



RETAIL | OFFICE | STUDIO USE

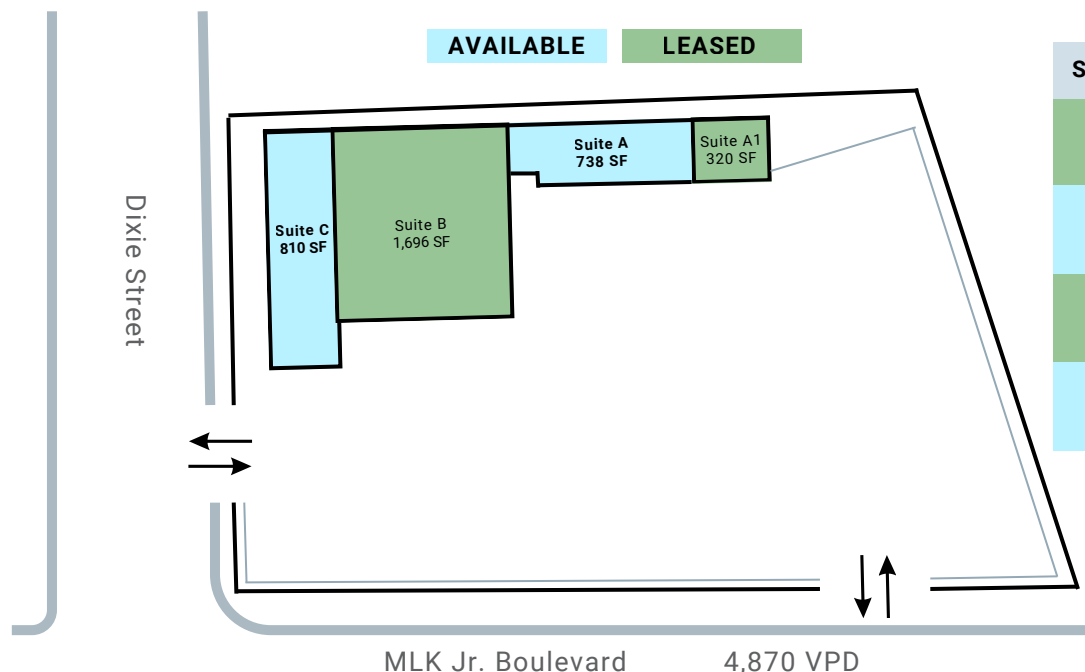
LOCATION

- 3,564 SF building with two suites ideal for office, retail or studio use
- Two access points into the property
- Ample parking
- Current Availability:
 - **Suite A** - 738 SF
 - **Suite C** - 810 SF - [Virtual Tour](#) (Available on October 1, 2026)

