



## OFFERING SUMMARY

|                       |                          |
|-----------------------|--------------------------|
| Sales Price:          | Contact Agent For Price  |
| Acreage:              | 3.41 +/- Acres           |
| Total Square Footage: | 29,070 +/- SF            |
| Zoning:               | Planned Unit Development |
| Traffic Count:        | 33,900 Vehicles Per Day  |

## FOR INFORMATION

**BRIAN HUGHS, CCIM**  
Principal/Associate Broker  
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brian@candler.com





## PROPERTY HIGHLIGHTS

- For Sale or Lease
- 29,070 +/- square foot free standing retail building available for sale
- Includes 5,675 +/- square foot mezzanine level and 3,220 +/- square foot enclosed garden center
- Currently being used as an Ace Hardware
- 102 parking spaces
- 100% sprinklered
- Located in the Kroger anchored New Holland Market Shopping Center, which is one of the area's fastest growing retail centers
- Easily accessible to I-985 at Exit 24
- Area businesses include Verizon, Senior Fiesta Mexican Restaurant, Papa John's, Taco Mac, McAlister's Deli, Nothing Bundt Cakes, Chipotle, Chic Fil A, McDonald's, and Bodyplex
- The Milken Institute named Gainesville/Hall County the Top Small Metro Area in Georgia and top 10 in the nation for Best Performing Small Metros in 2023.
- The US Census Bureau has identified Gainesville/Hall County MSA among the fastest growing metropolitan areas in the United States







## DEMOGRAPHICS

### 10 Minute Drive Time

#### DEMOGRAPHIC SUMMARY

 Ace Hardware New Holland  
 Drive time of 10 minutes

##### KEY FACTS

**51,054**  
 Population

**17,789**  
 Households

**32.7**  
 Median Age

**\$51,971**  
 Median Disposable Income

##### EDUCATION

**26.8%**  
 No High School Diploma

**32.5%**  
 High School Graduate

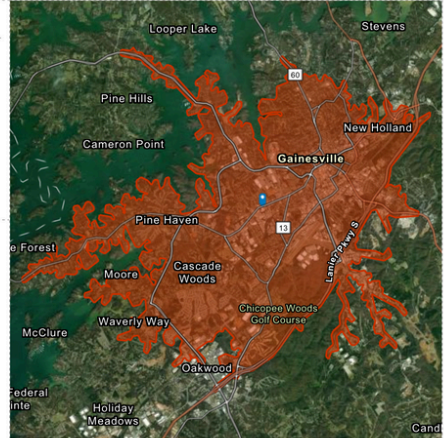
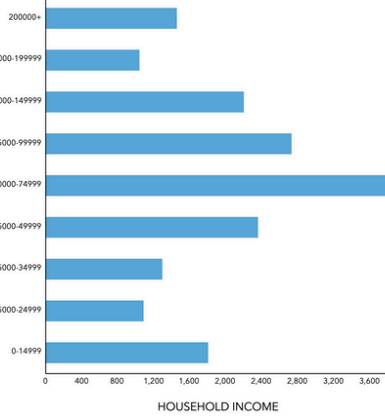
**20.0%**  
 Some College/  
 Associate's Degree

