

# KROGER OUTPARCEL

1948 Jesse Jewell Pkwy, Gainesville, GA 30501

## EXECUTIVE SUMMARY

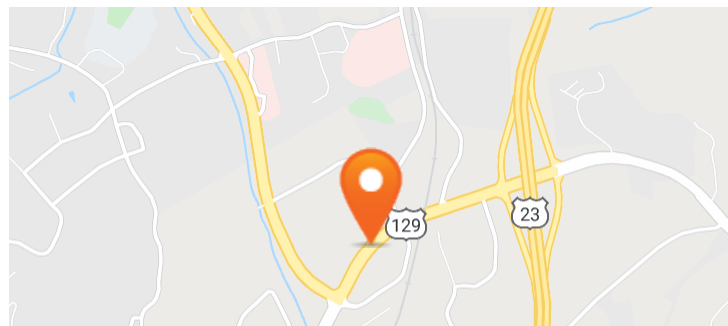


## LOCATION OVERVIEW

Multi Tenant Building located in the heart of Gainesville's Retail Corridor

## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	27,455	60,759	98,300
Daytime Population	53,159	88,319	117,567
Average Household Income (\$)	75,470	75,862	79,352



## EXCLUSIVE AGENT(S)

JILL MCCURRY • jill.mccurry@tscg.com • 770.955.2434

## PROPERTY HIGHLIGHTS

- Join Starbucks & Tropical Smoothie Cafe--3,720 SF & 1,400 SF Available
- Multi tenant building on ± 1.6 acres across From Largest Kroger in Southeast
- Delivery 2nd quarter 2021
- See DRONE VIDEO on Website
- Close Proximity to: \$100 Million Lanier Tech Campus (5,000 Students); NE Georgia Regional Medical Center (8,200 Employees); Downtown Gainesville Governmental Offices & New Inland Port with Direct RR to Savannah Port
- GA DOT Traffic Counts: Jesse Jewell Pkwy - 33,000+ AADT
- Fastest Growing Sector of Gainesville



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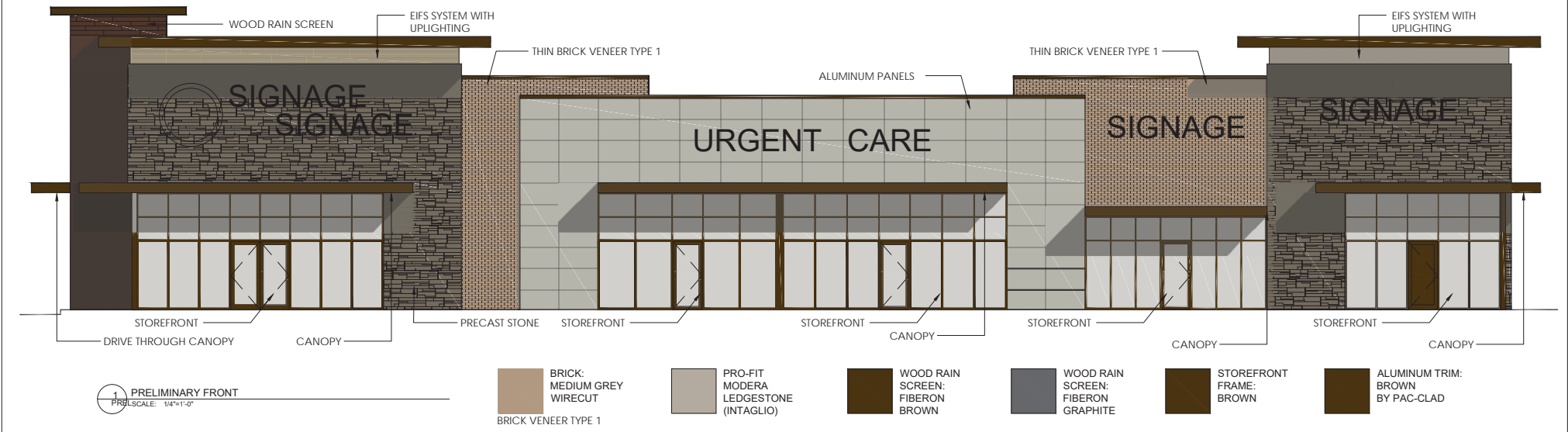
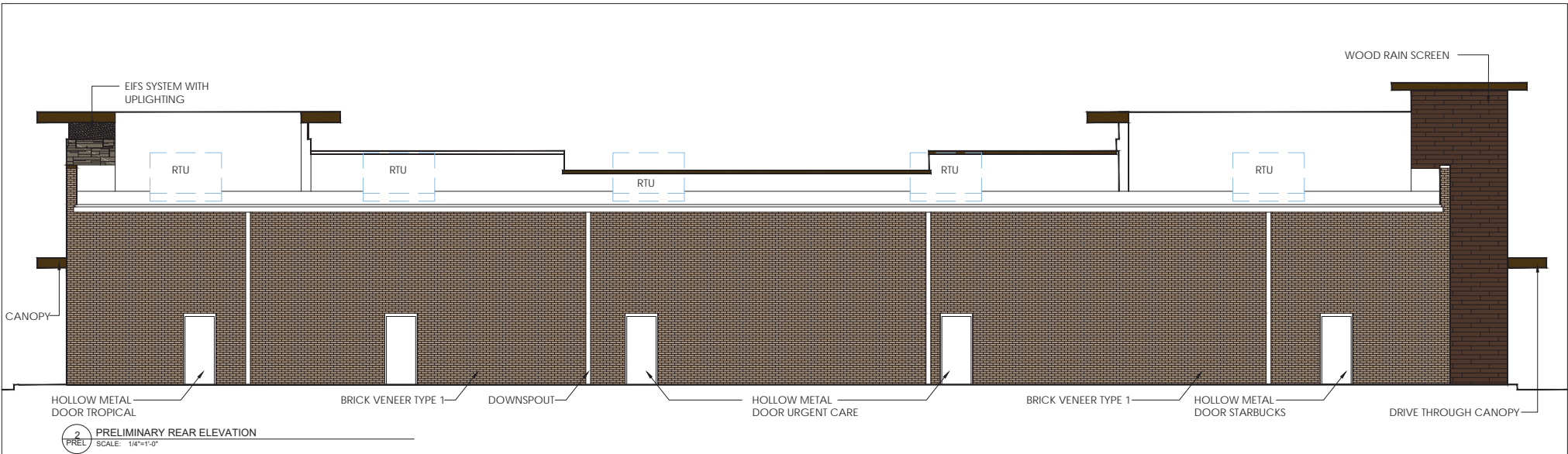
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## ADDITIONAL PHOTOS



