

FREE STANDING BUILDING ON .91 ACRES FOR SALE & LEASE

HALL COUNTY

1790 Browns Bridge Road, Gainesville, GA 30501



OFFERING SUMMARY

SALE PRICE:	\$675,000
LEASE RATE:	\$6,700.00 per month (NNN)
LOT SIZE:	0.91 Acres
BUILDING SIZE:	12,500 SF

PROPERTY HIGHLIGHTS

- 12,500+/- sq. ft. retail/warehouse building
- Just under one acre
- Corner lot with frontage on Hwy 369
- Primary corridor through City of Gainesville
- Good visibility with pylon sign on site
- 2019 Traffic Counts - 28,300 cars per day
- Ground level and dock high loading



KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FREE STANDING BUILDING ON .91 ACRES FOR SALE & LEASE

HALL COUNTY

1790 Browns Bridge Road, Gainesville, GA 30501



KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FREE STANDING BUILDING ON .91 ACRES FOR SALE & LEASE

HALL COUNTY

1790 Browns Bridge Road, Gainesville, GA 30501



KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

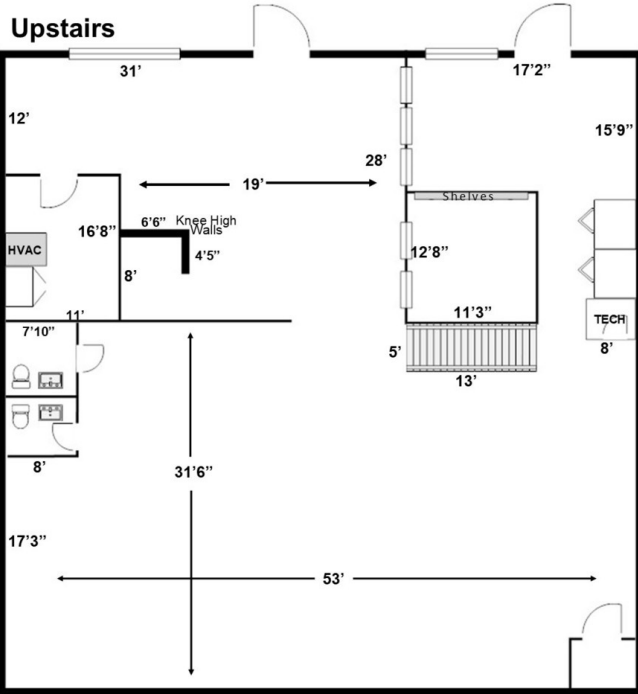
J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

HALL COUNTY

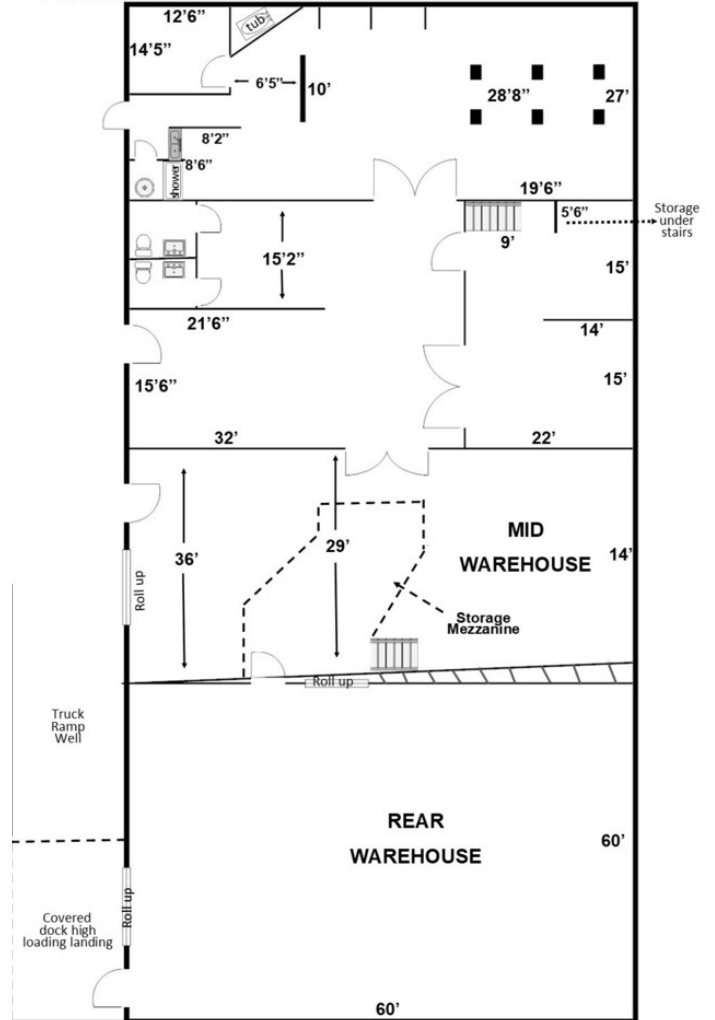
1790 Browns Bridge Road, Gainesville, GA 30501