**20.8%**  
 Bachelor's/Grad/  
 Prof Degree

##### INCOME


**\$62,897**  
 Median Household Income

**\$31,434**  
 Per Capita Income

**\$102,040**  
 Median Net Worth


##### EMPLOYMENT


**43.2%**

**45.8%**

**12.7%**
**2.9%**  
 Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

### 20 Minute Drive Time

#### DEMOGRAPHIC SUMMARY

 Ace Hardware New Holland  
 Drive time of 20 minutes

##### KEY FACTS

**169,467**  
 Population

**59,592**  
 Households

**36.9**  
 Median Age

**\$62,085**  
 Median Disposable Income

##### EDUCATION

**17.0%**  
 No High School Diploma

**30.9%**  
 High School Graduate

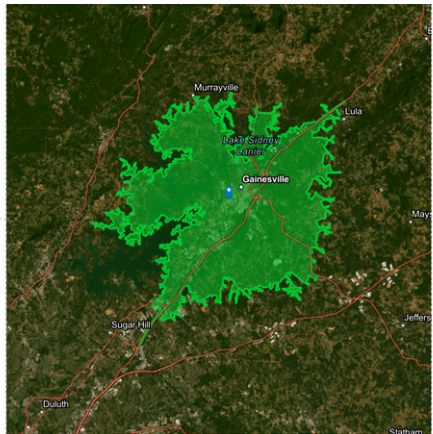
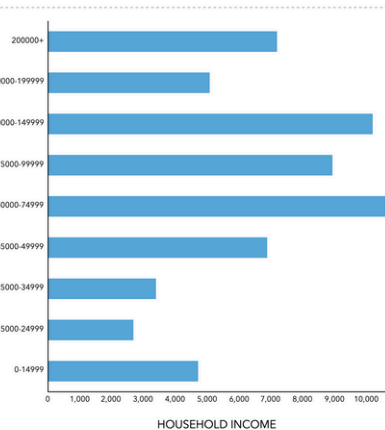
**26.2%**  
 Some College/  
 Associate's Degree

**25.9%**  
 Bachelor's/Grad/  
 Prof Degree

##### INCOME


**\$78,370**  
 Median Household Income

**\$38,468**  
 Per Capita Income

**\$249,389**  
 Median Net Worth


##### EMPLOYMENT


**53.9%**

**34.3%**

**13.5%**
**3.4%**  
 Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

## DEMOGRAPHICS

### 30 Minute Drive Time

#### DEMOGRAPHIC SUMMARY

Ace Hardware New Holland  
Drive time of 30 minutes

##### KEY FACTS

424,990

Population



147,346

Households

38.2

Median Age

\$73,354

Median Disposable Income

##### EDUCATION

12.9%

No High School Diploma



27.6%  
High School Graduate



26.6%  
Some College/  
Associate's Degree



32.9%  
Bachelor's/Grad/  
Prof Degree

##### INCOME



\$90,228

Median Household Income



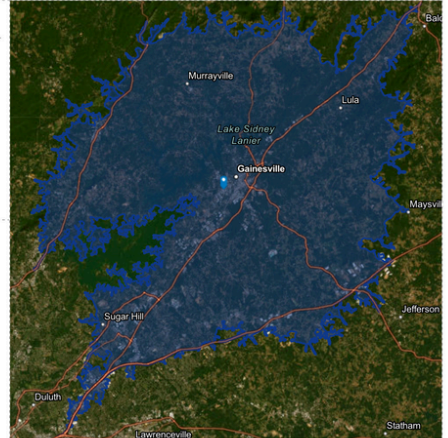
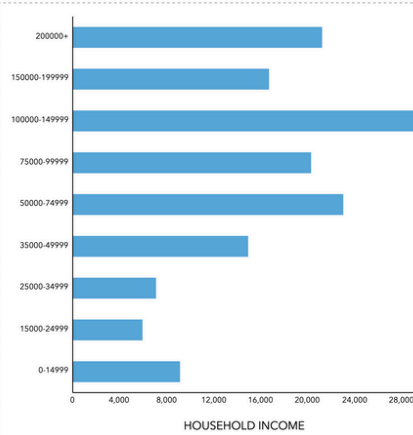
\$42,001

