

OAKWOOD CORNER

3904 & 3908 WINDER HWY (HWY 53) FLOWERY BRANCH, GA 30542

For more information, please contact:

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SKP Oakwood Properties, LLC

PROPERTY DETAILS

- Building Size: 16,000 SF
- Land Size: 2.24 Acres +/-
- Building Type: Retail Center
- Year Built: 2009
- Zoning: C-2
- Building Count: 2 Buildings
- Occupancy: 75% Occupied
- County: Hall County
- Available Entry: 2 Available Entrances
- Parking: 40 free surface spaces
- Tenant Mix:
 - Fitness 1440
 - Restaurant, Nail and Spa Saloon, Hair Saloon
 - Thrift Store
- Frontage: 414 feet on Winder Hwy (Hwy 53)

DEMOGRAPHICS

Population

- 1 Mile: 4,254
- 3 Mile: 19,821
- 5 Mile: 58,829
- Anticipated Growth 2015-2020 : 8.35% (within 1-mile radius)

Average Household Income

- 1 mile: \$61,138
- 3 mile: \$64,620
- 5 mile: \$67,510

Traffic Count

- 17,823 VPD along Winder Hwy (Hwy 53)

3904 & 3908 Winder Hwy
Flowery Branch, GA 30542

PROPERTY OVERVIEW:



MARKET

Flowery Branch, GA and the Hall County Market is located 45 miles Northeast of Atlanta, GA's central business district. The area boasts several attractions including Lake Lanier, the Atlanta Falcons Training Camp and Flowery Branch's historic Downtown District, which features historic buildings dating as far back as the late 1800's.

The larger Gainesville-Hall County Metropolitan Area has been ranked as one of the 50 fastest growing metros in the US. The area is home to 47 Fortune 500 Firms and is known for its stability, skilled workforce, visionary leadership and quality of life.



