

Flexible Mixed-Use

Braselton Walk | Two Multipurpose Buildings



endy's
Pilot
Advance Auto Parts
McDonald's
LA QUINTA

INTERSTATE 85

RaceTrac
Cracker Barrel
POPEYES
ZAXBYS
DUNKIN'
TACO BELL
Chick-fil-A
DQ

53

HOMETOWN Walk
FINE WYME, BEER & SPIRITS
ABETTER SIGN.COM
DAWN'S ANTIQUE BARBER
Express
THE ROYAL ONE RESTAURANT
MASSAGE

New Cut Rd

+11,700 VPD

Ednaville Rd

53



For Sale or Build-to-Suit

94 New Cut Road, Buildings 3000 & 4000 • Braselton, GA 30517



Modern Multipurpose Space

Flexible Mixed-Use Opportunity | Approved for ±11,200 SF & ±5,000 SF Buildings

SVN | Second Story is pleased to present a for sale or build-to-suit opportunity within the Braselton Walk planned mixed-use development in Braselton. The site is approved for two buildings with conceptual plans in place, offering flexibility for a range of commercial users.

The first building consists of ±11,200 SF of flex space, designed with brick and shiplap siding and rear loading capabilities. The layout can accommodate showroom, office, or retail uses and may be demised into up to three suites.

The second building is a ±5,000 SF barn-inspired structure designed to support a variety of commercial uses. The space offers a flexible layout and can be delivered as a build-to-suit or vanilla box.

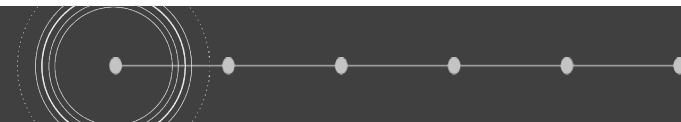
The Property is adjacent to Hometown Walk, an established retail center with a strong tenant mix, creating cross-traffic and reinforcing its position as a neighborhood commercial hub. Located off Highway 53 and within one mile of Interstate 85, Braselton Walk offers strong visibility and regional connectivity. Surrounded by rapid residential growth, major employers, and destination drivers such as Château Élan Winery & Resort and Road Atlanta, the Property is well-positioned to serve both local and regional demand.



Building 3000 | ±11,200 SF



Building 4000 | ±5,000 SF



THE OFFERING

Proposed Use	Two Flex/Multipurpose Buildings
Building 3000	±11,200 SF
Building 4000	±5,000 SF
Sale Price	Negotiable



2ND

Fastest-Growing
CITY IN GEORGIA



41,800
POPULATION
5 MILE RADIUS



\$121,400
AHHI
5 MILE RADIUS



11,700
VPD ON
Hwy 53 / New Cut

PROPERTY HIGHLIGHTS

HIGH-VISIBILITY CORRIDOR

- Frontage on LaGree Duck Road with high visibility from Hwy 53 (11,700 VPD), a primary commuter corridor for Gainesville traffic with strong peak-hour volumes

EXCELLENT ACCESS & CONNECTIVITY

- One mile from I-85, linking the site to Metro Atlanta, key employment hubs, and North Georgia destinations (Lake Lanier, Blue Ridge Mountains)

STRATEGIC BRASELTON LOCATION

- Near major employers and destinations including Northeast Georgia Medical Center, Château Élan, and regional distribution hubs

BUILT-IN CUSTOMER BASE

- Surrounded by established neighborhoods and located less than one mile from the 335-home Liberty Crossing community (new development by D.R. Horton)

STRONG DEMOGRAPHICS

- Affluent trade area with \$121K+ average household incomes and a growing daytime population.

