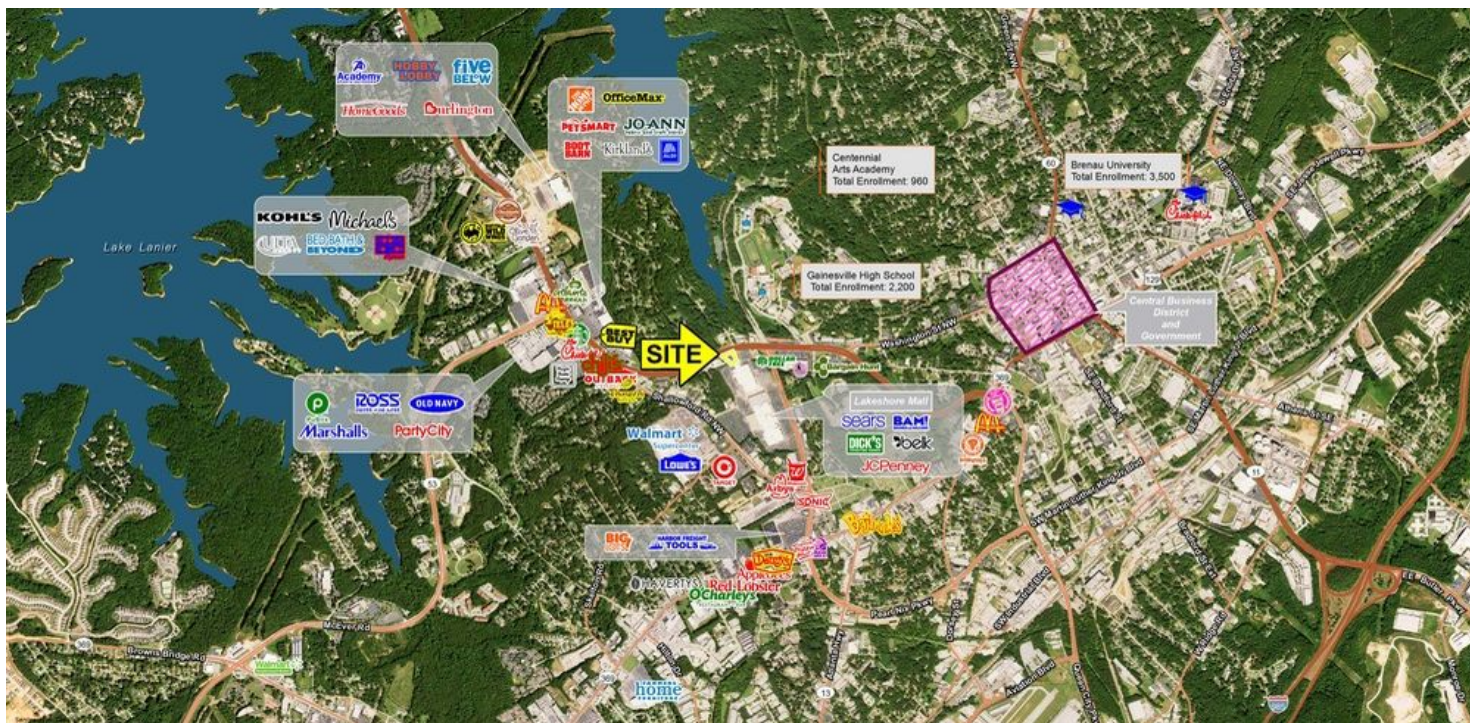


1 ACRE MALL OUTPARCEL

150 Pearl Nix Parkway, Gainesville, GA 30501

EXECUTIVE SUMMARY



TRAFFIC DATA

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Dawsonville Hwy	Lakeshore Drive	37,500
Shallowford Rd	Plaza Drive	14,100
Pearl Nix Parkway	Dawsonville Hwy	8,680

PROPERTY HIGHLIGHTS

- Available: +/- 1 acre parcel
- Parcel is in the heart of major restaurant & retail corridor
- The January 2018 Milken Institute Report ranked Gainesville-Hall County #3 Best Performing Small Metro Area in Georgia
- See page 2 for sample list of restaurants



DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	44,910	72,645	113,592
Daytime Population	48,436	61,756	71,689
Average HH Income (\$)	58,588	64,434	67,671

EXCLUSIVE AGENT(S)