Per Capita Income



\$325,120

Median Net Worth



##### EMPLOYMENT



62.4%

White Collar



26.0%

Blue Collar



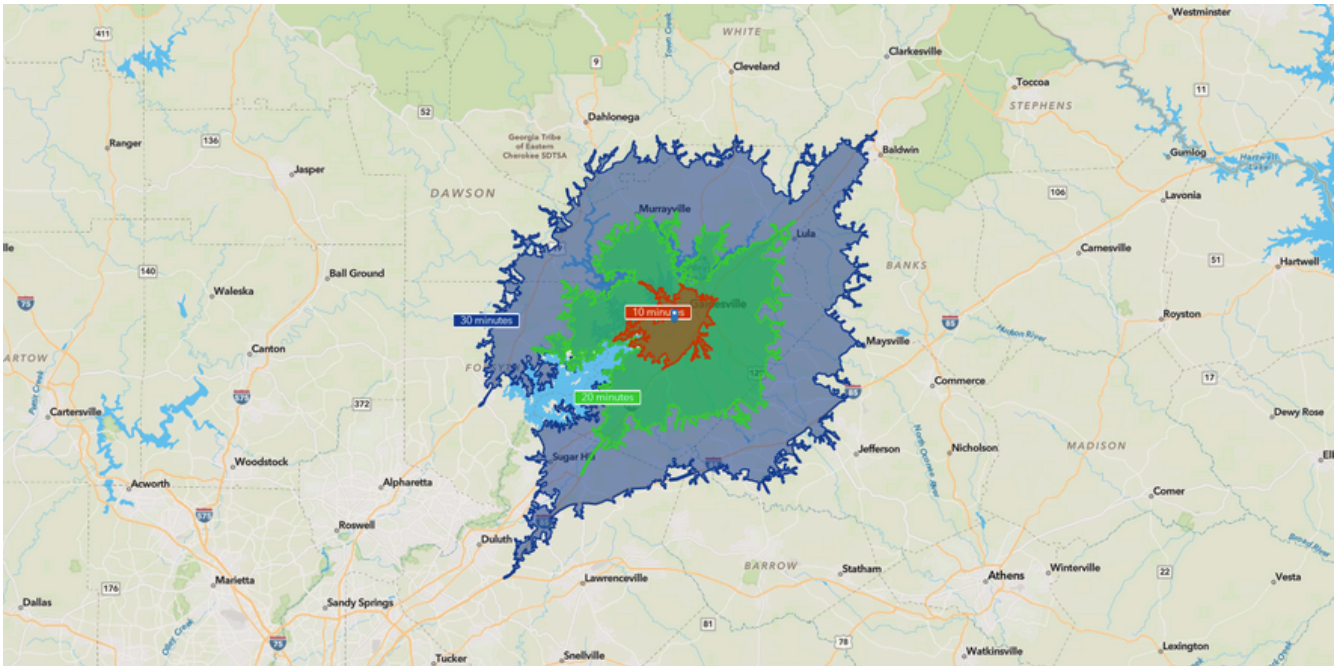
13.4%

Services

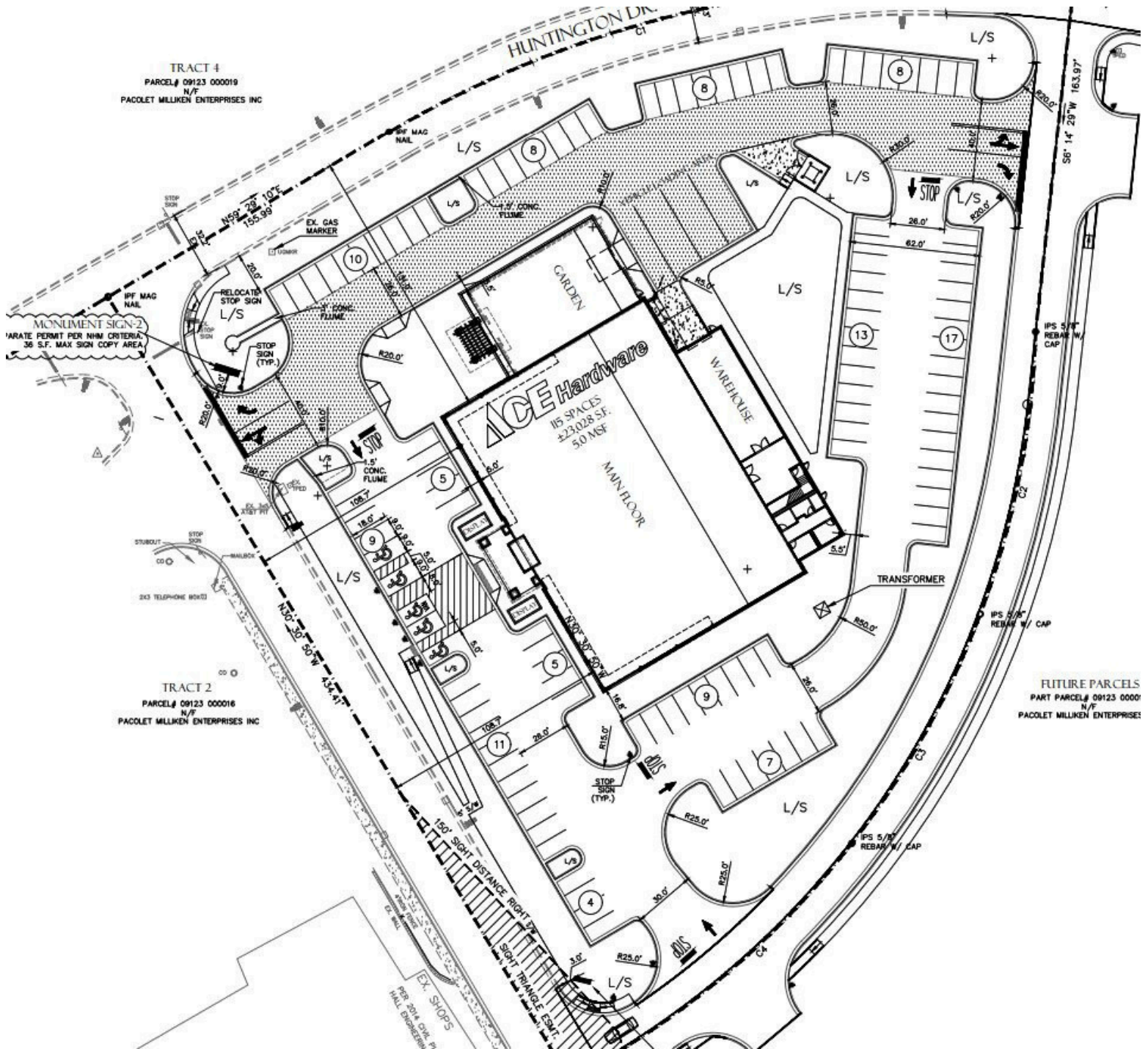
3.1%

Unemployment Rate