PROPERTY

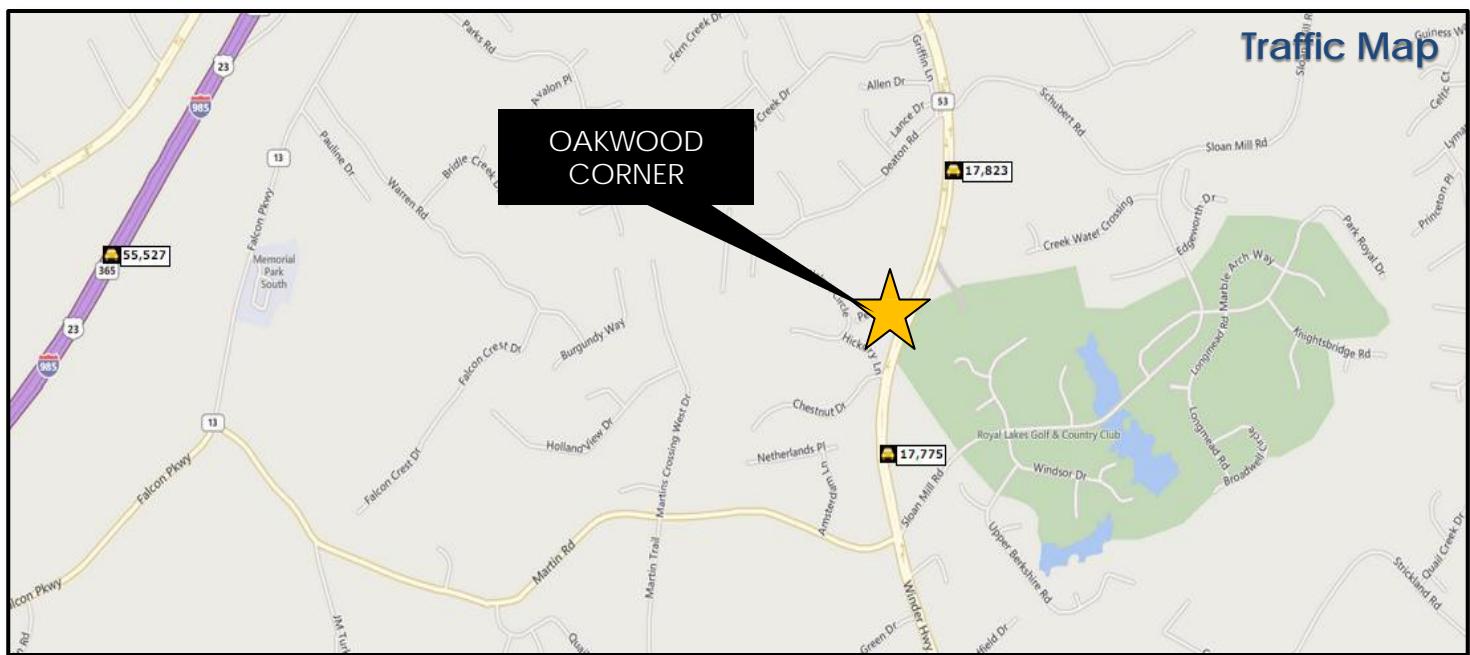
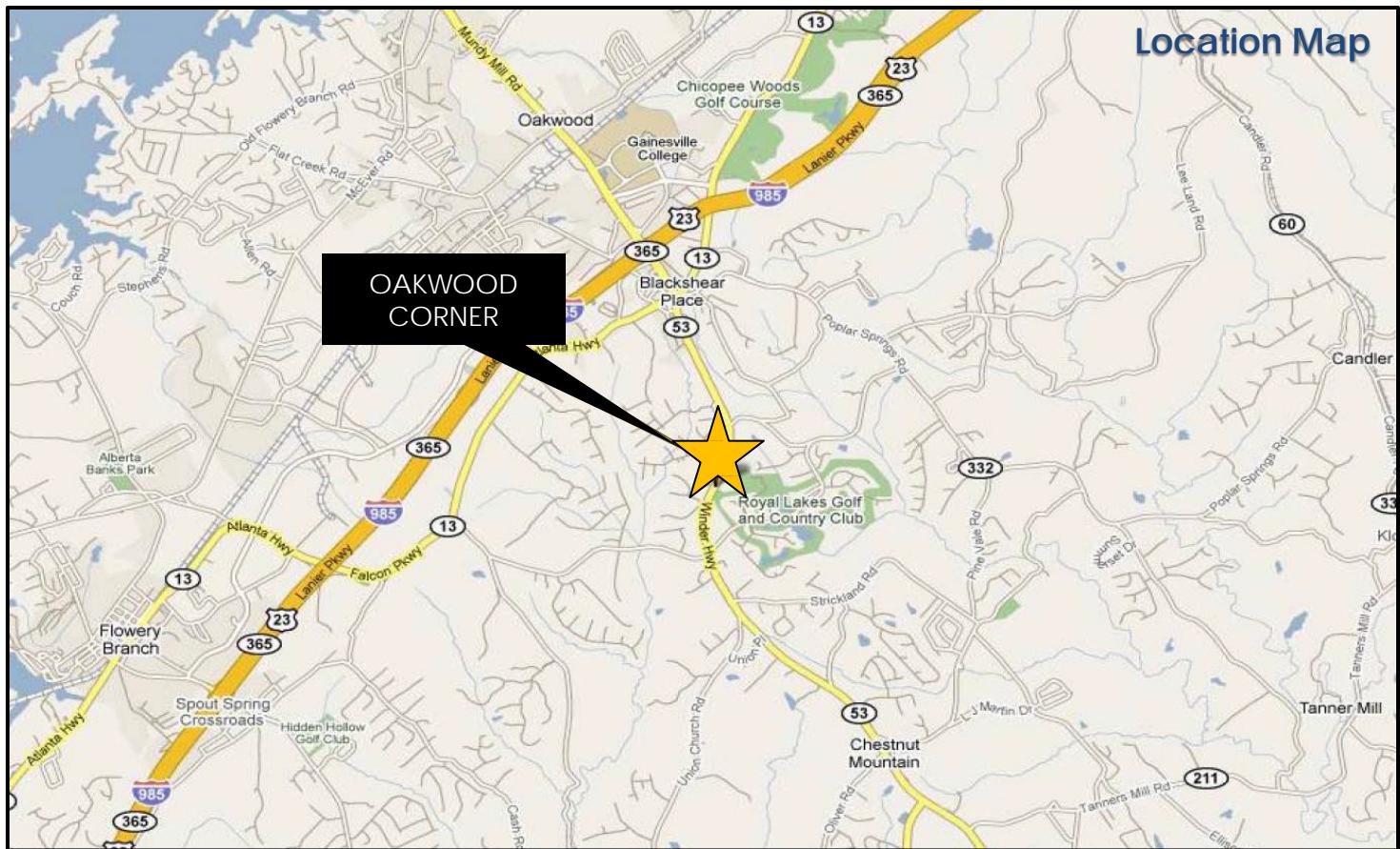
Oakwood Corner Retail Center is situated along Winder Highway (Hwy 53) in Flowery Branch, GA. The property consists of 16,000 sf of retail space divided between two (2), 8,000 sf buildings with 40 surface parking spaces. There are two (2) curb-cuts with a dedicated turn lane along Winder Highway that offers access to the property. The center is outfitted to allow occupancy for up to 6 retail tenants: one (1) tenant in western-most building and five (5) tenants in the other building most-adjacent to Winder Hwy. All suites have convenient access to all parking spaces. Currently, there is four (4) tenants in place, PUR Fitness, PUR Rejuvenation (a part of PUR Fitness, and not remaining open), Animal Hospital, and H&H Gold Buyers. The two (2) remaining 1,000 sf vacant suites are currently in vanilla-shell condition, providing an ideal set-up for any new tenant to easily occupy.