Dimensions are estimated and not warranted.

Not to scale.

Downstairs



Dimensions are estimated and not warranted.

Not to scale.

KW COMMERCIAL
 770.205.2600
 540 Lake Center Parkway, Ste 201
 Cumming, GA 30040

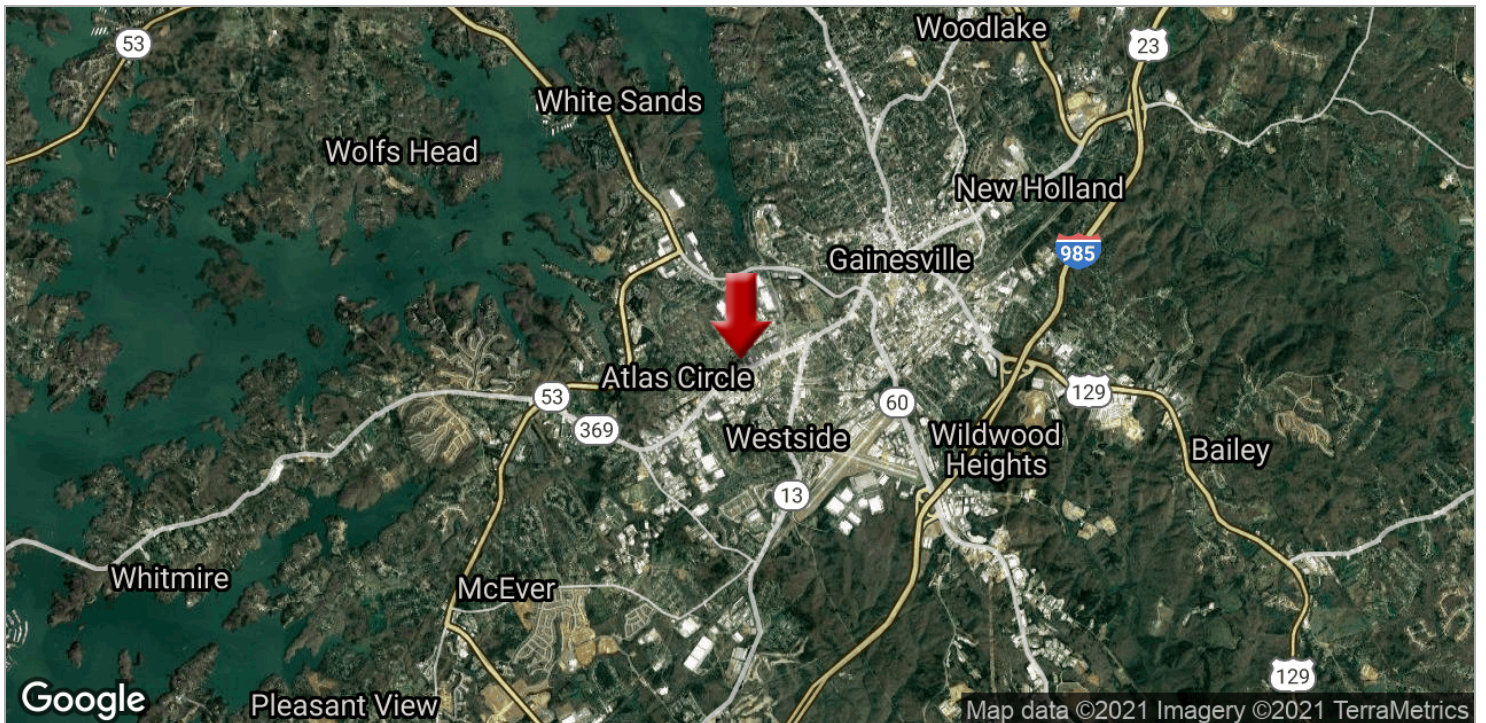
