



CANDLER

REAL ESTATE

517B Green Street | Gainesville, GA 30501
Office Space For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Office Space For Lease

517B Green Street, Gainesville, GA 30501



Property Description

Professional standalone office suite offering approximately 587 square feet located just off Green Street in Gainesville, GA. This private office space is ideal for professional services, counseling, consulting, administrative offices, and other small business uses.

Property Highlights

- 587 Total square feet
- Three dedicated parking spaces
- Reception area
- Large office suite with side deck
- One restroom

Offering Summary

Lease Rate:	\$1,200 per month (Gross)
Available SF:	587 SF
Zoning:	R-O

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,005	14,164	24,847
Total Population	7,479	42,170	74,872
Average HH Income	\$87,546	\$80,676	\$92,976

Presented By:

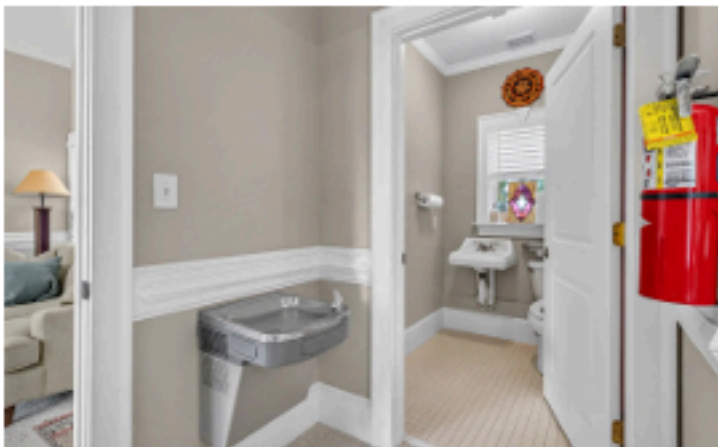
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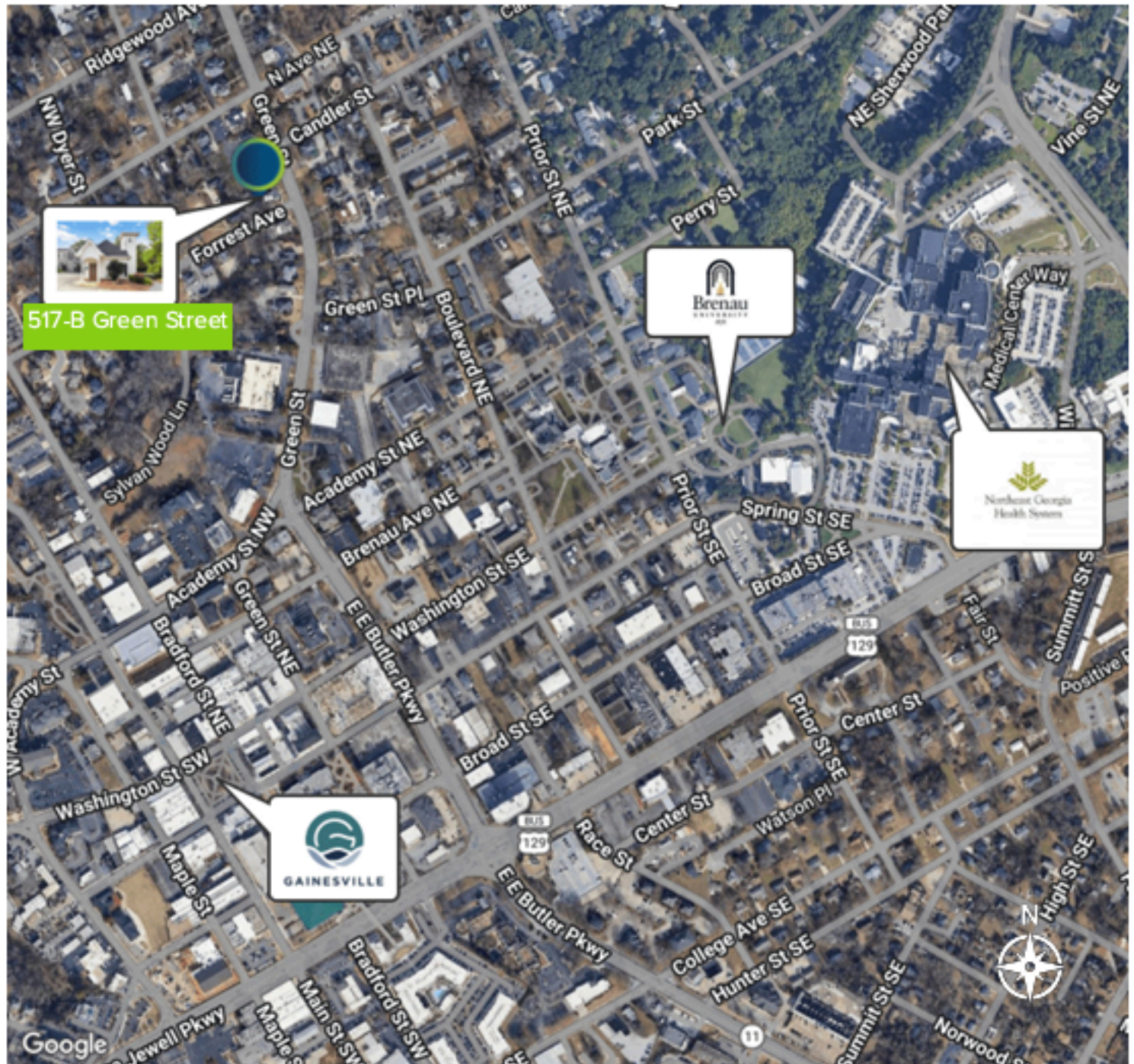
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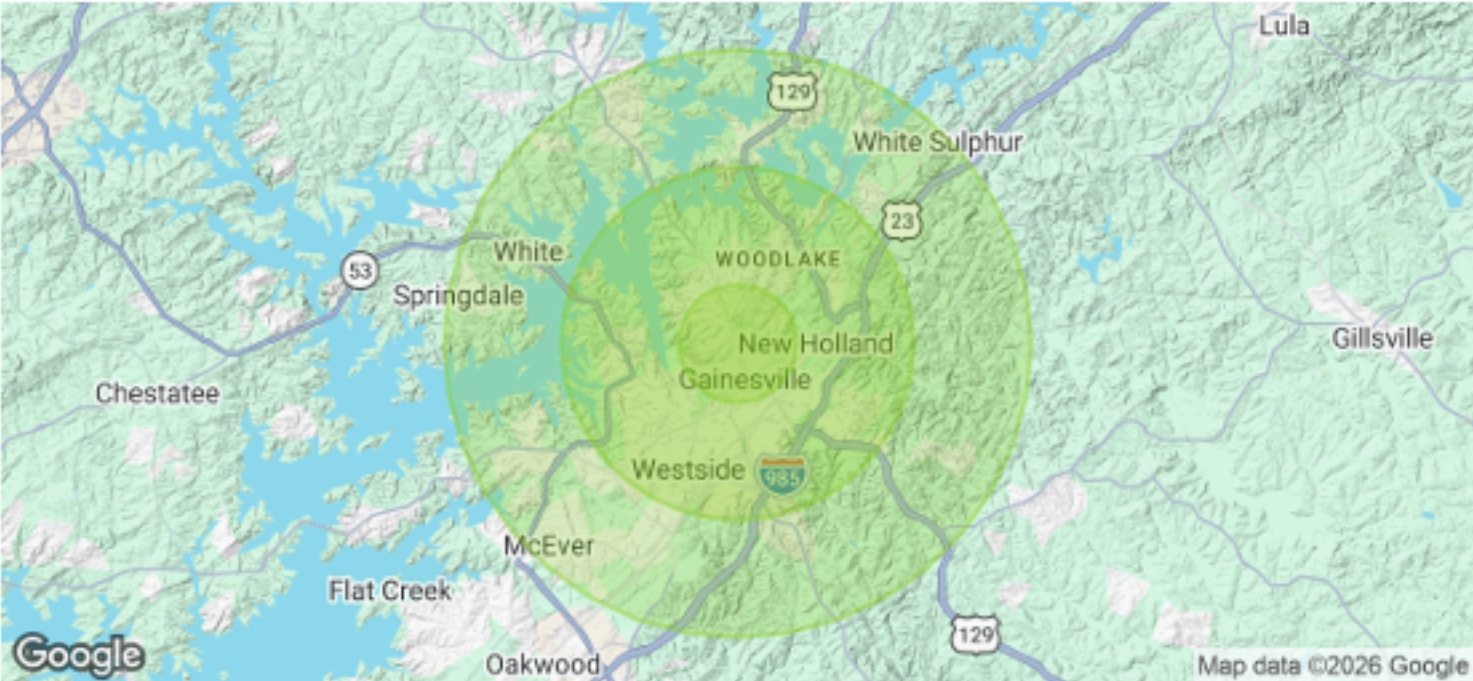
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,479	42,170	74,872
Average Age	32.2	33.4	36.4
Average Age (Male)	33.5	33.0	35.9
Average Age (Female)	30.8	33.9	37.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,005	14,164	24,847
# of Persons per HH	2.5	3.0	3.0
Average HH Income	\$87,546	\$80,676	\$92,976
Average House Value	\$293,672	\$292,655	\$338,303

2023 American Community Survey (ACS)

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