

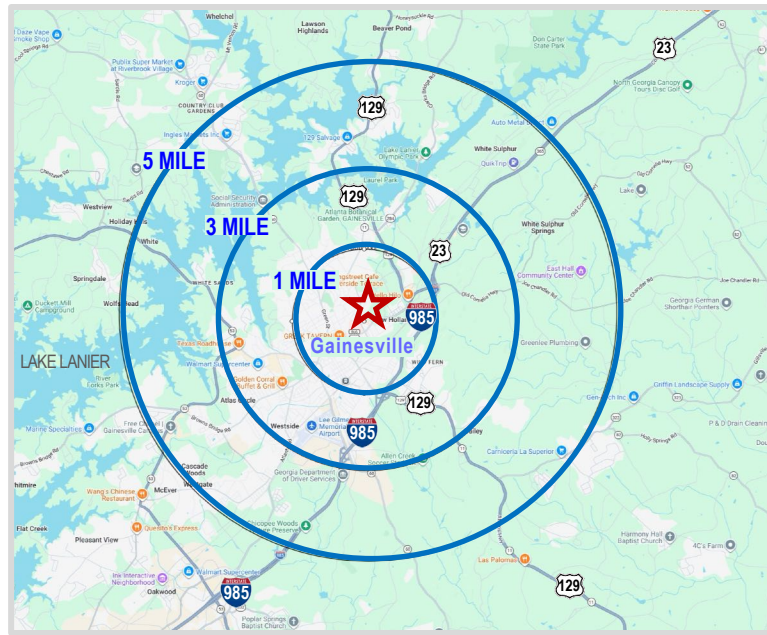


**PROFILE**

- 3,564 SF building with three suites ideal for office, retail or studio use and one storage unit
- Two access points into the property
- Ample parking
- Current Availability:
  - Suite A1** - 320 SF Storage unit
  - Suite C** - 810 SF - Tour online [HERE](#)
  - Suite B** - 1,696 SF - Potential Availability 9-1-26 and could be combined with Suite C. Photos available upon request.

**LOCATION**

- Excellent location just 1/3 of mile to the historic square in Gainesville’s Revitalized Downtown District
- Gainesville was named by HGTV in 2025 as one of the top “up and coming towns in the US” and Southern Living named it along with Alpharetta as two of the best Georgia “cities on the rise”
- Less than 1 mile to Interstate 985 with traffic counts of 69,000 VPD and one block (1/10 of a mile) to heavily traveled E.E. Butler Parkway (Route 129) with traffic counts of 36,400 VPD



| DEMOGRAPHICS            | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| Total Population (2026) | 9,282    | 43,907   | 76,079   |
| Households              | 2,870    | 14,689   | 26,052   |
| Average HH Income       | \$59,356 | \$83,871 | \$94,277 |

## GAINESVILLE REVITALIZATION PROJECT

[Explore Downtown Gainesville on this interactive Map](#)

Gainesville, Georgia, is experiencing a development boom, driven by over \$350 million in downtown private investment, industrial expansion, and population growth. It was named "Downtown of the Year" at the 2025 Georgia Downtown Conference, the highest recognition given by the Georgia Downtown Association. And a \$400 million dollar residential/retail project is slated to begin in late 2026.

**Food & Drink**

- Alpha Gyro Grill
- Archie's, at Peyton's Pie Company
- Atlas Pizza
- Avocados Restaurant
- ... 50 more

**Shopping**

- All Sports Uniforms
- ATL Addictions (closed 2025)
- Avaloo Hemp Shop
- Beautiful Mess | Permanent Jewelry
- ... 35 more

**Arts and Culture**

- Art Colony Georgia
- Dave Simpson Photography
- Elevate Performing Arts Center
- Enemies of the Average
- ... 15 more

**Services**

- Arte Tattoo Studios
- Avita Community Partners - Youth St
- Bloom Enterprises of Georgia, Inc.
- El Barbero Barber Shop
- ... 36 more

**Attractions**

- 9/11 Monument
- Allen Creek Soccer Stadium
- Alta Vista Cemetery & Walking Tour
- Atlanta Botanical Garden, GAINESVILLE
- ... 42 more

**Government**

- City of Gainesville Visitor Center
- City of Gainesville Administration Building
- City of Gainesville Community and Economi...
- Department of Water Resources Administrat...
- ... 12 more

**Highlands to Islands**

- Highlands to Islands Trailhead
- Highlands to Islands Trailhead
- Rock Creek Greenway
- Historic Downtown Square
- Midland Greenway