With a unbeatable location mounted upon a grass hill along the heavily trafficked Winder Highway, Oakwood Corner is situated within one of the strongest retail corridors within the Flowery Branch Community. The property is a stones-throw away from Royal Lakes Marketplace, a 120,000 sf Neighborhood Shopping Center anchored by a Kroger and housing a plethora of credit tenants.

Currently Royal Lakes Marketplace is asking \$19-\$23 psf NNN for their retail spaces. Other notable tenants in the area include Ingles Supermarkets, CVS Pharmacy and Advanced Auto Parts. The area directly caters to the luxurious and semi-private Royal Lakes Golf & Country Club community which features a par 72, 18-hole golf course surrounded by fabulous residences and amenities. Winder Highway provides convenient and direct access to I-985, which, when traveling Southbound, feeds into I-85 and, thus, the Greater Atlanta Area.

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MAPS - PROPERTY LOCATION



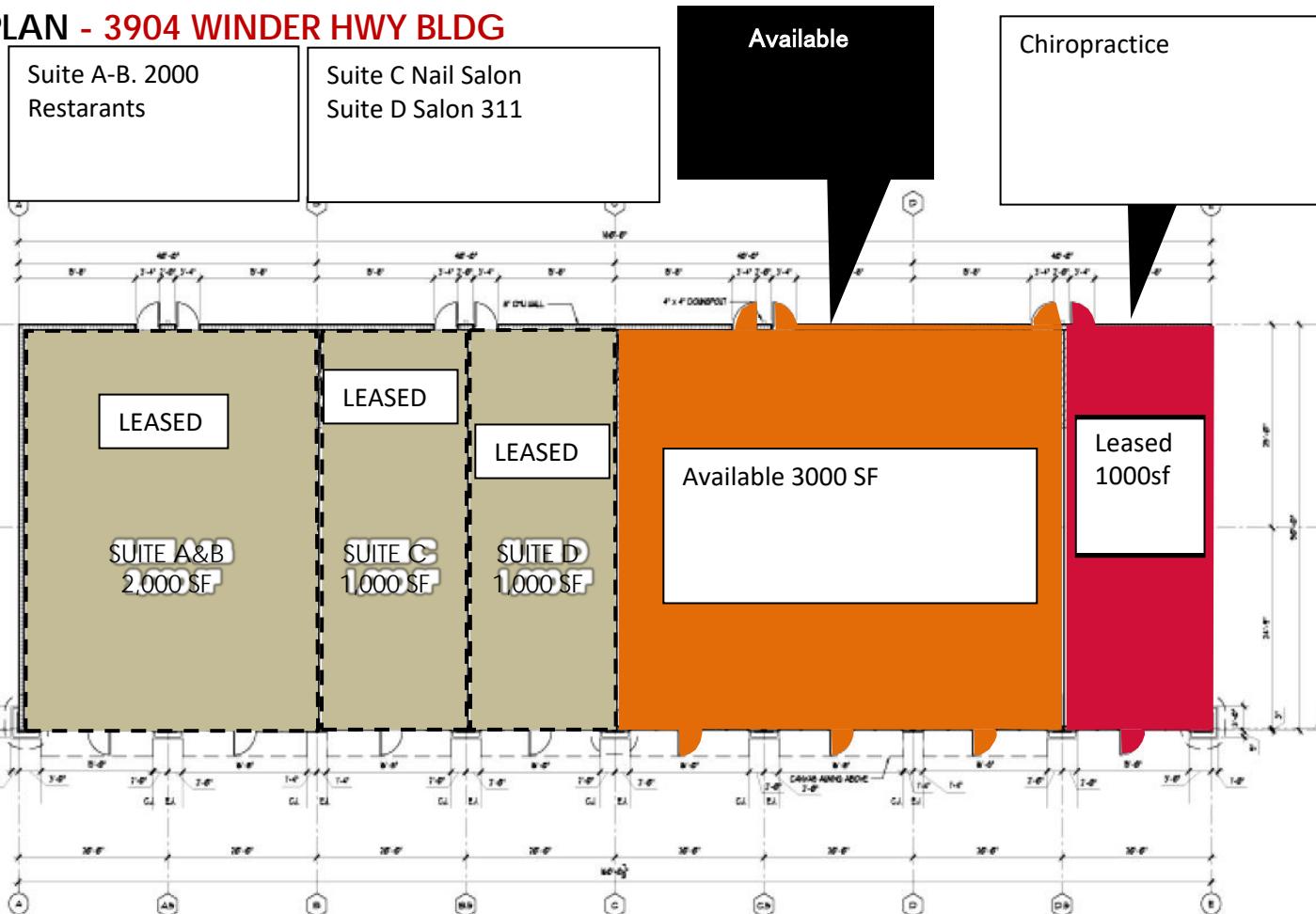
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MAPS- AERIAL MAP



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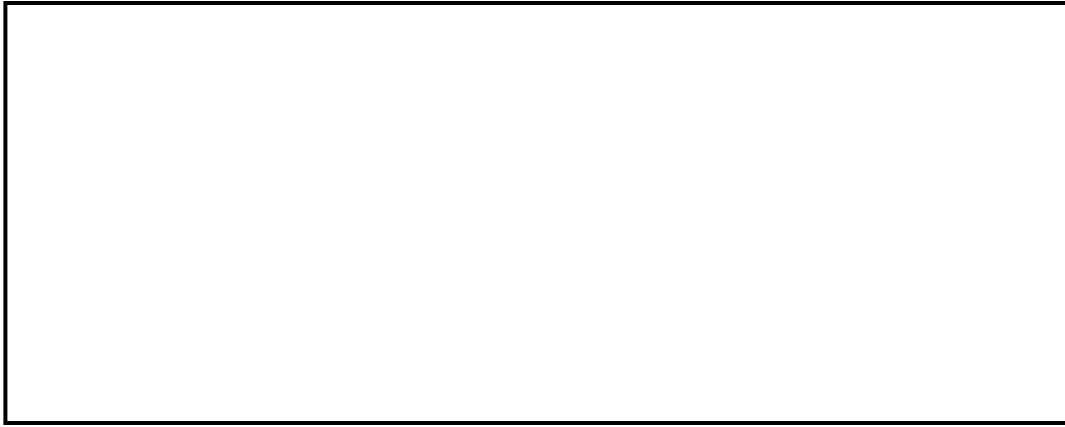
FLOOR PLAN - 3904 WINDER HWY BLDG



CURRENTLY OCCUPIED BY
FITNESS 1440



PROPERTY PHOTOGRAPHS – INTERIOR & EXTERIOR





MARKET INFORMATION – FLOWERY BRANCH, GA

ABOUT FLOWERY BRANCH, GA & HALL COUNTY

The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is just under 200,000 with a daytime population in Gainesville, the county seat, exceeding 100,000 people.

Business and industry make long-term investments in Gainesville-Hall County because of its stability, skilled workforce, visionary leadership and quality of life. We are home to 47 Fortune 500 firms, more than 300 manufacturing and processing concerns, and 42 international companies representing 18 countries. In 2010 - 2014, more than 98 new and expanded industry locations generated 4,100 new jobs, retained 1400 jobs and \$548 million in capital investments.