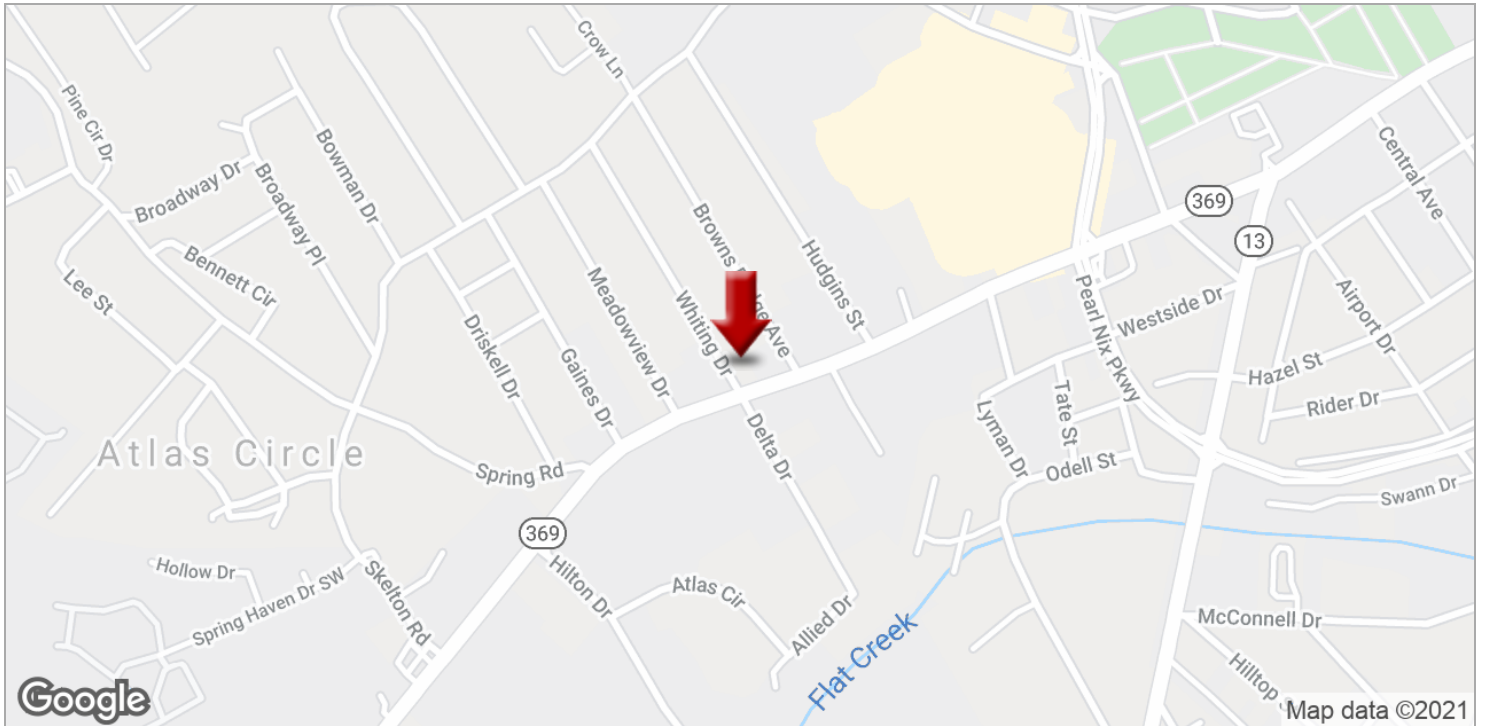
J B BADER
 O: 770.205.2600
 C: 678.858.4582
 jbbader@kwcommercial.com
 GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FREE STANDING BUILDING ON .91 ACRES FOR SALE & LEASE

