

# INDUSTRIAL | RETAIL FOR SALE OR LEASE

3955 HIGHWAY 53, HOSCHTON, GA 30548



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### Property Summary

Building SF:	30,645
Available SF:	30,645
Lot Size:	2.05 Acres
Frontage:	470 feet on Hwy 53
Year Built:	1972
Renovated:	2018
Parking:	200+
Building Class:	B
Zoning:	C2

### Property Overview

THE FACTORY is a 30,000-square-foot industrial building you can retrofit to a new retail, health, dental and wellness care center, or warehouse.

This oasis in a historic structure at a prime location boasts 30,656 square feet of future retail, dining, and entertainment destinations, 470 feet of frontage on Highway 53, recently expanded and upgraded windows, 11-foot-high ceilings, potential outdoor stage, and ample parking. Situated in a growing high-traffic area a block away from the newly renovated Hoschton town center, down the block from the presently being built new Publix and soon to be built Kroger, around the corner from an ongoing 2300 single family home development, a 225 approved apartment development, and across from a 300-townhome development.

Ask about owner financing.

Please contact the Exclusive Property Representatives John

### Location Overview

Located at the heart of the rapidly developing Hoschton/Braselton corridor between Athens and Gainesville near the crossroads of I-85 and Hwy 53, The Factory at Hoschton is a future destination for dining and entertainment at 3955 Highway 53.



### Property Description

2.06 Acres on Highway 53, Corner lot, ~30,000 sq ft

467' on Hwy 53

300' on Ind. Blvd.

Three ingress/egress access

New TPO/Shingle roof/plumbing pipes

100 parking spaces

Surrounded by 3000+ new ongoing rooftops with existing 1000+ rooftops

## Zoning Description

The Zoning of the property is C2 which also allows for C1. C2 allows for all of C1 uses including:

Automated teller machine (with drive-through)  
Automated teller machine (without drive-through)  
Business services: accessory  
Christmas tree sales facility, temporary  
Construction field office  
Fence (except barbed wire and chain link)  
Fence, chain-link  
Food truck (amended 7/26/22 Ord. TA 22-01)  
Intermodal container, temporary  
Tower, amateur radio  
Solar energy system, building mounted  
Solar energy system, ground mounted  
Dwelling, single-family detached, fee-simple, existing on the effective date of these regulations  
Church, temple, synagogue, or place of worship  
Club or lodge, nonprofit, without private bar or restaurant  
Club or lodge, nonprofit, with private bar or restaurant  
College or university  
Community center, senior center  
Community donation center  
Institutional residential living and care facilities, serving 18 or less persons  
Institutional residential living and care facilities, serving more than 18 persons  
Library or archival facility  
School for the arts  
School, private, elementary, middle, or high  
School, special  
School, business or trade  
Utility substation  
Wireless telecommunication facility or equipment  
Adult day service  
Animal hospital or veterinary clinic  
Appliance repair  
Artist studio  
Bakery, retail  
Bail bonding or bondsperson  
Bed and breakfast inn  
Big box commercial retail building  
Body piercing  
Broadcasting tower or studio  
Building sales (including manufactured home)  
Business service establishment, not exceeding 2,500 square feet of gross floor area per establishment  
Business service establishment, 2,500 square feet or more of gross floor area per establishment  
Camp or campground  
Catering establishment  
Clinic  
Commercial recreational facility, indoor  
Conference center  
Construction contractor's establishment  
Convenience store, without fuel pumps  
Courier or message service  
Day care, including group day care home, and basic social (non-medical) adult day care serving no more than 18 adults  
Day care, child learning center (19 or more), or basic social adult day care serving 19 or more adults, or medical adult day care serving any number

