

**LEASE**  
**335 Dacula Road**

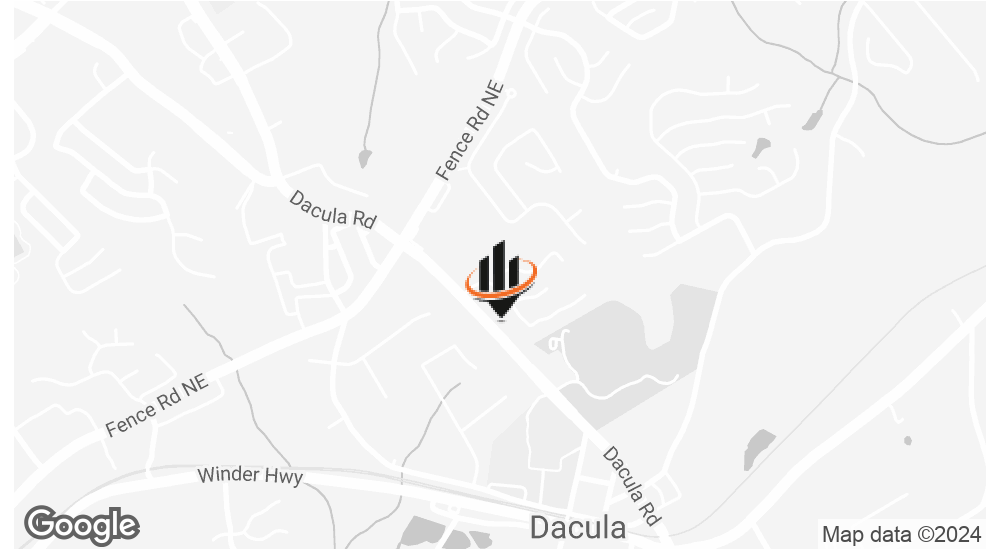
**335 DACULA RD**  
Dacula, GA 30019

**PRESENTED BY:**

**KAREN BASTON**  
O: 770.861.8006  
karen.baston@svn.com  
GA #323369



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Call For Pricing
<b>BUILDING SIZE:</b>	12,417 SF
<b>AVAILABLE SF:</b>	6,915 SF
<b>LOT SIZE:</b>	
<b>YEAR BUILT:</b>	2023
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

Beautiful new construction ready for Tenant Finish. Positioned along busy Dacula Road with excellent visibility. Come join the Center For Cosmetic Dentistry. ~ 7,000 sft for lease. Space can be demised. Direct access into suites for easy accessibility. Tenant may design space to their specificity.

### PROPERTY HIGHLIGHTS

- - Medical/Professional space ready for custom tenant finish
- - Competitive lease rates and flexible terms
- - Direct access into suites for added convenience
- - Flexible space that can be demised to suit specific needs
- - Tenant improvement (TI) options negotiable based on lease terms