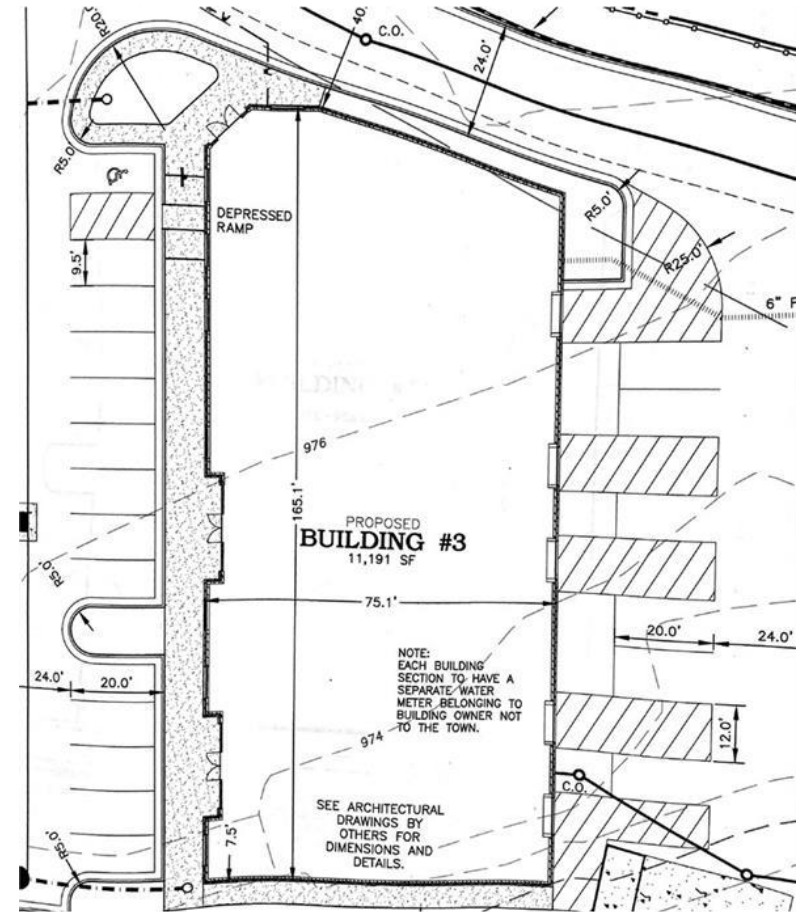
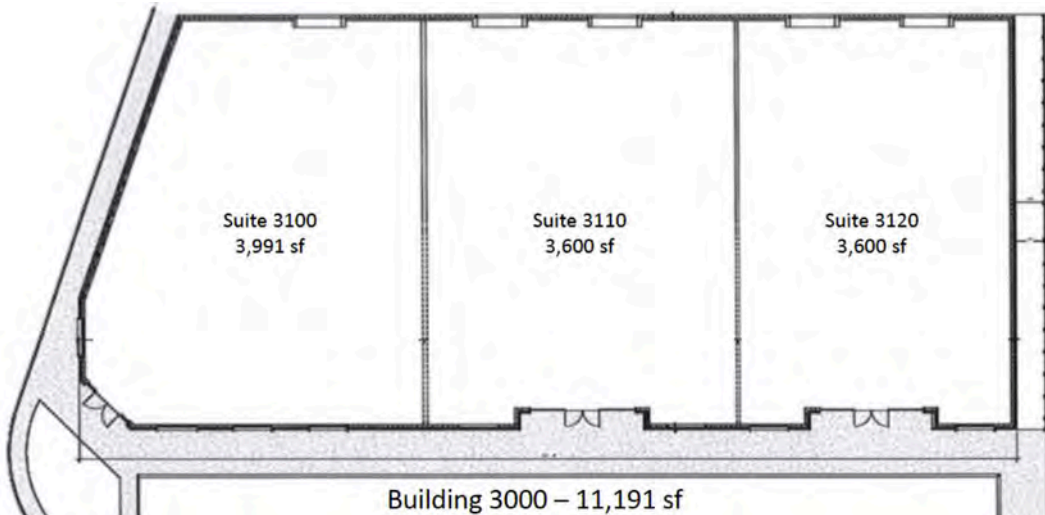
EXPANDING RETAIL & SERVICE DEMAND

- Braselton has experienced over 30% growth since 2020, driving demand for neighborhood-serving retail, dining, and medical services

RETAIL SYNERGY

- Adjacent to Hometown Walk, an established retail center with a diverse tenant mix, supporting cross-traffic and visibility