Manufacturing remains strong here and many allied industries such as automotive suppliers, plastics, consumer goods, food processing and life sciences locate in Gainesville-Hall County to manufacture and distribute products around the world.

RECENT ACCOLADES

- Site Selection Magazine named Gainesville-Hall County 5th on its list of “2013 Top Metros by Number of Projects” in metros with population less than 200,000.
- Northeast Georgia Medical Center is Georgia’s #1 Hospital and #2 in the Nation for overall hospital, medical and surgical care, according to a 2015 study by CareChex.
- Forbes Magazine has rated Gainesville as a “Best Small Places for Business & Careers” for the last three years.
- Area Development included Gainesville-Hall County among its 2014 cities for “Year-After-Year Growth.”
- Where to Retire Magazine named Gainesville one of the “Top 5 Places to Retire Affordably” in 2014.

FUTURE DEVELOPMENT & PLANNING

The Greater Hall Chamber VISION 2030 program was initiated in 2005 when over 1,000 Gainesville-Hall County citizens came together to describe the community they’d like to live, work and raise families with a “common vision.” The result is a blueprint for success for Gainesville-Hall County – a set of long-term goals now in place called the “Big Ideas.”

Current Initiatives Include...

- A public-private partnership has revitalized the Lake Lanier Olympic Venue for sprint canoe, kayak and rowing by providing the resources for a new Venue Manager position and facilities maintenance.
- VISION 2030 Big Ideas include: a Harbor Town development on Lake Lanier, additional greenspace in Hall County and a community diversity program. Initiatives include a senior leadership program, called The Wisdom Project, and an effort to expand public art in the community.

www.vision2030.org

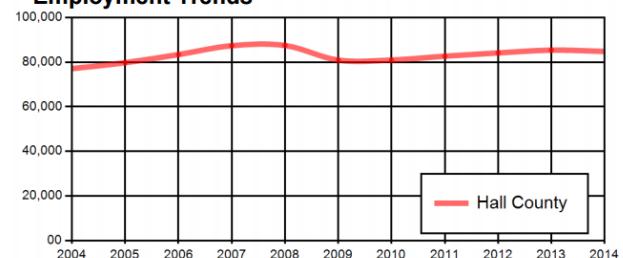


Two Walmart Neighborhood Market stores opened in 2015 in Gainesville – one is located on Thompson Bridge Road and another on Browns Bridge Road.

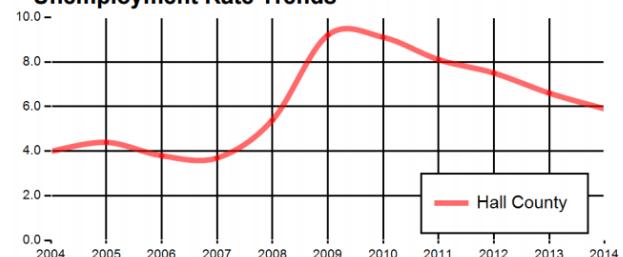
HALL COUNTY'S TOP 10 EMPLOYERS

Northeast Georgia Medical Center (2)	7,100
Hall County School System	3,500
Fieldale Farms Corporation (2)	2,500
Kubota Manufacturing of America	1,600
Hall County Government	1,480
Pilgrims	1,450
Mar-Jac Poultry, Inc.	1,250
Victory Processing, LLC (2)	1,250
Gainesville City School System	890
Cottrell, Inc.	850

Employment Trends



Unemployment Rate Trends



MARKET INFORMATION – FLOWERY BRANCH, GA - NEWS & DEVELOPMENTS

Hobby Lobby, Chipotle officially coming to Dawsonville Highway development – June 25, 2015

Plans are moving forward for a large development on Dawsonville Highway, where Hobby Lobby, Chipotle and Academy Sports + Outdoors are all slated to open this fall or winter. The developer for North Lake Square — a planned 200,000-square-foot shopping center near Ahaluna Drive — said there will be other stores coming as well. “We are currently working with additional national retailers at this time, and I hope to have some announcements about those later this summer,” said Tim Knight, president of Knight Commercial Real Estate.