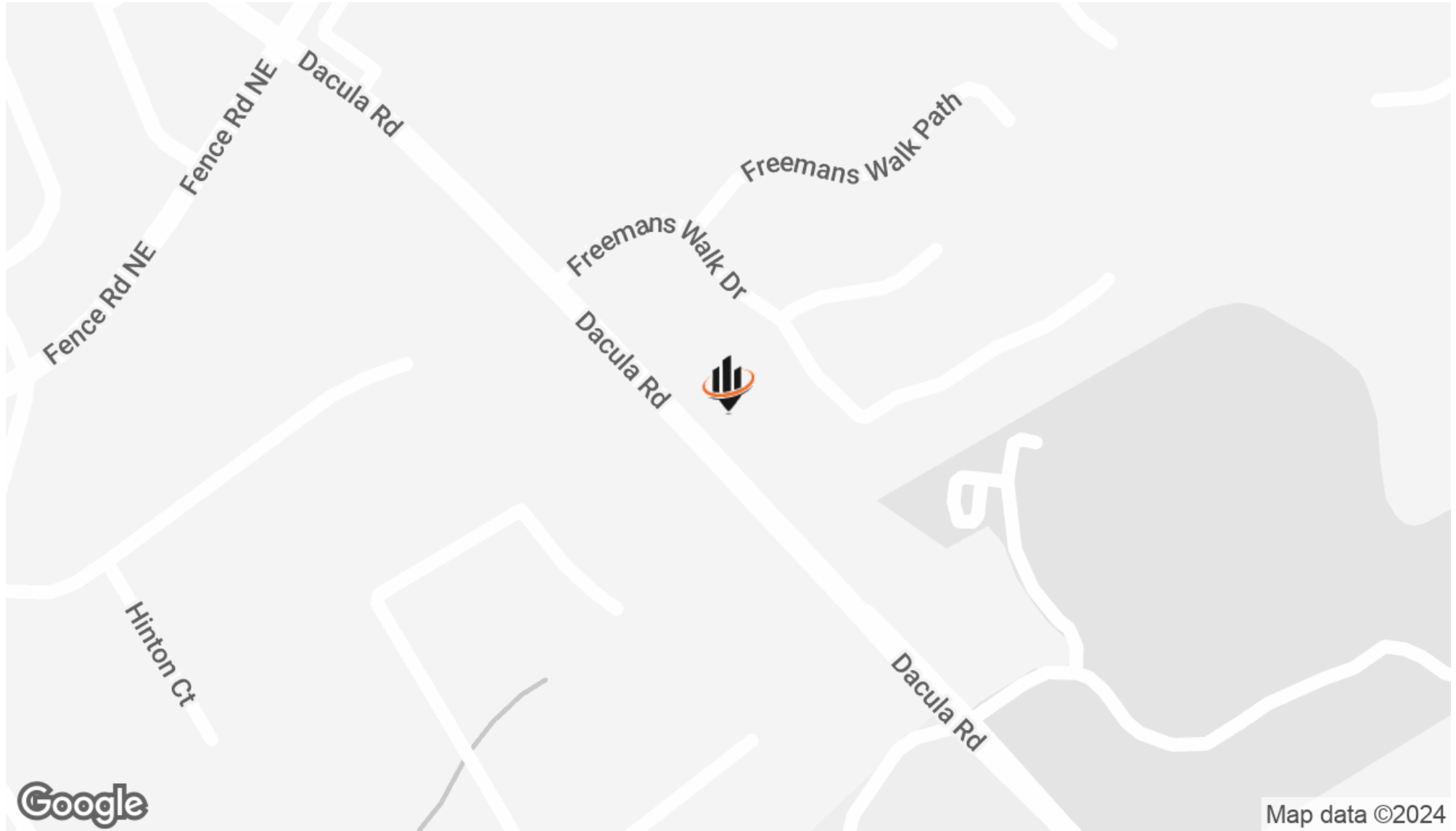
#### KAREN BASTON

O: 770.861.8006

karen.baston@svn.com

GA #323369

# LOCATION MAP



**KAREN BASTON**

O: 770.861.8006

karen.baston@svn.com

GA #323369

## ADDITIONAL PHOTOS



**KAREN BASTON**

O: 770.861.8006

karen.baston@svn.com

GA #323369

335 DACULA ROAD | 335 Dacula Rd Dacula, GA 30019

SVN | HOKAYEM COMPANY, INC. 4

# DEMOGRAPHICS MAP & REPORT

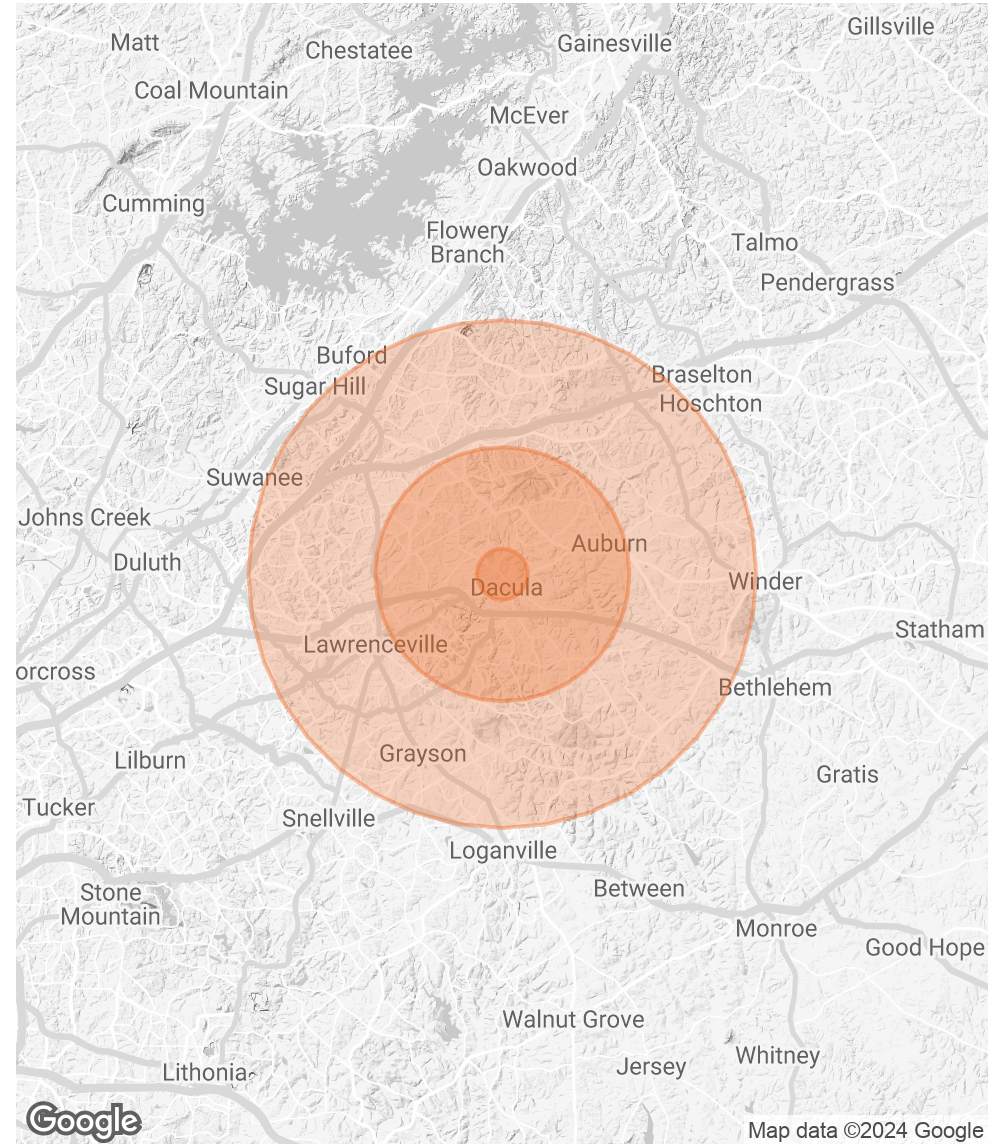
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	4,227	111,502	438,010
<b>AVERAGE AGE</b>	38.3	35.7	36.7
<b>AVERAGE AGE (MALE)</b>	39.8	34.1	35.2
<b>AVERAGE AGE (FEMALE)</b>	32.2	36.4	37.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,272	33,412	142,161
<b># OF PERSONS PER HH</b>	3.3	3.3	3.1
<b>AVERAGE HH INCOME</b>	\$66,389	\$99,487	\$98,511
<b>AVERAGE HOUSE VALUE</b>	\$221,238	\$263,552	\$245,428