**Event Spaces**

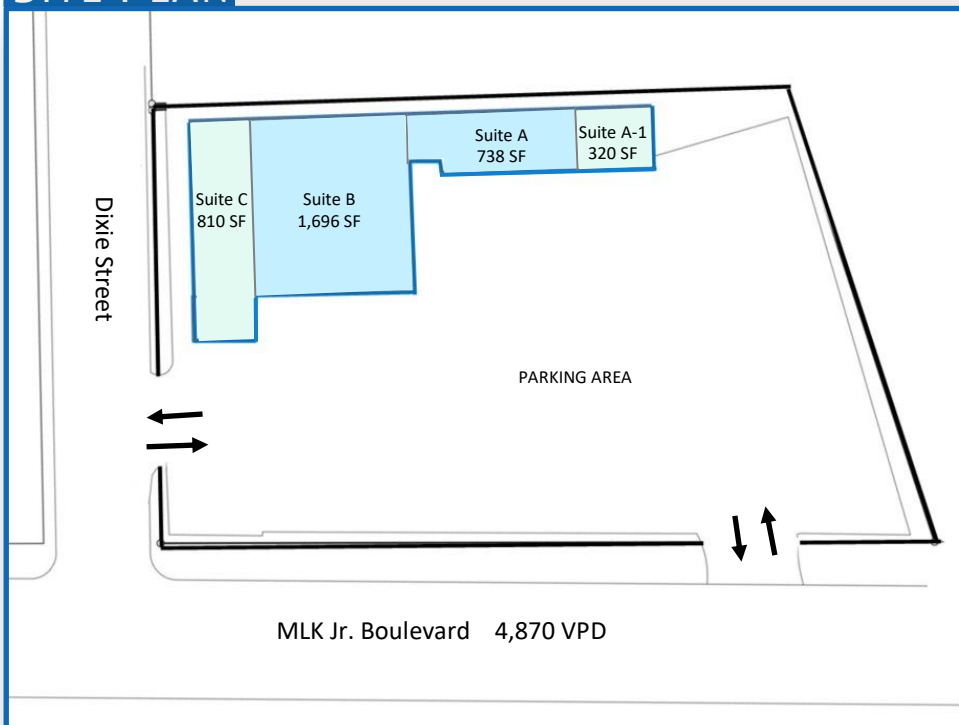
- Grove Street Station
- The Chair Factory
- The Vault

**Residences**

- Gainesville Renaissance Residences
- Jackson Building
- Solis Gainesville Apartments
- The Everly Apartments
- The Midland Gainesville | Luxury Apar...
- The National
- Liberty Midland

[Click on map to view online](#)

## SITE PLAN



| SUITE | TENANT              | SF    |
|-------|---------------------|-------|
| A-1   | AVAILABLE (STORAGE) | 320   |
| A     | ROYAL T'STYLEZ      | 738   |
| B     | CHURCH *            | 1,696 |
| C     | AVAILABLE           | 810   |

\* Suite B has potential availability beginning in September 2026 and could be combined with Suite C for a total of 2,506 SF. Photos available on request.

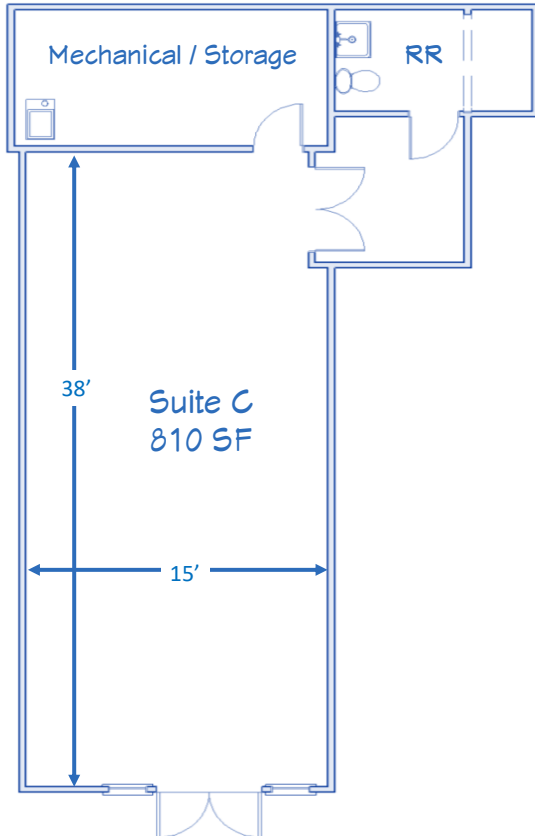
## SUITE C - AVAILABLE

810 SF - Office | Retail | Studio

- Could be combined with Suite B for a total of 2,506 SF
- Photos of Suite B available upon request

### FLOOR PLAN

[Tour Online](#)



Dimensions are approximate and for presentation purposes only



**SUITE A-1 - AVAILABLE**

320 SF STORAGE UNIT

- Electricity Available
- 2 Roll Up Garage Doors