Building 3000 | Proposed ±11,200 SF Modern Flex Space



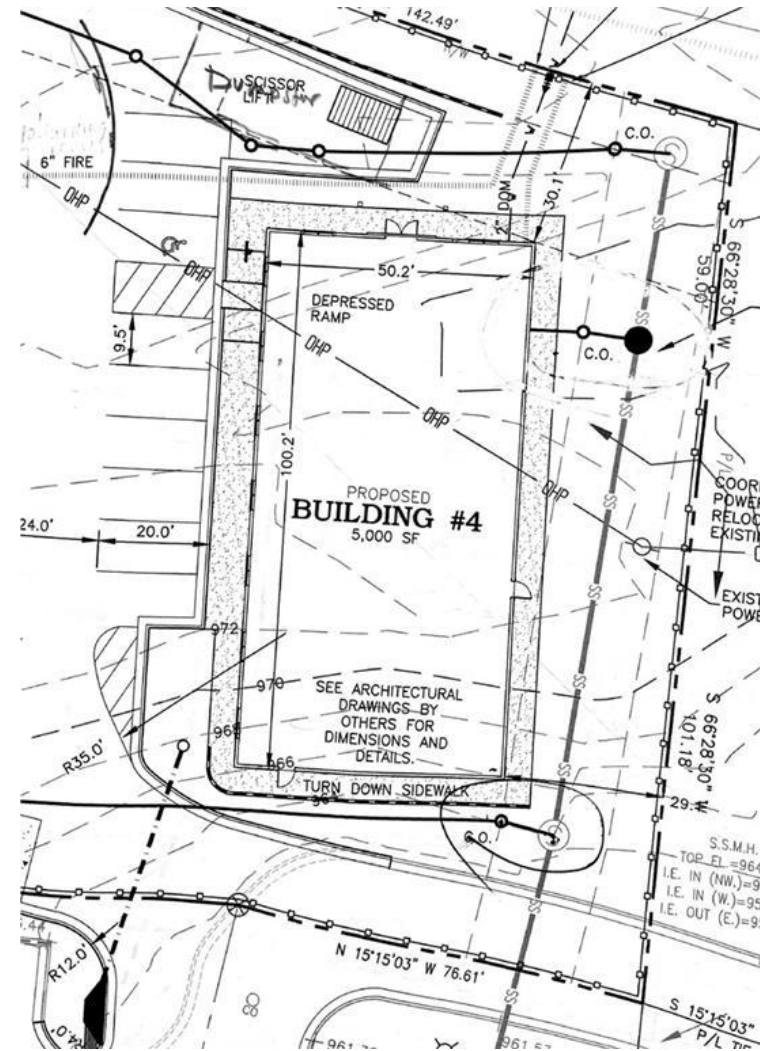
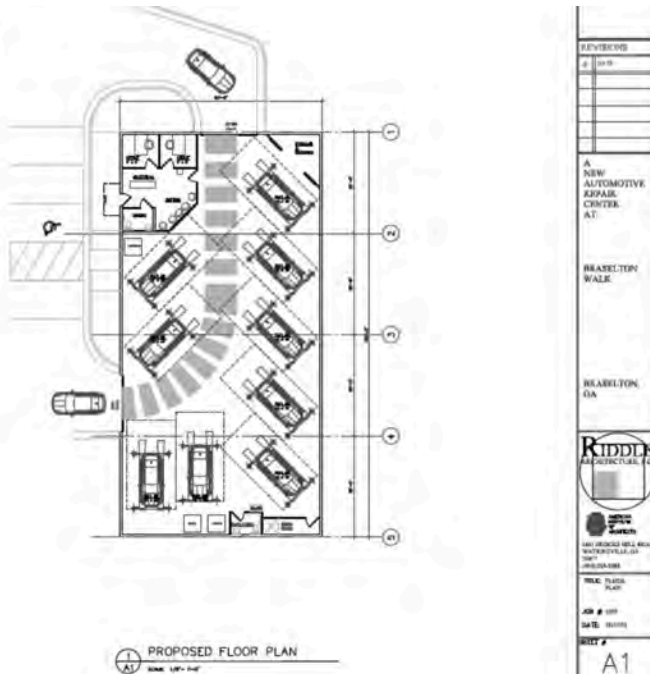
Building 4000 | Proposed ±5,000 SF Multipurpose Space



Building 4000 5,000 sf

Concept Plan
High-End Auto Repair

- Front Reception
- 2 Offices
- Waiting Area
- Unisex Bathroom
- 9 Bays
- Storage/Supply Room
- Employee Bathroom
- Employee Washroom



Braselton Walk

Planned Unit Development

New Cut Road

**FOR SALE
or Build-to-Suit**
Restaurant Pad
0.5 AC | ±5,000 SF
Pad-Ready May 2026

Lagree Duck Road

FOR LEASE
Retail &
Medical Office
May 2026
Delivery
BLDG 2000

**FOR SALE
or
Build-to-Suit**
±11,200 SF
Flexible
Mixed-Use
BLDG 3000

**FOR SALE
or BTS**
±5,000 SF
Flexible
Mixed-Use
BLDG 4000

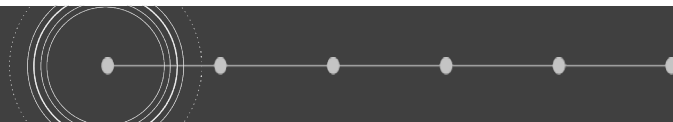
UNDERGROUND DETENTION
EXISTING POND "C" 80' INH. ACCMP