<http://www.gainesvilletimes.com/section/6/article/110526/>

Roddy White Pro Football Camp At Flowery Branch – June 22, 2015

Kids grades 1 thru 8 got a chance to learn the basics from Atlanta Falcons wide receiver Roddy White at his pro camp at Flowery Branch. Some lessons learned included instruction and highlights on the finer point of football. Just in case you missed it, the CBS radio group was there.

<http://atlanta.cbslocal.com/2015/06/22/roddy-white-pro-football-camp-at-flowery-branch/>

Wrigley to add 155 jobs at Flowery Branch plant – June 24, 2015

A group watched as cinderblock-sized hunks of gum inched along a conveyer belt before being pressed into sheets and sent down the line. Made up of local business owners, community leaders and members of the media, the group got a rare glimpse Wednesday into the inner workings of the Wm. Wrigley Jr. Company's Flowery Branch facility. Parent company, Mars Inc., invited them in order to detail an upcoming expansion that will mean 155 new jobs for the area. The occasion included a ribbon cutting ceremony and full-blown tour. The facility — which has produced such popular gums as Juicy Fruit, Extra and 5 — has seen much change since first opening in 1971, including an expansion in 2006 that added 200 new jobs and a merger with Mars Inc. in 2008. And now, the big news is an expansion that will mean high-wage manufacturing jobs for 155 locals. The positions, which will be added over two years, are being created to support additional production of ORBIT, the company's largest gum brand in the U.S., and EXCEL, Canada's leading gum brand.

<http://www.gainesvilletimes.com/section/6/article/110519/>

Flowery Branch plans for more art downtown – June 19, 2015

Flowery Branch City Planner John McHenry is looking for more ways to incorporate art into the downtown area. “We've been speaking with some local artists and also with local school art instructors,” McHenry said at the Thursday city council meeting. “What we're looking at is doing ... something where we would have mosaics, where we would be incorporating local high school students and they would be celebrating our local flora and fauna.” Council members gave McHenry the go-ahead to apply for a \$5,000 matching grant through the Georgia Council for the Arts. If approved, the funds would go toward signage and other decorative elements.

<http://www.gainesvilletimes.com/section/6/article/110433/>

Hall's sewer system ready for growth – June 19, 2015

Hall County has reached a milestone moment — the makings of a widespread system expected to help fuel economic development countywide. “Sewer (service) is a precursor to getting better quality development, along with good road access,” said Tim Evans, the Greater Hall Chamber of Commerce's vice president of economic development. Without it, he said, competing for big, job-creating developments would be difficult. Hall County has completed lines and pump stations in the 518-acre Gateway Industrial Centre off Ga. 365 north of White Sulphur Road, so “any lots in there are ready for sewer,” said Kenneth Rearden, Hall's public utilities and public works director.

<http://www.gainesvilletimes.com/section/6/article/110439/>

Hall economy has grown broader base – June 8, 2015

Few areas have diversified their economy as rapidly as Hall County. Once known primarily for its poultry production and processing, the northeast metro Atlanta county has made major inroads recently into manufacturing and professional services. “Our economy here is so diverse,” said Tim Evans, vice president for economic development with the Hall County Chamber of Commerce. “It's one of the real blessings that we've got.” That diversity has helped bolster the economy with jobs. The latest report from the Georgia Department of Labor put the county's unemployment rate at 4.7 percent in April, a full 1 percent lower than in April 2014 and the lowest rate among any of the 16 metro areas cited in the Georgia DOL report.

<http://www.northatlantabusinesspost.com/stories/Hall-economy-has-grown-broader-base.724>

Hall approves mixed-use development, disbands Civil Service Board – June 25, 2015

The Hall County Board of Commissioners on Thursday approved a mixed-use development in South Hall near the new Northeast Georgia Medical Center in Braselton, as well as disbanding the Civil Service Board and changing business licensing fees. The residential component of the development, located at 1929 Friendship Road, includes 139 assisted living and independent living units on close to six acres. It would include dining areas, administrative offices, activity rooms, storage facilities and parking. The commercial component includes up to 10,000 square feet of retail and office space on about three acres.

<http://www.gainesvilletimes.com/section/6/article/110544/>