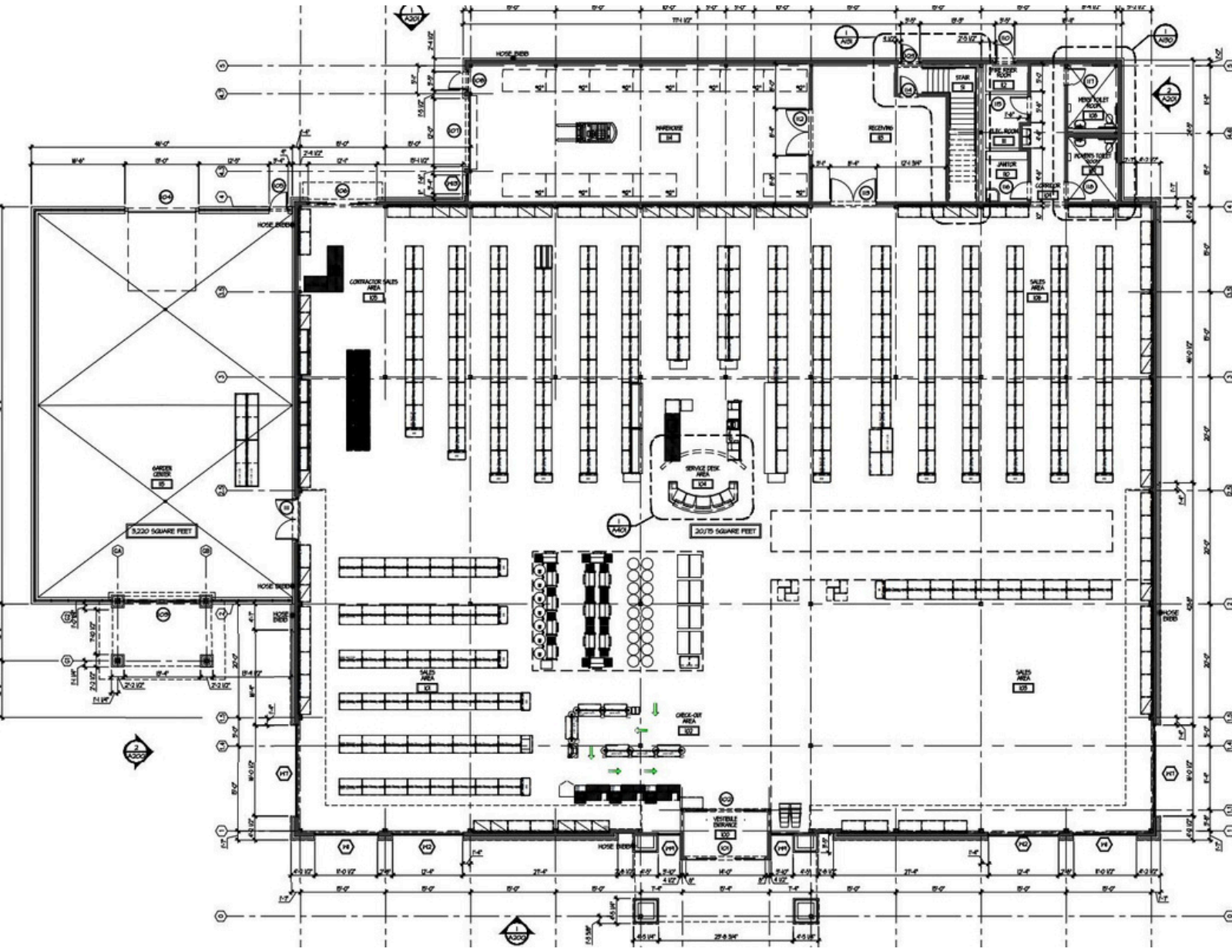
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**SITE PLAN**