Braselton Walk | Planned Mixed-Use Development Site



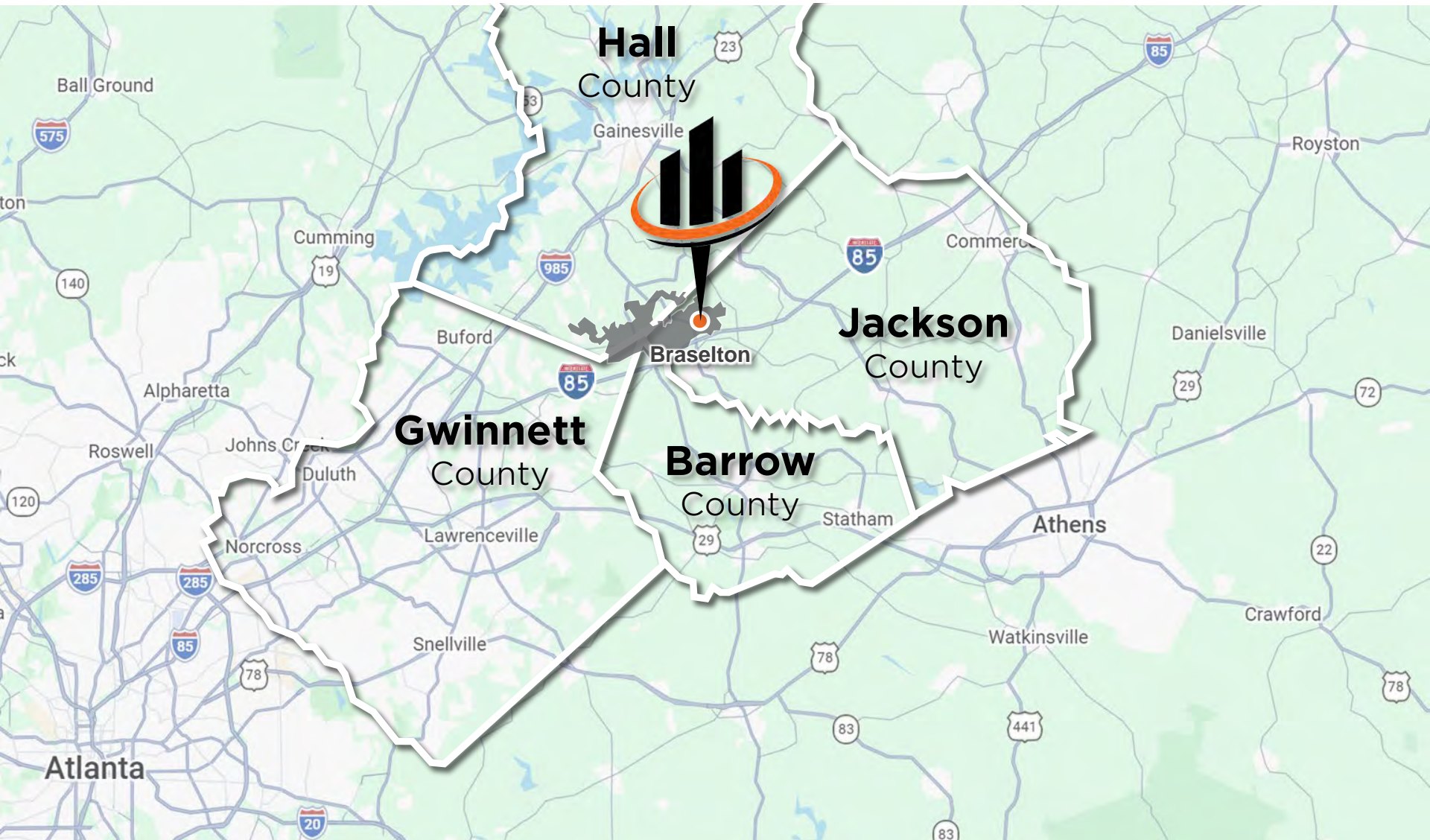
Prime Flex/Multipurpose Site | Pad-Ready May 2026



Major employment hub along I-85 | Supports consistent traffic and demand for retail and medical office users



Strategic Location with Multi-County Reach | Expansive trade area driving visibility and customer reach



Braselton, GA | Affluent Growth Market with Diverse Demand Drivers

Demographics

\$121k+



Average Household Income

2ND Fastest Growing
City in GA

+30% Population Growth
Since 2020

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,129	10,842	41,813
2030 Projection	1,334	12,888	49,470
Median Age	39.3	38.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	389	3,677	13,960
Persons Per HH	2.9	2.9	3
Average HH Income	\$110,704	\$111,403	\$121,422
Median Home Value	\$384,999	\$377,919	\$393,883

Demographics data derived from AlphaMap & Costar



Northeast Georgia Health System

Northeast Georgia Medical Center Braselton
Regional Healthcare Anchor



Chateau Élan

Château Élan Winery & Resort
Premier Destination Resort & Winery



MICHELIN RACEWAY
Road Atlanta

Road Atlanta
National Motorsports Hub | 400,000+ Annual Visitors



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