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PRELIMINARY - NOT FOR CONSTRUCTION



NEW HOLLAND PLAZA PRELIMINARY ELEVATIONS

M. TIMS & ASSOCIATES ARCHITECTS

135 Ardsley Run  
Canton, Georgia 30115  
C: 678.896.7314  
Mickey@MTims-Architects.com

FOR:  
TAURUS DEVELOPMENT, LLC  
ROCK BAKER,  
727 LINDSAY-BAKER COURT  
GAINESVILLE, GA 30506

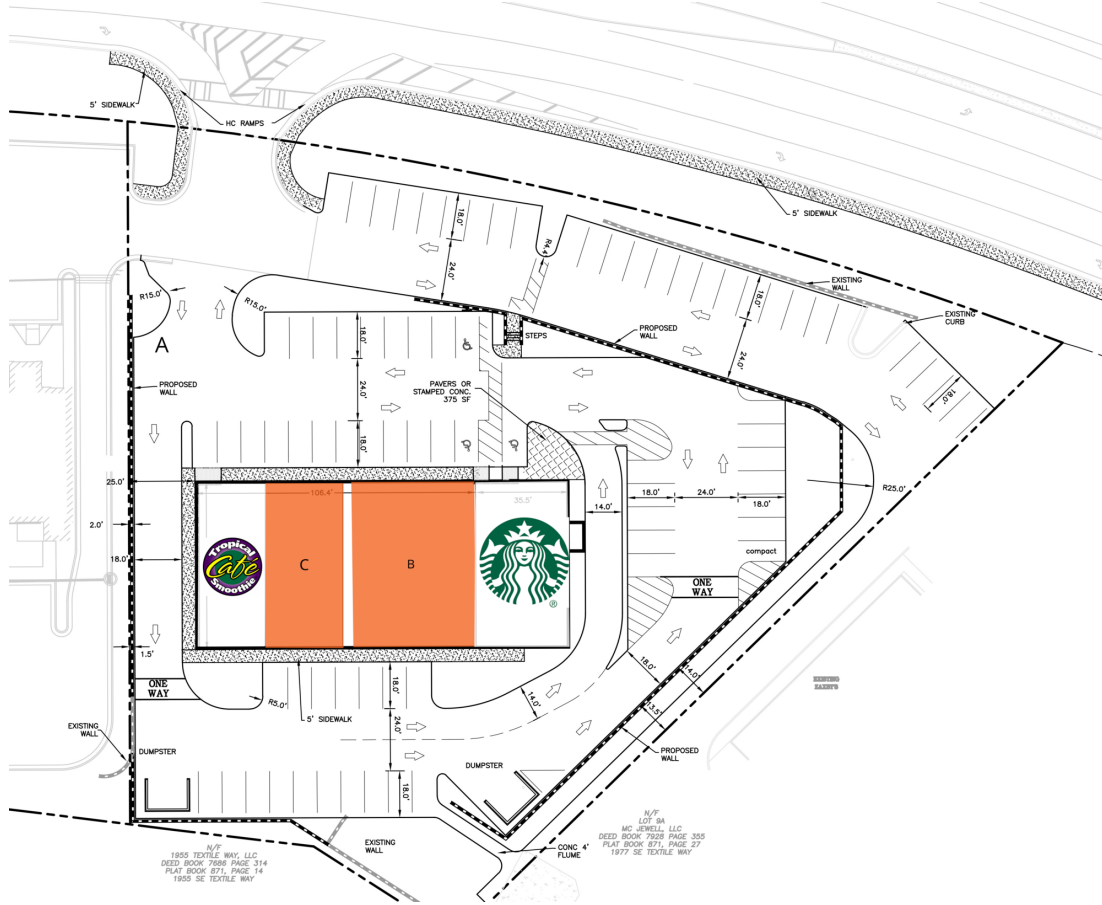
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PRELIMINARY ELEVATIONS  
DATE: 1/29/2020  
DRAWN BY: MAT  
CHECKED BY:



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Starbucks	2,300 SF
B	Available	3,720 SF
C	Available	1,400 SF
D	Tropical Smoothie Cafe	1,430 SF

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