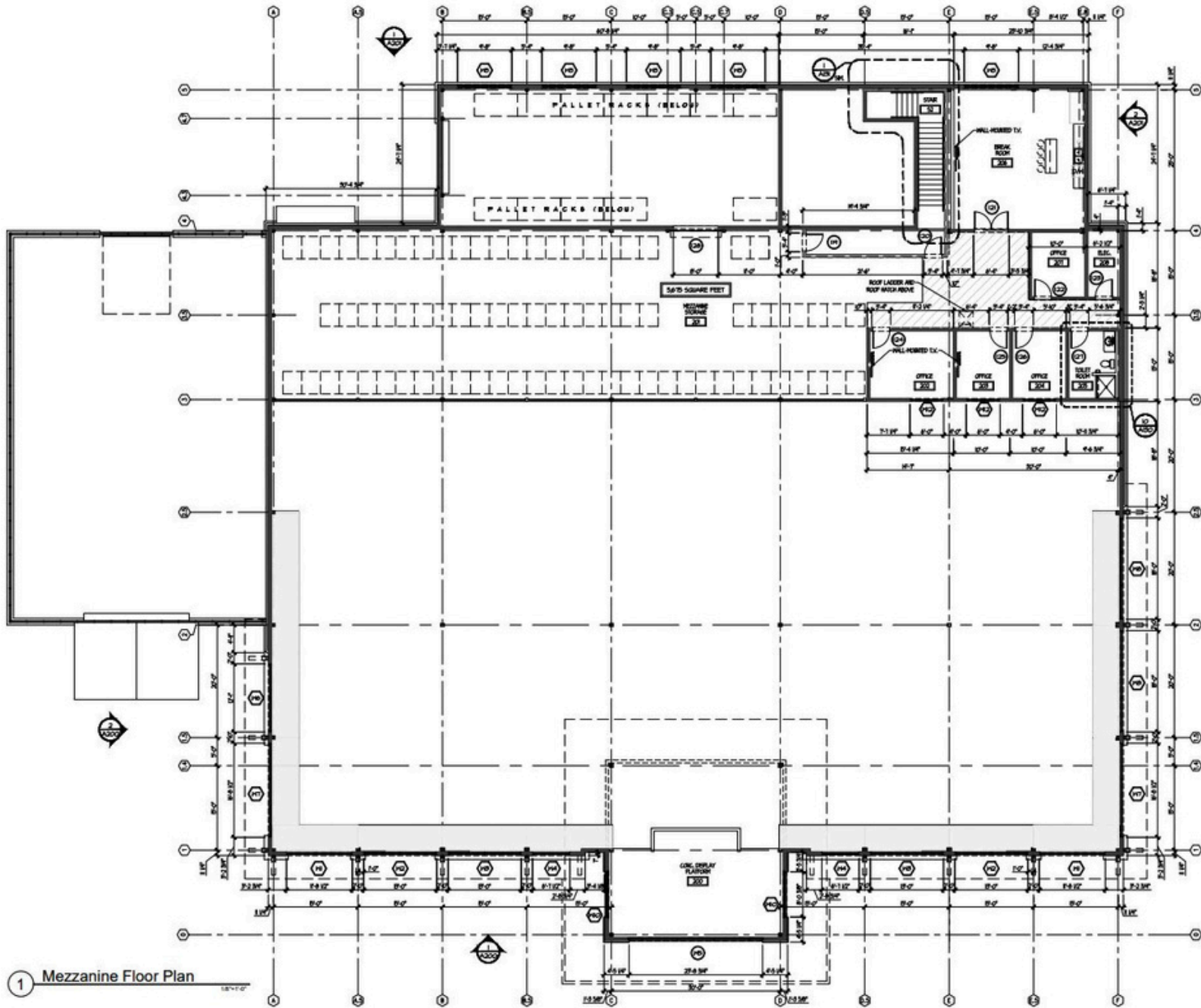


**GROUND LEVEL FLOOR PLAN**

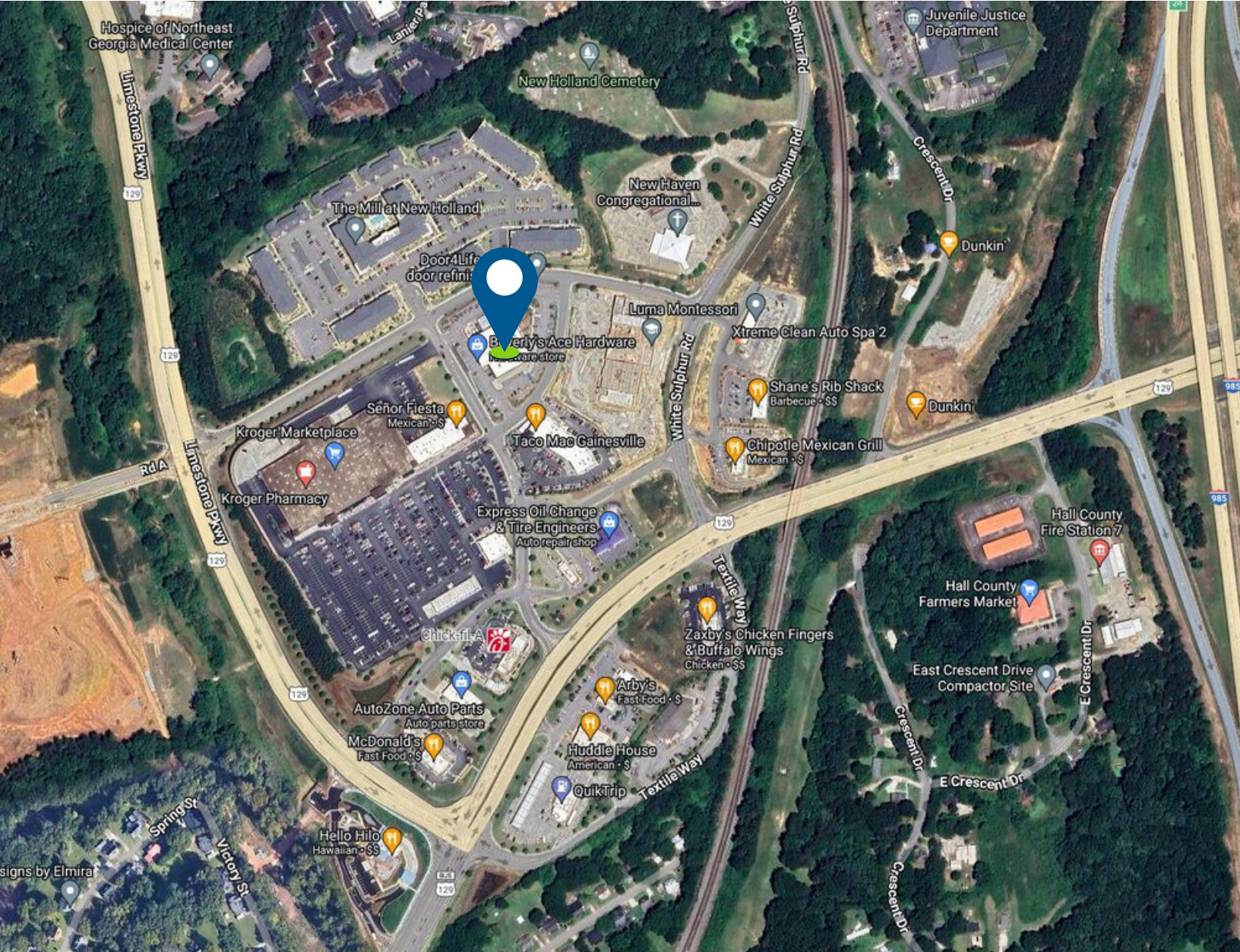




**MEZZANINE FLOOR PLAN**



**LOCATION MAP**



**DEMOGRAPHIC SUMMARY**

283 Red Oak Plaza Loop, Dahlonega, Georgia, 30533  
Drive time of 18 minutes

**KEY FACTS**

7,222  
Population

42.5  
Median Age



2,627  
Households

\$60,940  
Median Disposable Income

**EDUCATION**

14.8%  
No High School Diploma



29.6%  
High School Graduate



26.3%  
Some College/ Associate's Degree



29.3%  
Bachelor's/Graduate Degree

**INCOME**



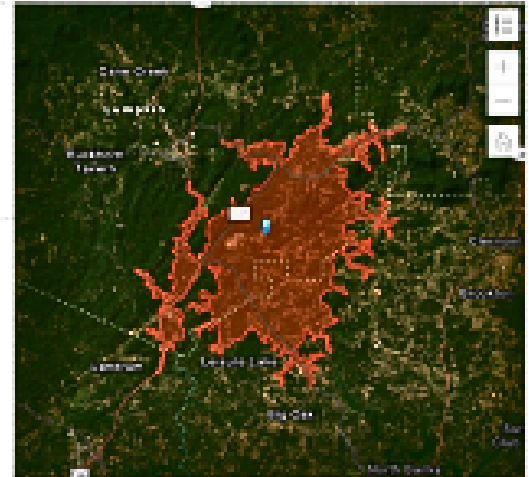
