



FOR SALE

INCOME PRODUCING INVESTMENT: BREWERY & RESTAURANT | HALL COUNTY

434 & 432 SW HIGH STREET | GAINESVILLE, GA 30501

STEPHEN LOVETT | CHARLIE HAWKINS | ZACH TIBBS



434 & 432 SW HIGH STREET | GAINESVILLE, GA 30501

CONTACT INFORMATION:

STEPHEN LOVETT

SENIOR VICE PRESIDENT/PARTNER

770.297.4807
slovett@nortoncommercial.com

CHARLIE HAWKINS

SENIOR VICE PRESIDENT/PARTNER

678.614.0837
chawkins@nortoncommercial.com

ZACH TIBBS

SENIOR VICE PRESIDENT/PARTNER

770.297.4876
ztibbs@nortoncommercial.com

TABLE OF CONTENTS

- 3 OFFERING SUMMARY
- 4-5 INTERIOR PICTURES
- 6 PROPERTY OVERVIEW
- 7 LOCATION OVERVIEW
- 8 PROXIMITY MAP
- 9 COMMUNITY HIGHLIGHTS
- 10 LOCATION MAP
- 11 DEMOGRAPHICS

The information contained herein is from other sources and believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Some images may have been AI Generated and/or altered for visual assistance. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors and change without notice.



Norton Commercial

434 Green Street
Gainesville, GA 30501
NortonCommercial.com

OFFERING SUMMARY



Downtown
Gainesville

Northeast Georgia
Medical Center

Highlands to
Islands Trail



HIGH STREET



Income Producing Asset
Asking Price: **\$3,950,000**



*Real estate for sale only. Property occupied by tenants under long-term leases.



Year Built | Year Renovated | Zoning
1950 | 2023 | H-I (Gainesville City)



Total Acreage: ± 1.07 AC
Total Building SF: ± 18,679

NoFo SF: ± 15,379
Vendetti's Restaurant SF: ± 3,300
Outdoor Patio SF: ± 4,514



TAD Funds: ± \$92,500 per year
Runs through 12/31/2035



Queen City Pkwy: 19,000 VPD
MLK Jr Blvd: 4,370 VPD
Bradford St: 1,280 VPD



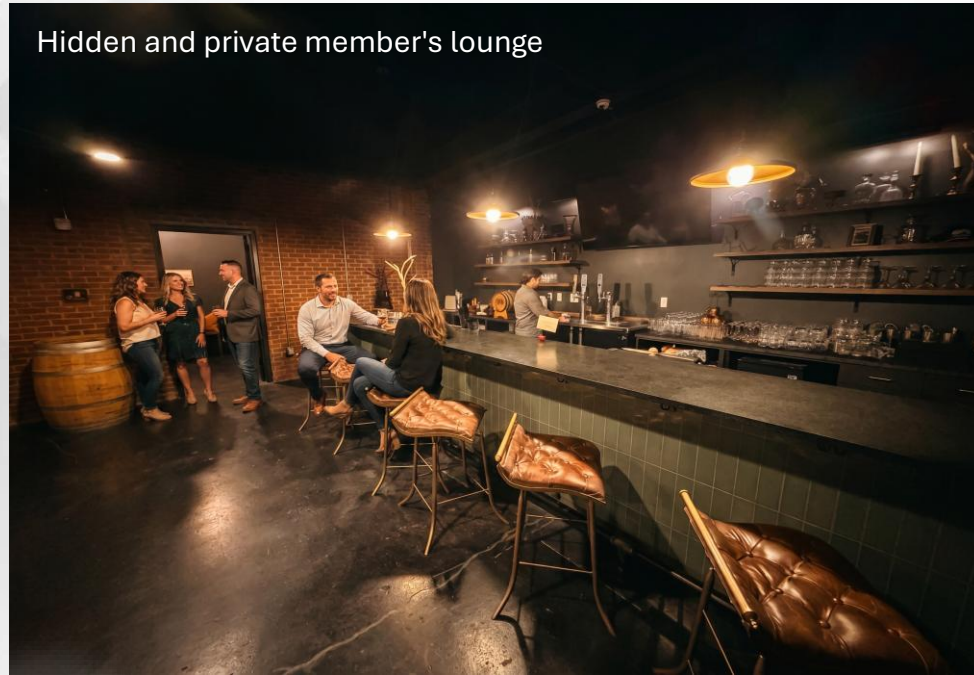
Road Frontage: ± 223' on High St



[Click for more interior images](#)

