

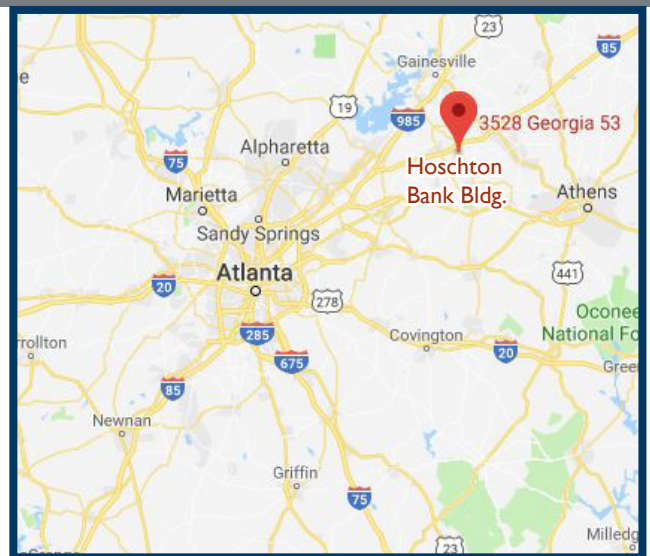
HOSCHTON BANK BUILDING

3528 HIGHWAY 53, HOSCHTON, GA 30548



PROPERTY DETAILS

- 3,285 SF former bank building with attractive EIFS stucco exterior located off of I-85 in Jackson County within 3 miles of an industrial hub (includes Amazon)
- Jackson County is one of the 10 fastest growing counties in the USA with exponential residential growth for the last 20 years while still retaining small town charm
- 2,700 single-family home master-planned development "Twin Lakes" (phase I) is now being built and will share a signalized entrance with subject property; Twin Lakes features lakefront resort style amenities
- Prominent monument signage and excellent visibility on Highway 53, the main artery through Hoschton
- Ample parking of 22 spaces, with landscaping and irrigation system on this 1.24 acre property
- Almost 28,000 people live within 5 miles, with an affluent average household income of \$91,335



BRAND
Real Estate Services

BrandProperties.com
770.476.4801

A DCH Property

HOSCHTON BANK BUILDING

3528 HIGHWAY 53, HOSCHTON, GA 30548



TRAFFIC COUNTS

Highway 53 in town 12,300 VPD
Highway 53 near bank 8,540 VPD

DEMOGRAPHICS - 2019 CoStar

	1 mile	3 miles	5 miles
Population	NA	11,503	27,892
Daytime Pop.	1,029	3,421	7,269
Income	NA	\$90,921	\$91,335

GPS COORDINATES

Lat. 34.0900261 Long. -83.7713011



Lisa M. Graham

Senior Leasing Representative

lgraham@BrandProperties.com

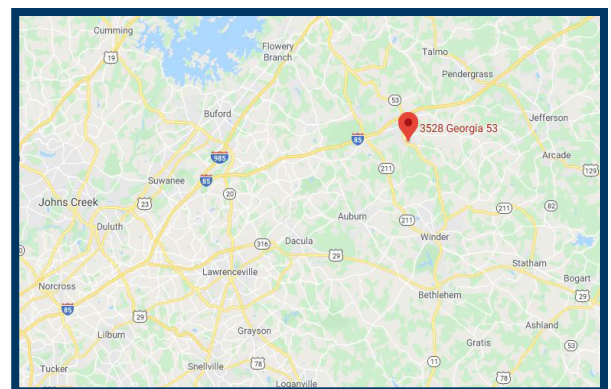
770.497.6488 Direct | 678.469.4504 Mobile

Rebecca Waters, CLS, CSM, CPM

Executive Vice President, Leasing

rwaters@BrandProperties.com

770.497.6464 Direct | 404.274.6777 Mobile



BRAND Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801