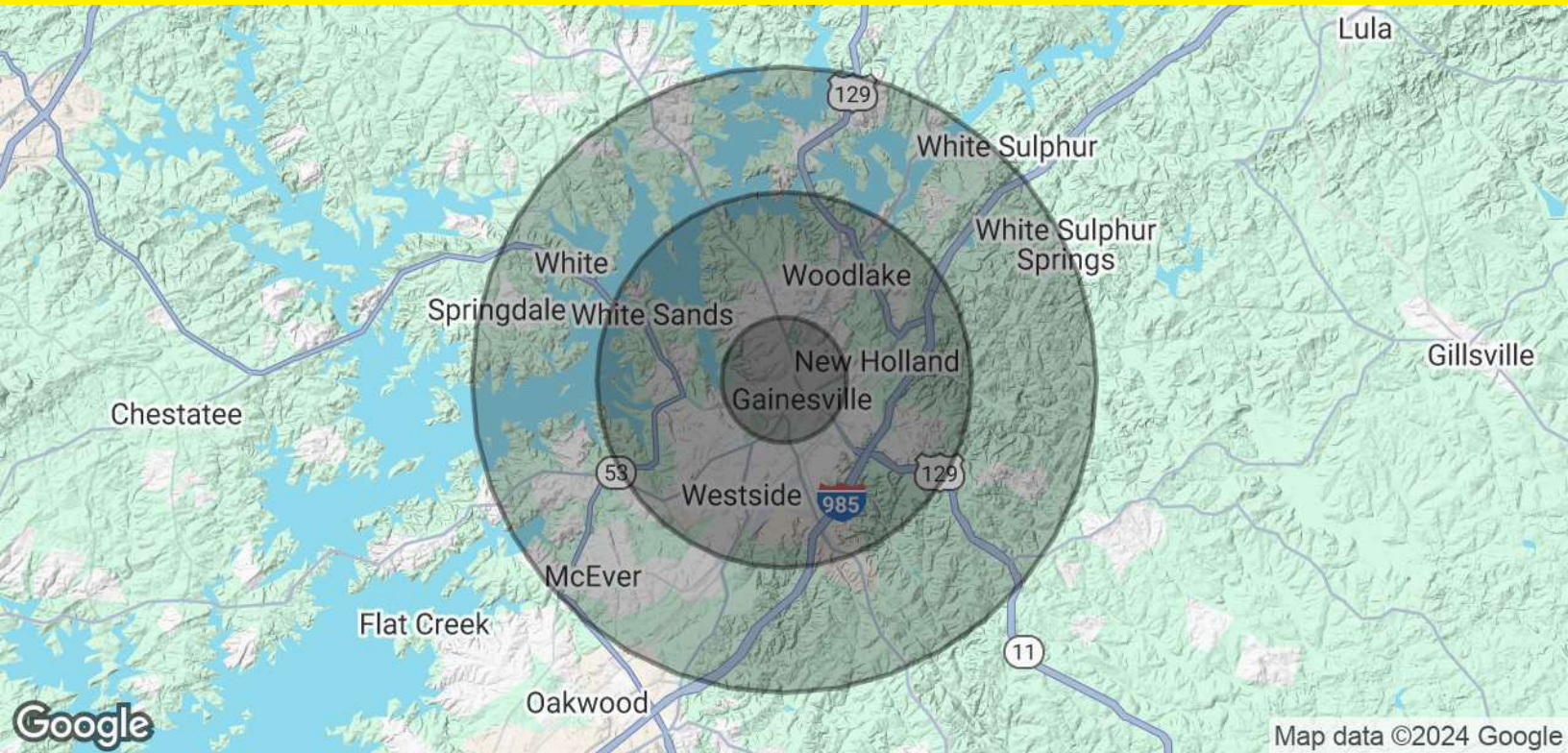
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,649	45,456	76,379
Average Age	35	36	38
Average Age (Male)	34	34	37
Average Age (Female)	36	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,090	15,721	26,856
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$69,966	\$73,486	\$83,645
Average House Value	\$331,487	\$346,387	\$395,309

Demographics data derived from AlphaMap

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