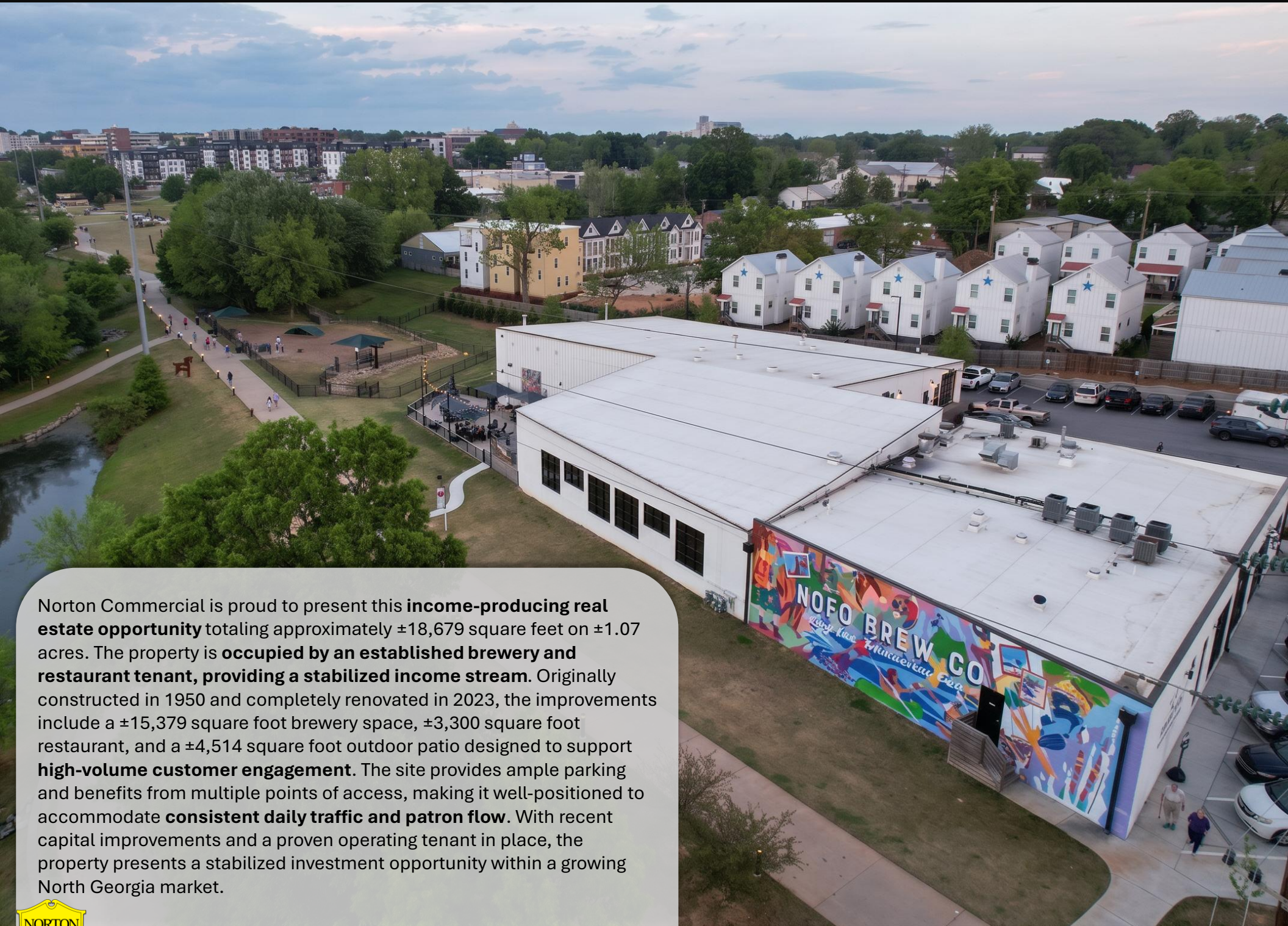


Hidden and private member's lounge



VENDETTI'S INTERIOR PICTURES





Norton Commercial is proud to present this **income-producing real estate opportunity** totaling approximately $\pm 18,679$ square feet on ± 1.07 acres. The property is **occupied by an established brewery and restaurant tenant, providing a stabilized income stream**. Originally constructed in 1950 and completely renovated in 2023, the improvements include a $\pm 15,379$ square foot brewery space, $\pm 3,300$ square foot restaurant, and a $\pm 4,514$ square foot outdoor patio designed to support **high-volume customer engagement**. The site provides ample parking and benefits from multiple points of access, making it well-positioned to accommodate **consistent daily traffic and patron flow**. With recent capital improvements and a proven operating tenant in place, the property presents a stabilized investment opportunity within a growing North Georgia market.

DOWNTOWN GAINESVILLE

THE HEART OF HALL COUNTY — A THRIVING, WALKABLE DOWNTOWN WHERE CULTURE, BUSINESS, AND COMMUNITY COME TOGETHER

Downtown
Gainesville

Located on the edge of Downtown Gainesville, 434 & 432 SW High Street offer a **highly visible and accessible setting** with convenient proximity to the area's dining, retail, and entertainment options. Positioned roughly a **10-15-minute walk from the heart of downtown and directly adjacent to the Midland Greenway**, the property benefits from consistent foot and bike traffic while maintaining a slightly more relaxed setting. With easy access to **Queen City Parkway and E.E. Butler Parkway**, this location is well-suited for retail, office, or investment use in one of North Georgia's most active and evolving markets.