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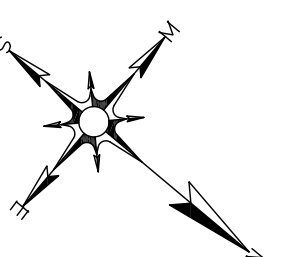
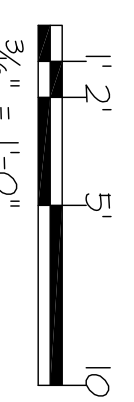
Exterminator, pest control or disinfecting service  
Farmers market  
Finance, insurance, and real estate establishments, including bank, 2,500 square feet or less of gross floor area per establishment  
Finance, insurance, and real estate establishments, including bank, more than 2,500 square feet of gross floor area per establishment  
Fitness center  
Flea market  
Funeral home, mortuary, or mausoleum  
Furniture repair or reupholstering  
Greenhouse, plant nursery  
Hookah bar or hookah lounge  
Internet business  
Janitorial, building and carpet cleaning  
Kennel  
Lawn and garden store  
Laundry, laundromat  
Locksmith, security service  
Lodging service, hotel  
Lodging service, motel  
Lodging service, single-room occupancy  
Mail order establishment  
Mixed use building (dwelling unit with one or more permitted uses) (e.g., upper floor residential above commercial space)  
Museum  
Office, professional, medical, other  
Open air business  
Parking lot, off-site  
Parking structure  
Payday loan establishment  
Personal service establishment, apparel  
Personal service establishment, entertainment  
Personal service establishment, event or travel  
Personal service, forecasting  
Personal service, on-site provider  
Personal service, social relationship  
Pet care, grooming, training, sitting  
Restaurant without drive-through  
Restaurant with drive-through  
Retail trade establishment, enclosed  
Security service  
Special event facility  
Tattoo studio  
Theater, motion picture or performing arts  
Utility company  
Vapor bar or vapor lounge  
Auction house or yard  
Intermodal container, temporary  
Lumber yard  
Microbrewery or micro-distillery  
Research laboratory  
Warehouse or storage building  
Wholesale trade, including showroom  
Conservation area  
Common area and greenspace  
Public use  
Temporary use approved by the zoning administrator  
Small wireless facility [added via amendment, Ord. TA 23-03 adopted 9/18/23]

SITE BUILDING ACCESS RAMP  
 1:12 MAXIMUM SLOPE, NO RUN  
 GREATER THAN 30' (30' RISE)  
 ANY CHANGE IN DIRECTION TO  
 HAVE 60" X 60" LEVEL LANDINGS.



# OVERALL FLOOR PLAN

SCALE: 3/16" = 1'-0"



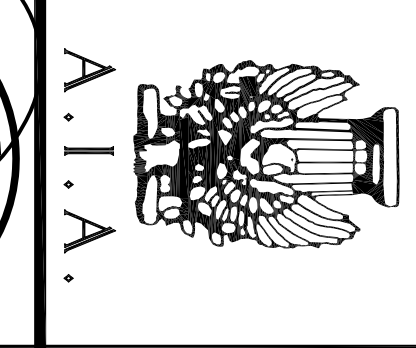
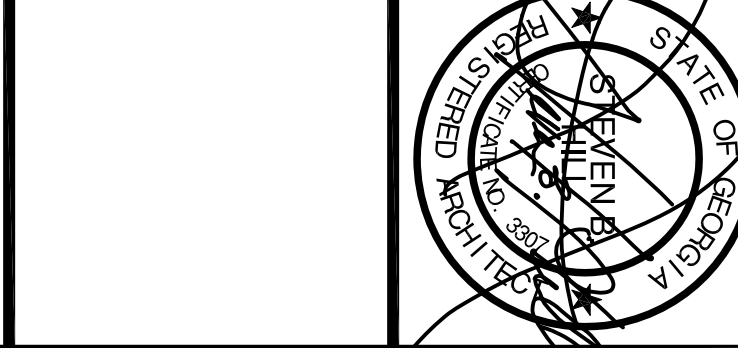
### NOTES:

1. AREA SHOWN WITH HATCH REPRESENT FUTURE BUILD-OUT AREA.
2. ALL WALLS SHOWN ARE EXISTING WALLS. OTHER THAN THOSE NOTED AS NEW WALLS AND DELINEATED WITH SHADING, EXISTING INTERIOR WALLS ARE MASONRY OR GYPSUM BOARD/WOOD STUD PARTITION WALLS. EXTERIOR WALLS ARE ALL BRICK MASONRY OR CMU (NON-COMBUSTIBLE).