\* Demographic data derived from 2020 ACS - US Census



**KAREN BASTON**

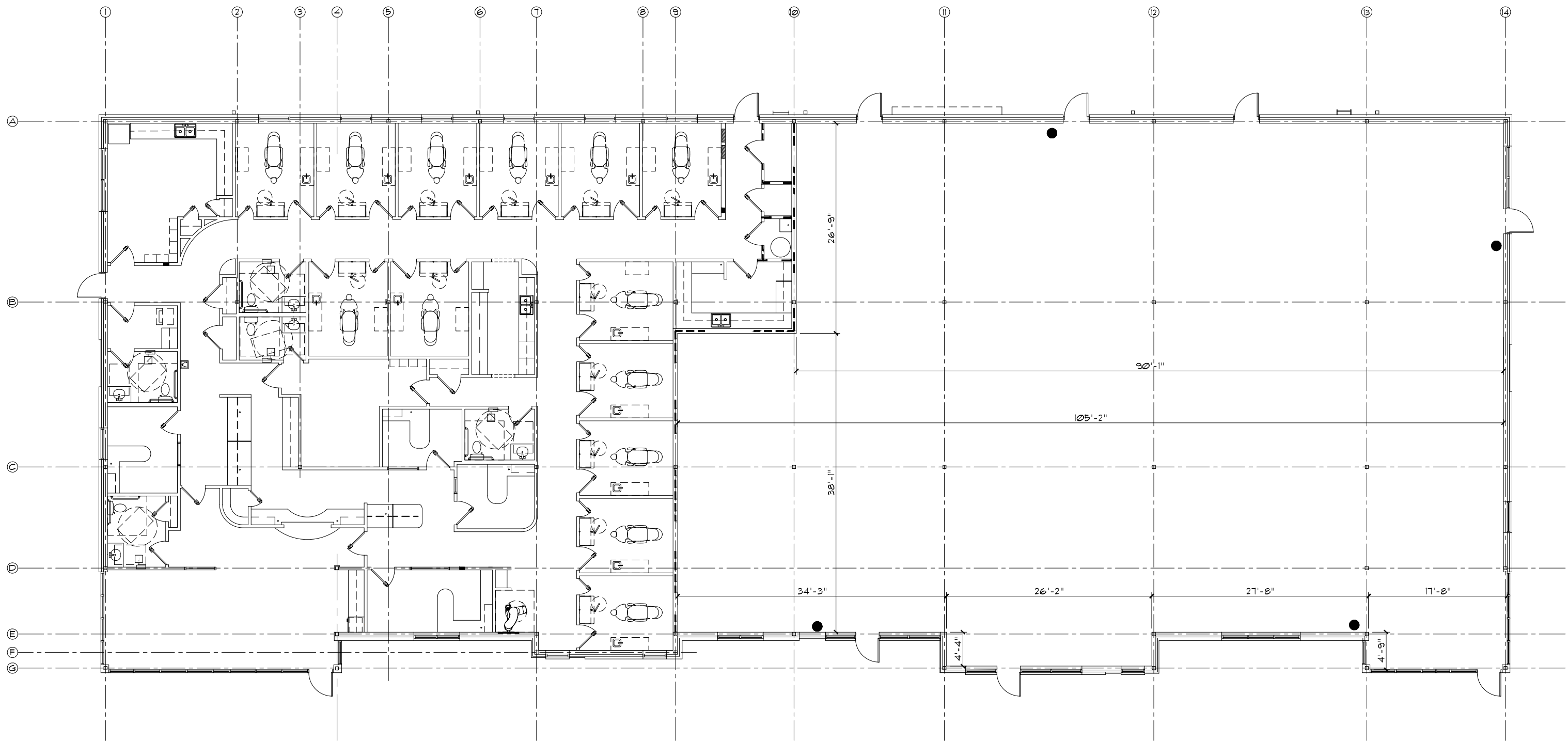
O: 770.861.8006

karen.baston@svn.com

GA #323369

335 DACULA ROAD | 335 Dacula Rd Dacula, GA 30019

SVN | HOKAYEM COMPANY, INC.



SUITE 100  
 5,502 GROSS S.F.  
 5,215 USABLE S.F.

SPACE REMAINING  
 6,915 GROSS S.F.  
 6,641 USABLE S.F.

## ADVISOR BIO 1



### KAREN BASTON

Senior Advisor / Medical Specialist

karen.baston@svn.com

Direct: **770.861.8006** | Cell: **770.861.8006**

GA #323369 // SC #129157

### PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW, Director on the Foundation Board of the Northeast Georgia Health System, Past President of North Hall Community Education Foundation, as well as other Board positions within the Community. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, riding her two horses,

#### SVN | Hokayem Company, Inc.

329 Oak Street, Suite 201  
Gainesville, GA 30501  
770.531.9992

#### KAREN BASTON

O: 770.861.8006

karen.baston@svn.com

GA #323369