PROXIMITY MAP

SURROUNDING MULTIFAMILY COMMUNITIES



9,732
1-MILE
POPULATION



14 MIN WALK TO
DOWNTOWN
GAINESVILLE



45,798
3-MILE
POPULATION

There are approximately nine multifamily communities surrounding **434 & 432 High Street W** placing a strong residential base within easy walking distance of the property. This nearby population supports consistent activity and visibility for any retail, restaurant, or office use. The businesses here are truly embedded in the rhythm of neighborhood life, benefiting from steady local engagement and foot traffic throughout the day. Additionally, the nearby **Highlands to Islands Trail** enhances accessibility and connectivity, drawing walkers, runners, and cyclists directly through Downtown Gainesville. The connecting path into downtown is designated as open container by the City of Gainesville.



WALKABLE +
VISIBLE

PRIME
LOCATION

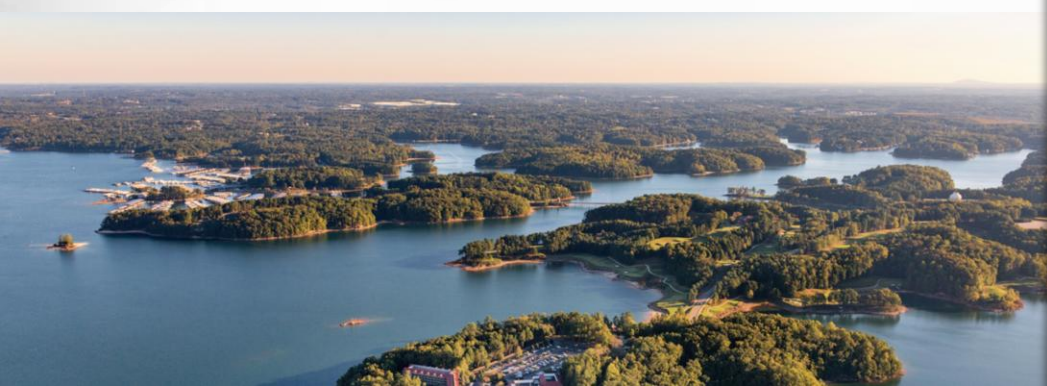


DOWNTOWN GAINESVILLE

Downtown Gainesville is the lively heart of the city, full of charm, character, and a strong sense of community. Set within the historic Commercial District, the area spans about 18 acres and features over 50 beautifully preserved buildings. Main and Washington Streets are lined with unique boutiques, cozy cafés, local art galleries, and popular spots for live music, rooftop drinks, and even old-school arcade fun. Landmarks like the Old Hall County Courthouse and the Smithgall Arts Center with its outdoor pavilion add culture and history to the mix. With regular festivals, a downtown trolley, and plenty of walkable streets, it's a vibrant place where locals and visitors love to gather.

LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.

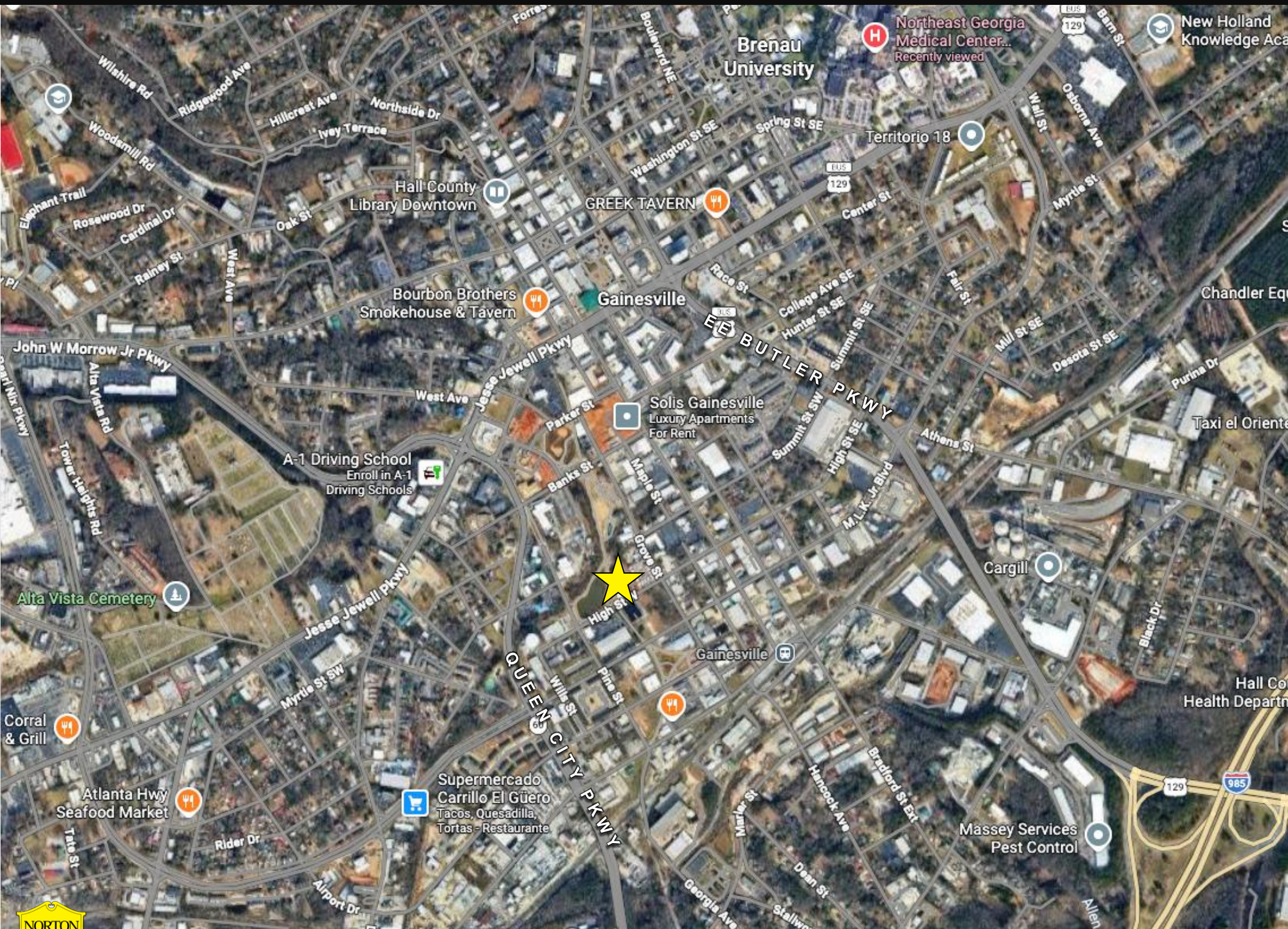


NORTHEAST GA MEDICAL CENTER

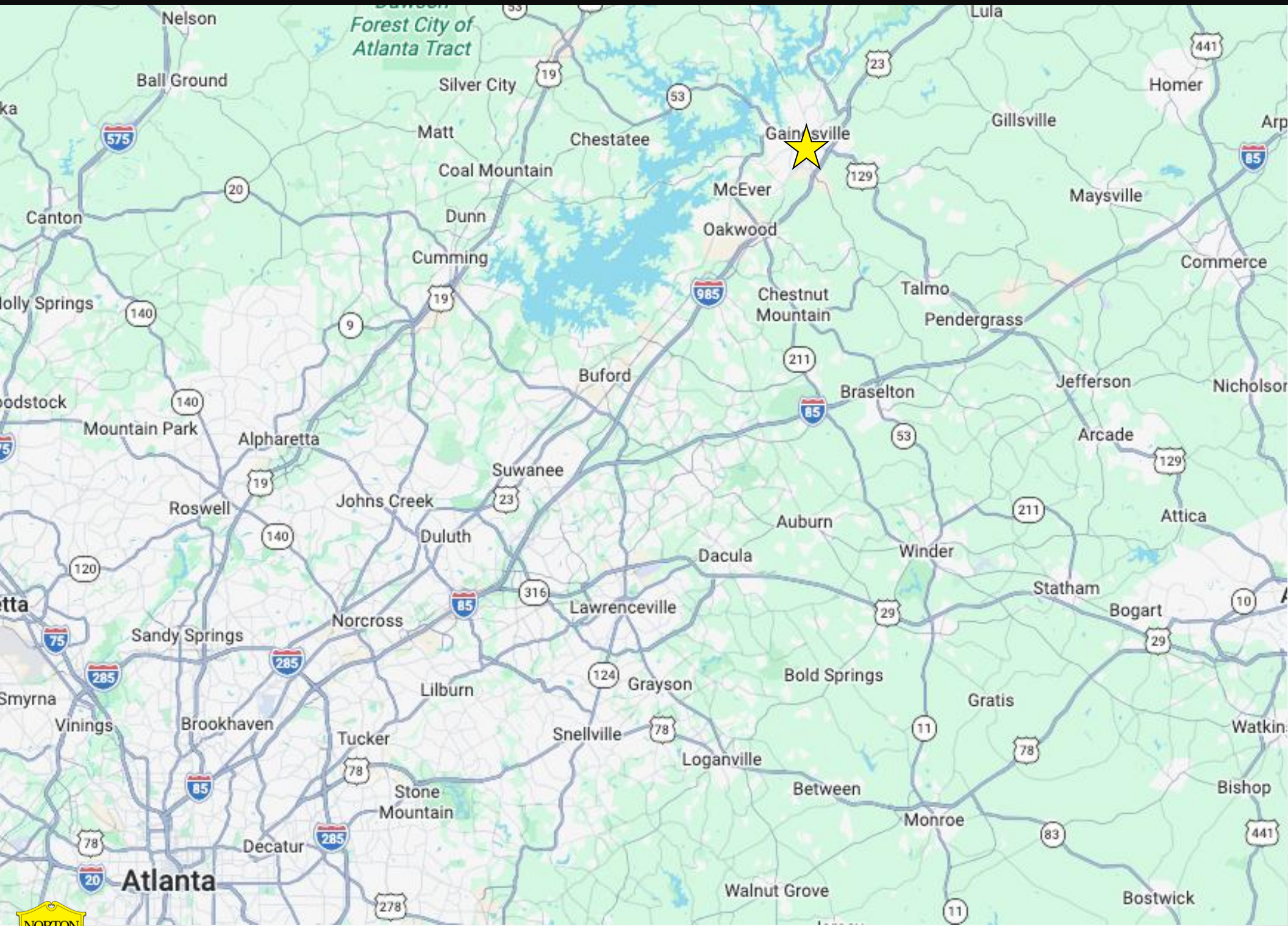
Northeast Georgia Medical Center is just minutes away and plays a big role in supporting the health of the community. As the main hospital in the Northeast Georgia Health System, it offers 653 beds and a wide range of advanced services—including a Level I Trauma Center, 28 operating rooms, and full emergency care. Families especially benefit from the Women & Children's Pavilion, which includes a Level III NICU and dedicated pediatric services. In 2025, NGMC opened its new 11-story Green Tower—a \$566 million expansion that added 96 inpatient beds (with future capacity for over 190), a rooftop helipad with direct access to surgical and cardiac care, and a modernized emergency department. It's a trusted resource for high-quality care, right around the corner.