PROJ. NO:	04-16-2014	CONSTRUCTION PLAN
FILE NAME:	02-25-2015	CONSTRUCTION DIRECTIVE #1
DRAWN BY:	---	---
SHEET TITLE:	FLOOR PLAN OVERALL	
SHEET NUMBER:	A1.0	

RENOVATIONS and ALTERATION  
 to the existing facility located at  
**3955 HIGHWAY 53**  
 HOSCHTON, GEORGIA

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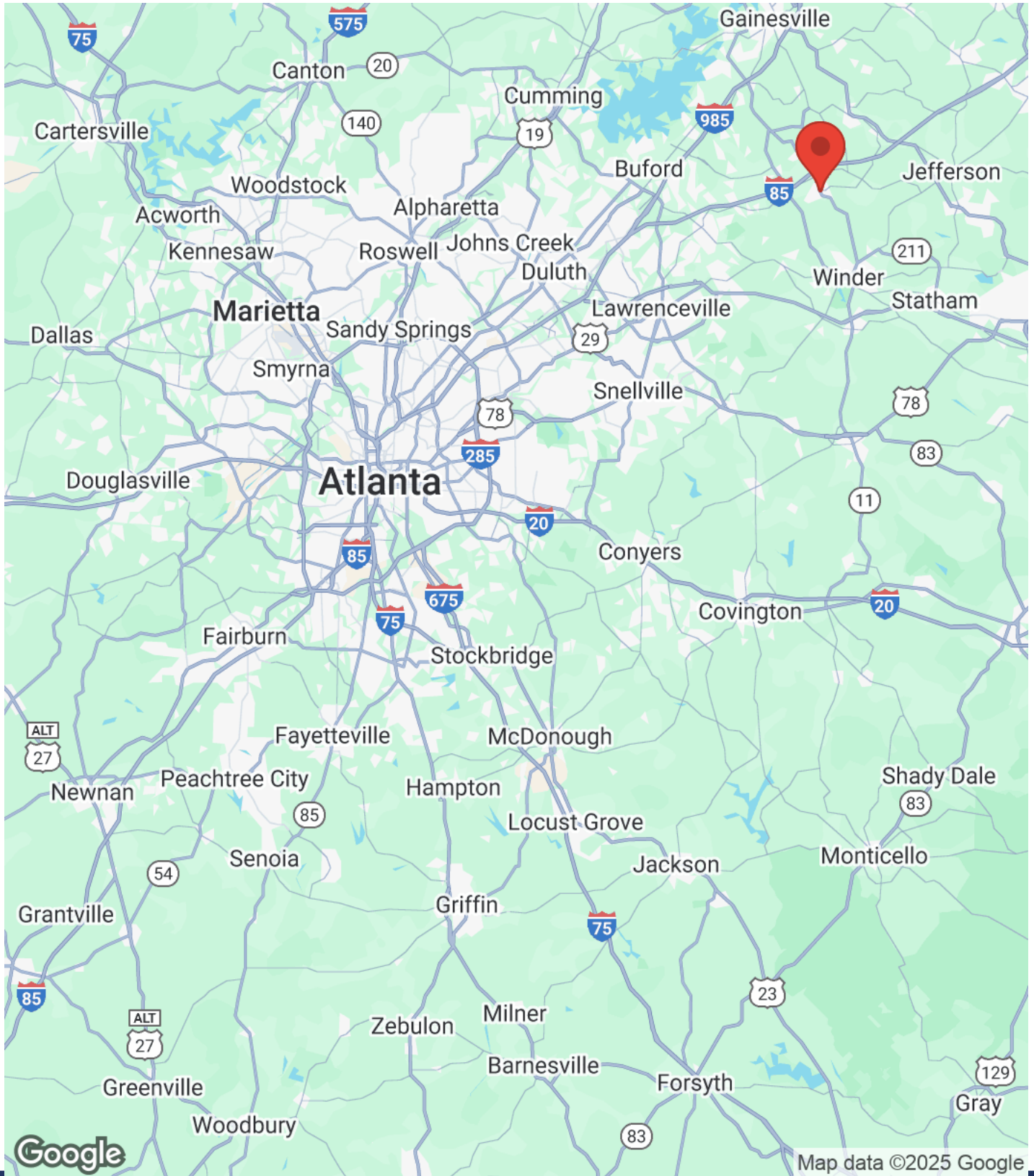