HALL COUNTY

1790 Browns Bridge Road, Gainesville, GA 30501



KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

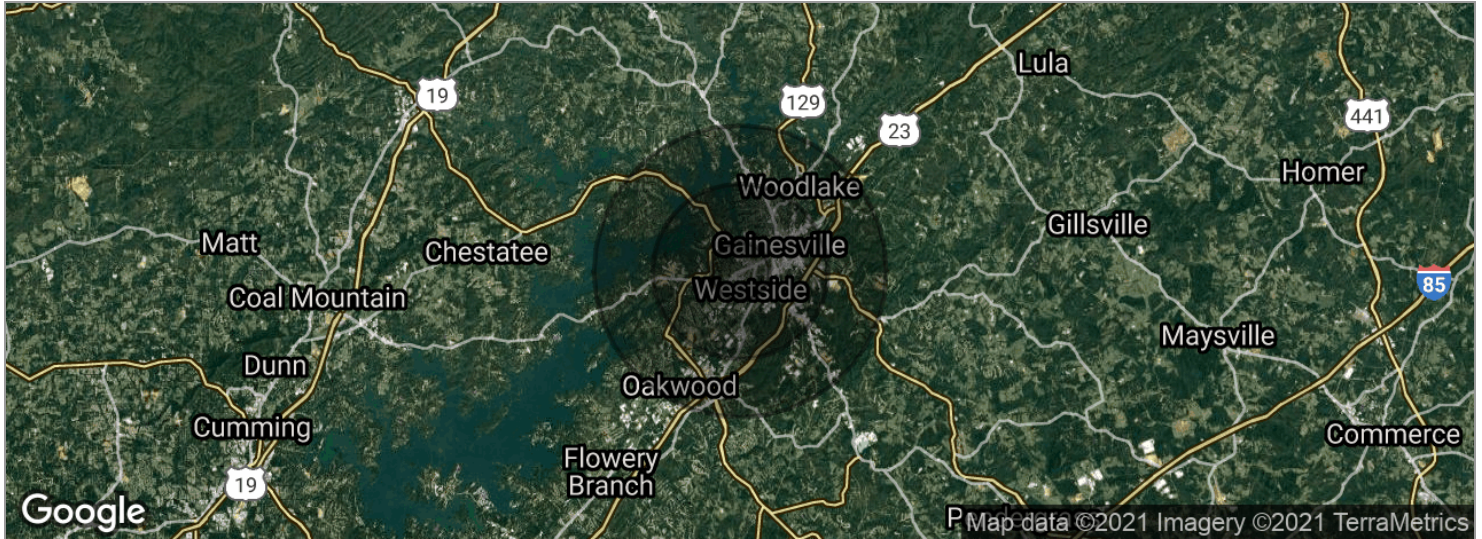
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FREE STANDING BUILDING ON .91 ACRES FOR SALE & LEASE

HALL COUNTY

1790 Browns Bridge Road, Gainesville, GA 30501



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,446	37,548	68,108
Median age	24.7	28.7	31.1
Median age (male)	25.7	27.7	30.1
Median age (Female)	22.6	29.0	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,550	12,363	22,733
# of persons per HH	3.3	3.0	3.0
Average HH income	\$40,457	\$52,643	\$58,261
Average house value	\$176,186	\$245,075	\$247,804
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	74.7%	52.8%	41.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	69.9%	73.6%	75.4%
Black	8.5%	10.4%	10.2%
Asian	2.3%	2.0%	2.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	17.9%	12.3%	9.8%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com