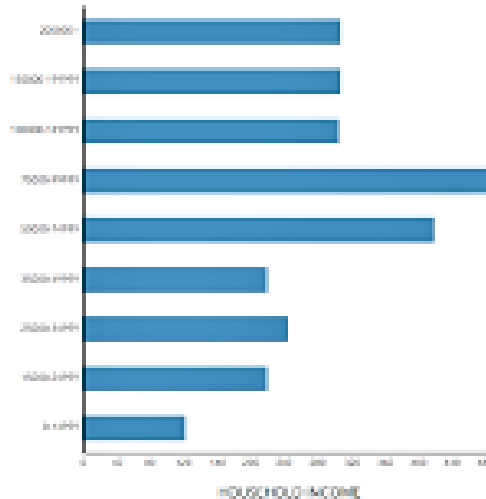
\$78,617  
Median Household Income



\$41,382  
Per Capita Income



\$314,165  
Median Net Worth



**EMPLOYMENT**



56.9%  
White Collar



30.0%  
Blue Collar



17.8%  
Services

4.7%  
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2023). © 2024 Esri

**DEMOGRAPHIC SUMMARY**

283 Red Oak Plaza Loop, Dahlonega, Georgia, 30533  
Drive time of 18 minutes

**KEY FACTS**

208,869  
Population

38.9  
Median Age



75,036  
Households

\$66,069  
Median Disposable Income

**EDUCATION**

12.2%  
No High School Diploma