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

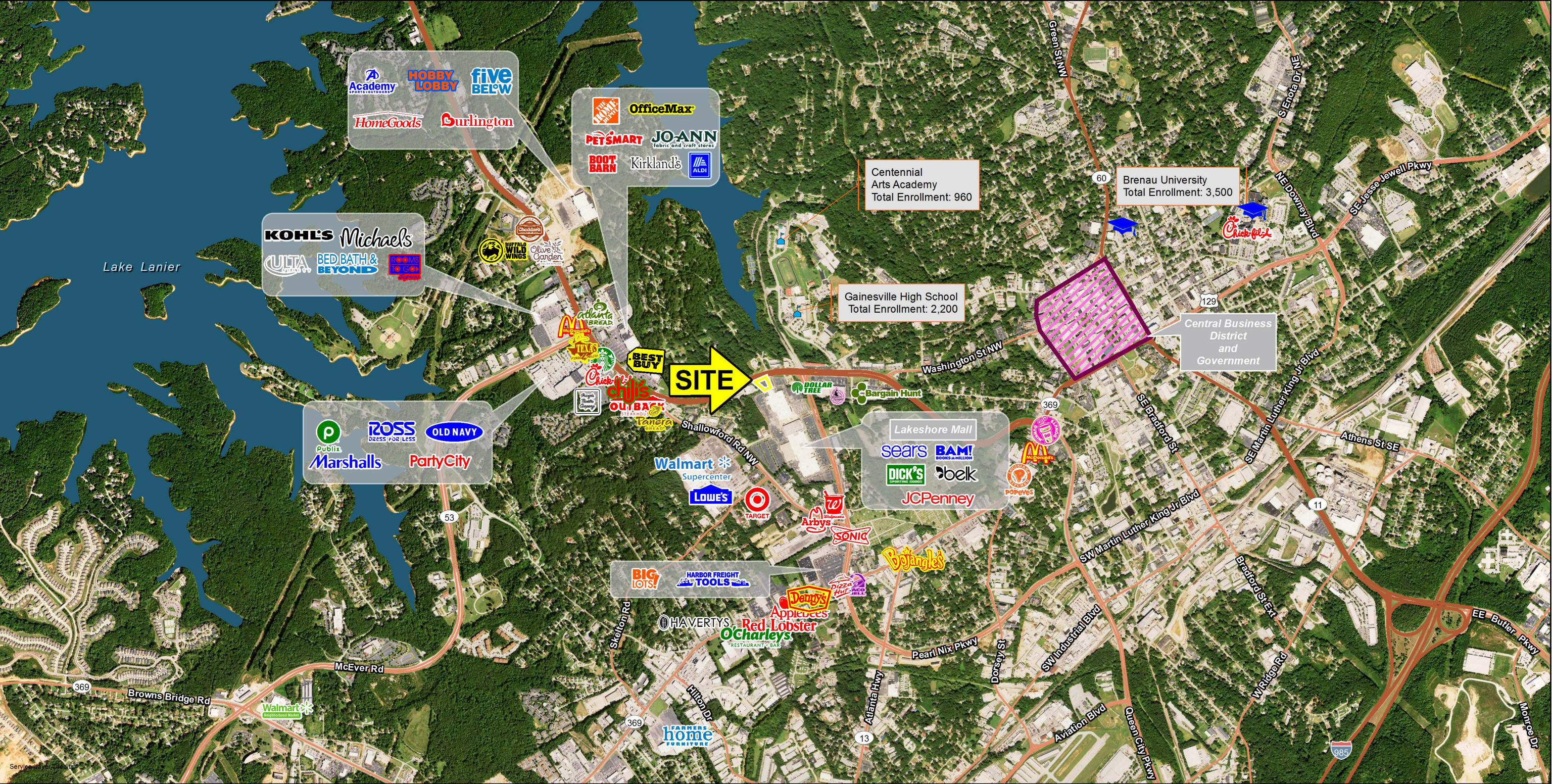
1 ACRE MALL OUTPARCEL

150 Pearl Nix Parkway, Gainesville GA 30510 | Hall

SAMPLE LIST OF AREA RESTAURANTS

APPLEBEE'S
ATLANTA BREAD
BOJANGLES
BUFFALO WILD WINGS
BURGER KING
CAPTAIN D'S
CHEDDAR'S
CHICK FIL A
CHICKEN SALAD CHICK
CHILI'S
CHIPOTLE
DAIRY QUEEN
DENNY'S
DUNKIN DONUTS
EL SOMBRERO'S
FIREHOUSE SUBS
FIVE GUYS
INDIAN CUISINE
JERSEY MIKE'S
KIKU HIBACHI/SUSHI
KRYSTAL
LONGHORN STEAKHOUSE

MAGGIDO'S
MARCO'S PIZZA
MCDONALD'S
MELLOW MUSHROOM
MOE'S
O'CHARLEY'S
OLIVE GARDEN
OUTBACK
PANERA BREAD
PIZZA HUT
POPEYES
RED LOBSTER
SONIC
STARBUCKS
SUBWAY
TACO BELL
TEXAS ROADHOUSE
WAFFLE HOUSE
WENDY'S
WILD WING CAFÉ
WINGSTOP
ZAXBY'S



Academy
HOBBY LOBBY
five BELOW
HomeGoods
Burlington

OfficeMax
PETS MART
JO-ANN
fabric and craft stores
BOOT BARN
Kirkland's
ALDI

KOHL'S Michaels
ULTA
BED BATH & BEYOND
SUNNY BREAD

Centennial Arts Academy
Total Enrollment: 960

Brenau University
Total Enrollment: 3,500

Gainesville High School
Total Enrollment: 2,200

Central Business District and Government

Publix
ROSS
DRESS FOR LESS
OLD NAVY
Marshalls
PartyCity

Lakeshore Mall
sears
BAM!
BOOKS-A-MILLION
DICK'S
SPORTING GOODS
belk
JCPenney

BIG LOTS!
HARBOR FREIGHT TOOLS

HAVERTY'S
Dangy's
Appiee's
Red Lobster
OCharleys
RESTAURANT & BAR

FARMERS HOME FURNITURE

SITE

Lake Lanier

369 Browns Bridge Rd

McEver Rd

53

369

13

369

11

985

60

129

Green St NW

S Enota Dr NE

SE Jesse Jewell Pkwy

NE Downey Blvd

Washington St NW

Shallowford Rd NW

SE Bradford St

Athens St SE

SE Martin Luther King Jr Blvd

SW Martin Luther King Jr Blvd

Bradford St East

EE Butler Pkwy

Monroe Dr

Pearl Nix Pkwy

Dorsey St

SW Industrial Blvd

Aviation Blvd

Queen City Pkwy

W Ridge Rd

Skelton Rd

Hilicon Dr

Atlanta Hwy



sears

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

JCPenney

Lakeshore Mall

Walmart 
Supercenter

LOWE'S



belk
MODERN. SOUTHERN. STYLE.