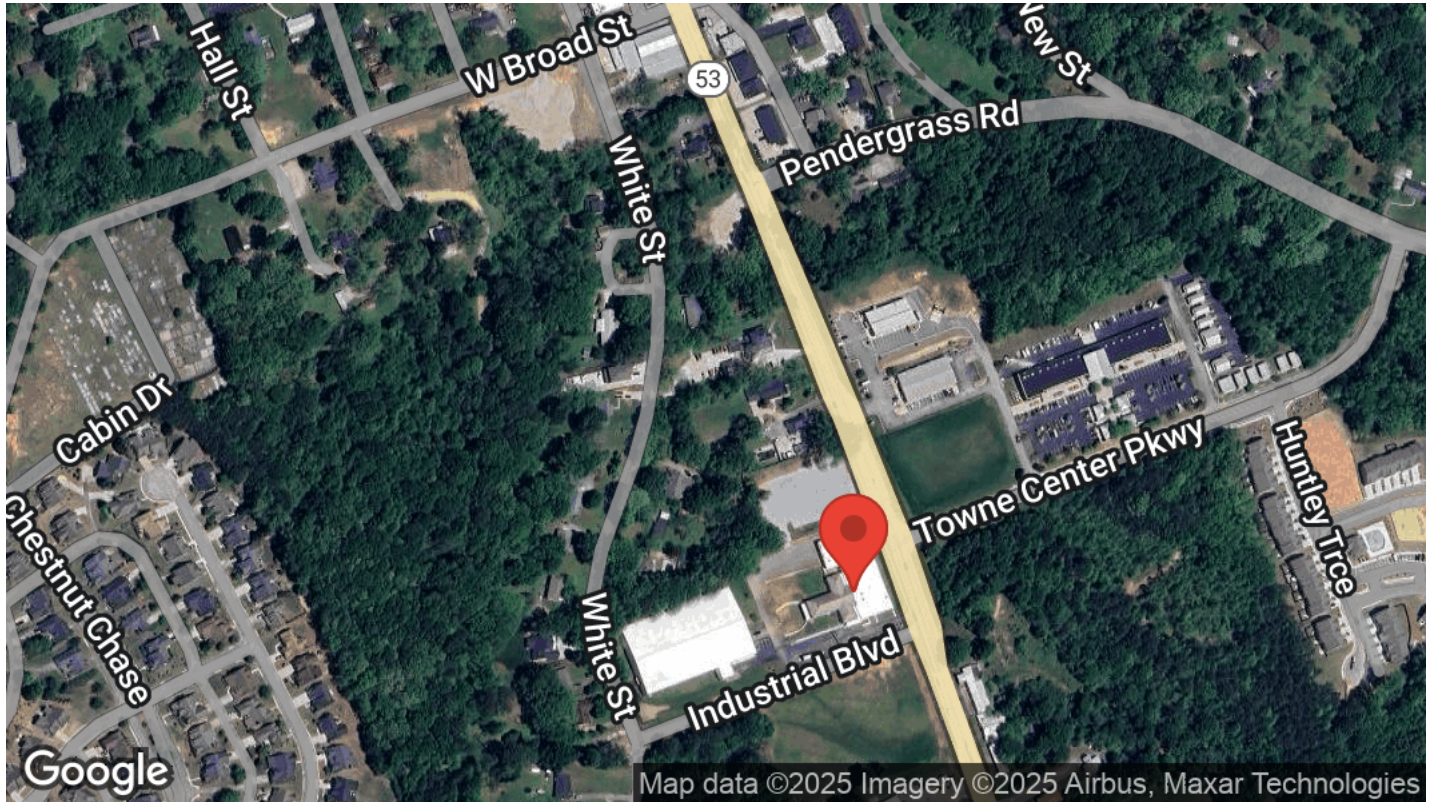




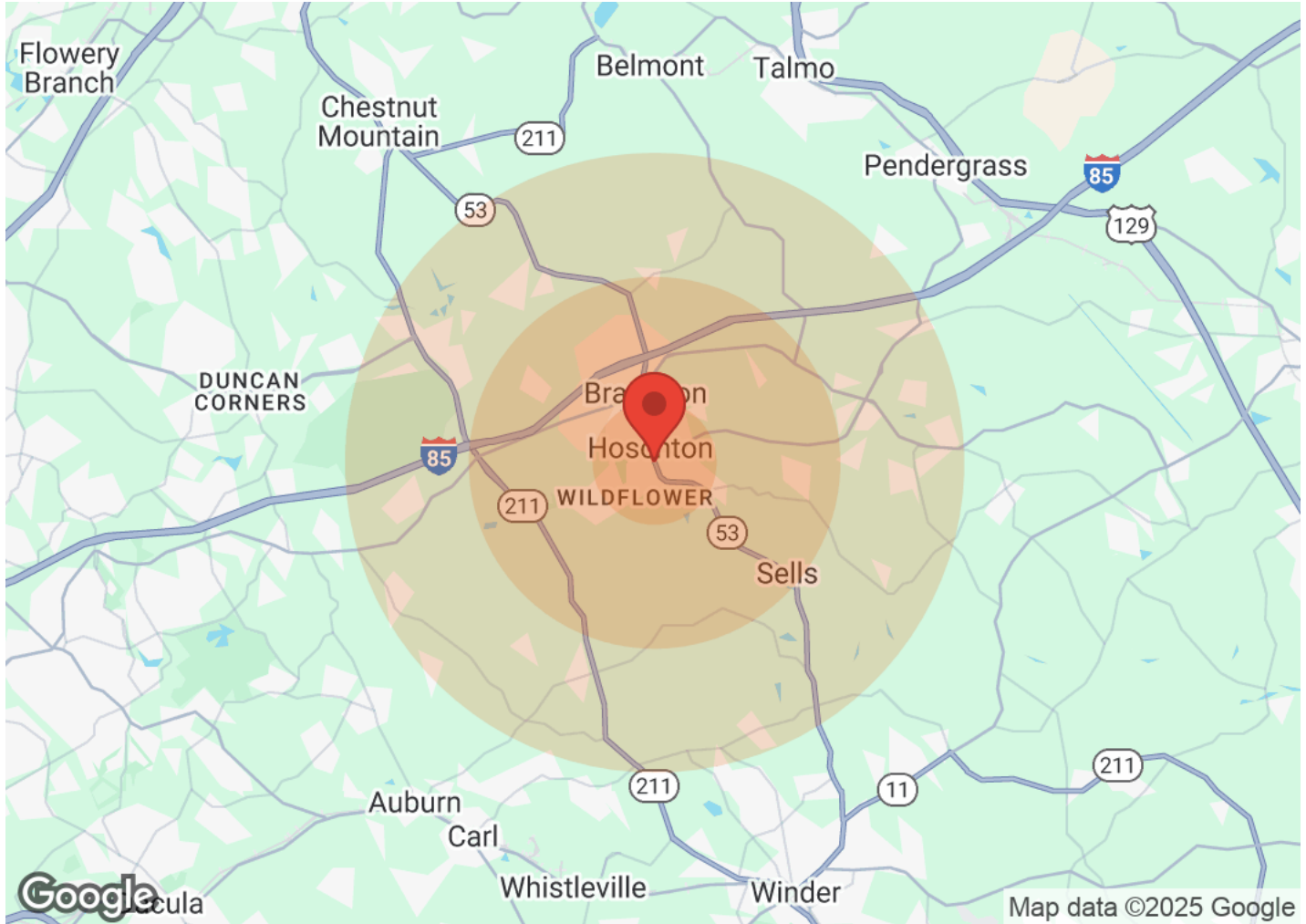












Population	1 Mile	3 Miles	5 Miles
Male	1,234	5,241	12,152
Female	1,300	5,381	12,118
Total Population	2,534	10,622	24,270

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	531	2,326	5,565
Ages 15-24	336	1,451	3,470
Ages 25-54	944	3,697	8,918
Ages 55-64	290	1,275	2,881
Ages 65+	433	1,873	3,436

Race	1 Mile	3 Miles	5 Miles
White	2,422	9,582	22,194
Black	61	398	648
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	159	733	1,559
Multi-Racial	84	590	1,276

Income	1 Mile	3 Miles	5 Miles
Median	\$60,675	\$60,675	\$60,675
< \$15,000	42	137	365
\$15,000-\$24,999	64	170	590
\$25,000-\$34,999	105	471	934
\$35,000-\$49,999	181	513	1,233
\$50,000-\$74,999	255	977	1,975
\$75,000-\$99,999	136	706	1,365
\$100,000-\$149,999	68	268	1,042
\$150,000-\$199,999	41	329	563
> \$200,000	39	101	221

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,128	4,062	9,202
Occupied	1,011	3,711	8,413
Owner Occupied	772	3,129	7,263
Renter Occupied	239	582	1,150
Vacant	117	351	789



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## Commercial Real Estate Leader

Investment Sales Advisor

### Investment Properties & Land Sales

John Thompson has over a quarter century of experience in the real estate industry. He is proficient at analyzing commercial real estate investment opportunities for owners and buyers.

He is a candidate for CCIM designation and leads an office of 30 commercial real estate advisors who represent owners and users in all property types including office, industrial, retail, multi-family, land and more.

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3955 HIGHWAY 53



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