28.7%  
High School Graduate



27.1%  
Some College/ Associate's Degree



31.9%  
Bachelor's/Graduate Degree

**INCOME**



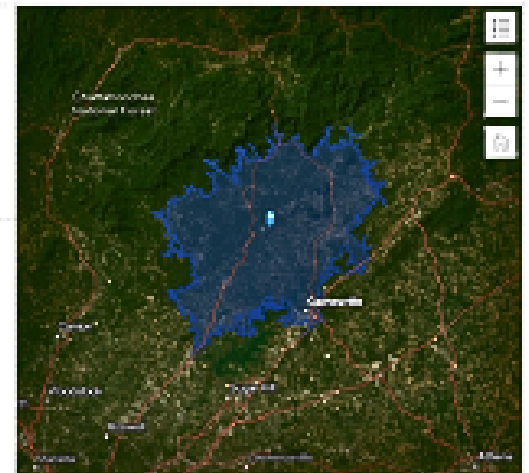
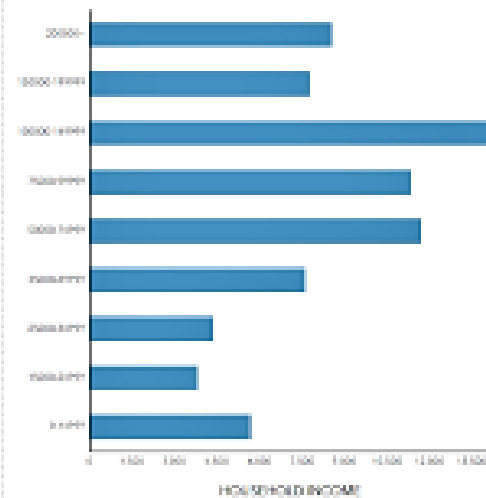
\$82,872  
Median Household Income



\$40,040  
Per Capita Income



\$287,876  
Median Net Worth



**EMPLOYMENT**



61.2%  
White Collar



26.1%  
Blue Collar



14.7%  
Services

3.6%  
Unemployment Rate

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# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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