LOCATION MAP



LOCATION MAP



Executive Summary

434 High St SW, Gainesville, Georgia, 30501



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,076	41,185	66,231
2020 Population	8,063	42,822	74,303
2025 Population	9,732	45,798	79,671
2030 Population	10,751	51,471	88,058
2010-2020 Annual Rate	-0.02%	0.39%	1.16%
2020-2025 Annual Rate	3.65%	1.29%	1.34%
2025-2030 Annual Rate	2.01%	2.36%	2.02%

Age	1 mile	3 miles	5 miles
2025 Median Age	27.7	31.3	33.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	22.8%	36.8%	43.0%
Black Alone	17.7%	14.3%	12.4%
American Indian Alone	3.1%	1.6%	1.4%
Asian Alone	0.9%	2.3%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	40.5%	30.1%	25.8%
Two or More Races	14.8%	14.9%	14.2%
Hispanic Origin	65.7%	52.3%	46.3%
Diversity Index	85.1	86.5	85.5

Households	1 mile	3 miles	5 miles
2010 Total Households	2,157	12,635	20,899
2020 Total Households	2,412	14,311	25,342
2025 Total Households	2,901	15,528	27,569
2030 Total Households	3,221	17,410	30,600
2010-2020 Annual Rate	1.12%	1.25%	1.95%
2020-2025 Annual Rate	3.58%	1.57%	1.62%
2025-2030 Annual Rate	2.11%	2.31%	2.11%
2025 Average Household Size	3.19	2.88	2.82
Wealth Index	31	60	77

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

Executive Summary | 434 High St SW, Gainesville, Georgia, 30501 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	24.6%	34.6%	32.1%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$43,638	\$60,570	\$67,943
2030 Median Household Income	\$52,961	\$68,677	\$78,032
2025-2030 Annual Rate	3.95%	2.54%	2.81%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$60,645	\$83,454	\$94,612
2030 Average Household Income	\$68,186	\$94,399	\$105,607

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$18,357	\$28,540	\$32,763
2030 Per Capita Income	\$20,692	\$32,260	\$36,714
2025-2030 Annual Rate	2.42%	2.48%	2.30%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	46.9	47.7	46.2

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	30.1	35.9	38.7

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	92	68	73
2010 Total Housing Units	2,535	14,584	24,002
2010 Owner Occupied Hus (%)	21.0%	38.4%	49.7%
2010 Renter Occupied Hus (%)	79.0%	61.6%	50.3%
2010 Vacant Housing Units (%)	14.9%	13.4%	12.9%
2020 Housing Units	2,641	15,782	27,681
2020 Owner Occupied HUs (%)	19.6%	36.8%	50.1%
2020 Renter Occupied HUs (%)	80.4%	63.3%	49.9%
Vacant Housing Units	8.1%	8.7%	8.5%
2025 Housing Units	3,456	17,232	30,286
Owner Occupied Housing Units	18.5%	38.7%	52.3%
Renter Occupied Housing Units	81.5%	61.3%	47.8%
Vacant Housing Units	16.1%	9.9%	9.0%
2030 Total Housing Units	3,783	19,372	33,722
2030 Owner Occupied Housing Units	602	7,433	16,620
2030 Renter Occupied Housing Units	2,619	9,976	13,980
2030 Vacant Housing Units	562	1,962	3,122

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