PROFILE

- 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

SITE PLAN

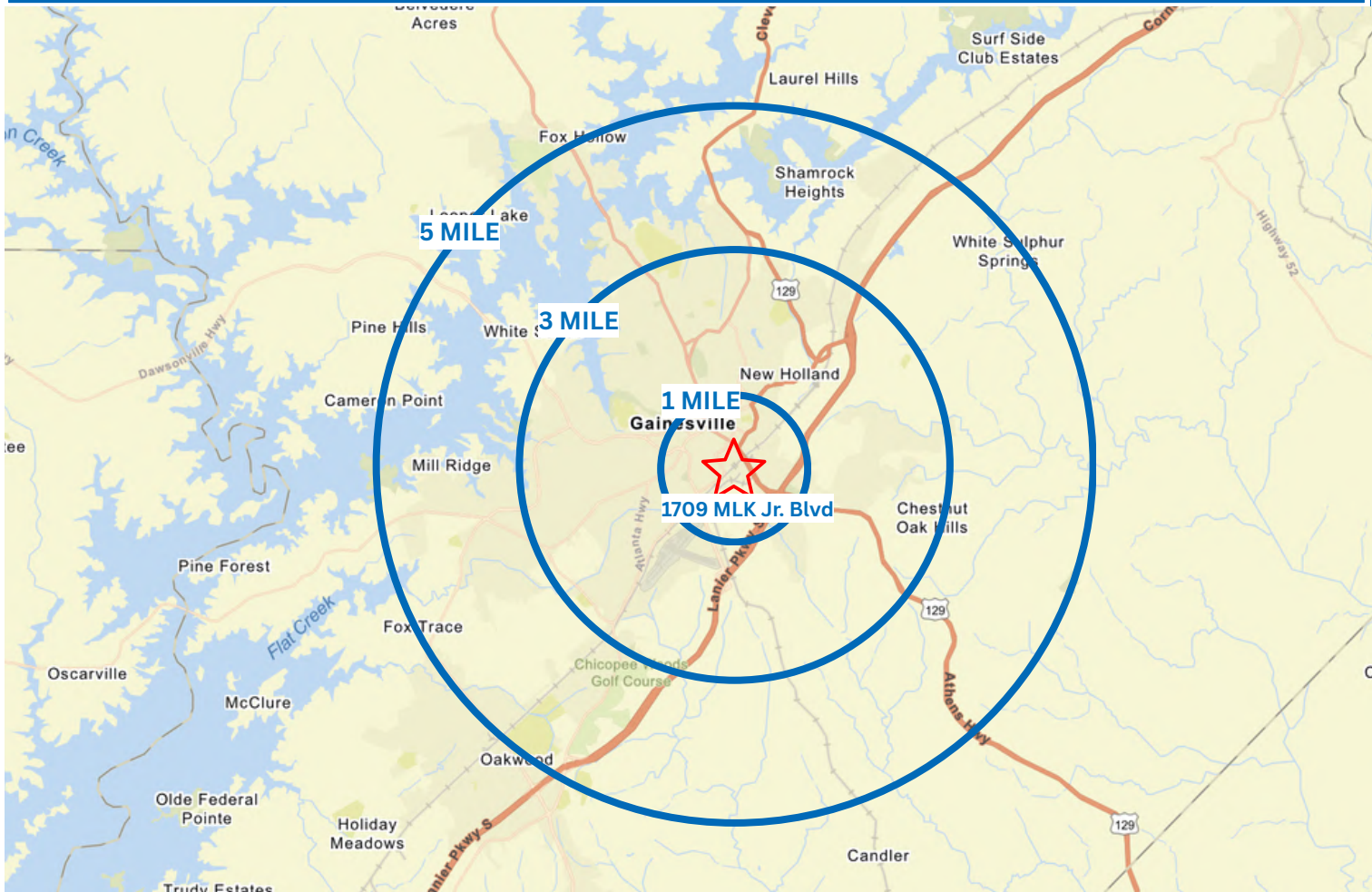


SUITE	TENANT	SF
A1	SSC Mobile Wash, LLC	320 SF
A	AVAILABLE	738 SF
B	True Grit Personal Training, LLC	1,696 SF
C	AVAILABLE	320 SF





DEMOGRAPHICS



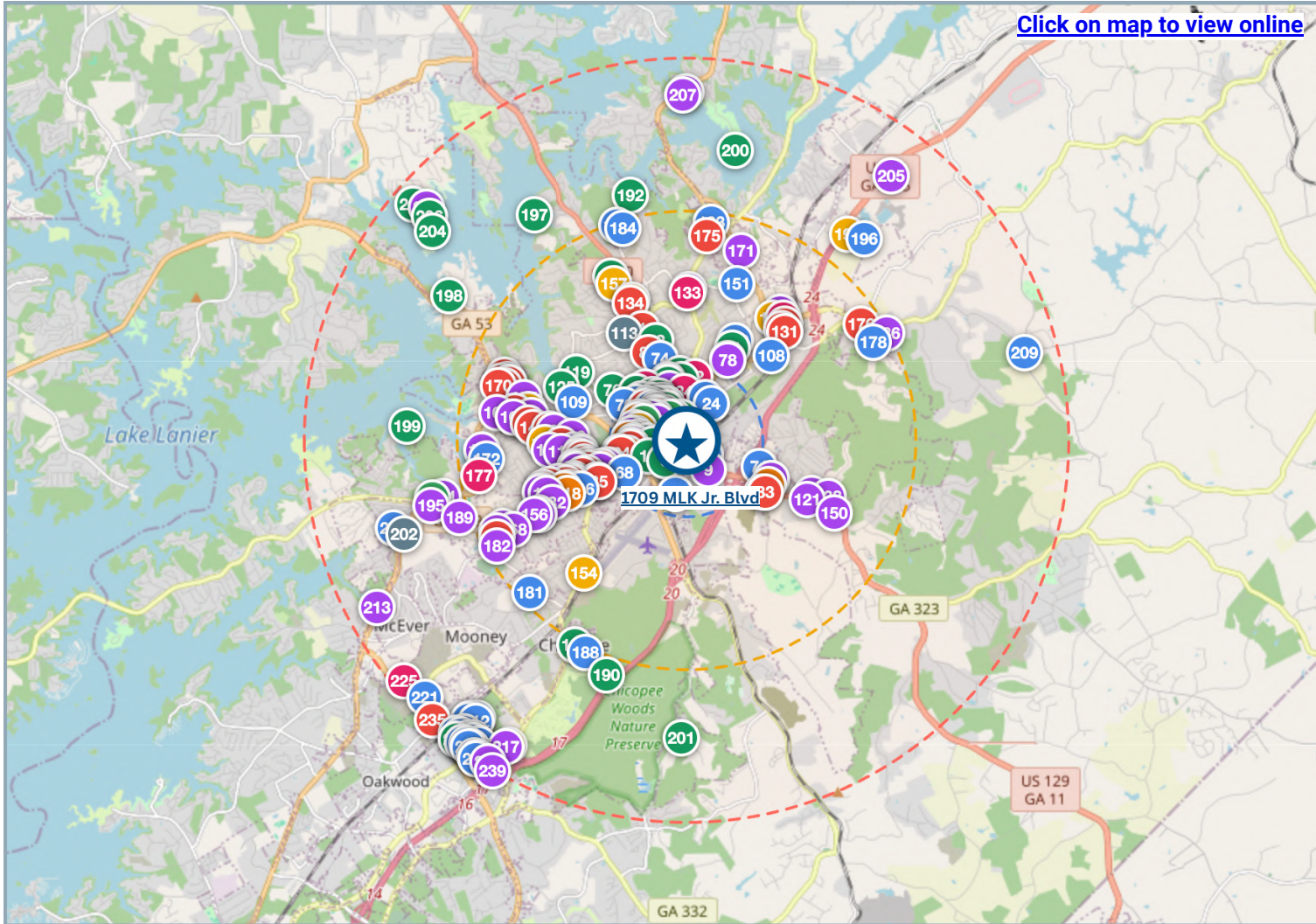
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,306	46,206	79,323
HOUSEHOLDS	3,162	15,456	27,143
AVERAGE HH INCOME	\$68,570	\$92,721	\$101,218





AREA 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.



NEARBY PLACES

[Explore Gainesville in this interactive map](#)

Food & Drink 54

Shopping 64

Groceries 11

Hotels 10

Banks 8

Healthcare 9

Parks & Recreation 29

Schools 47

Government 7



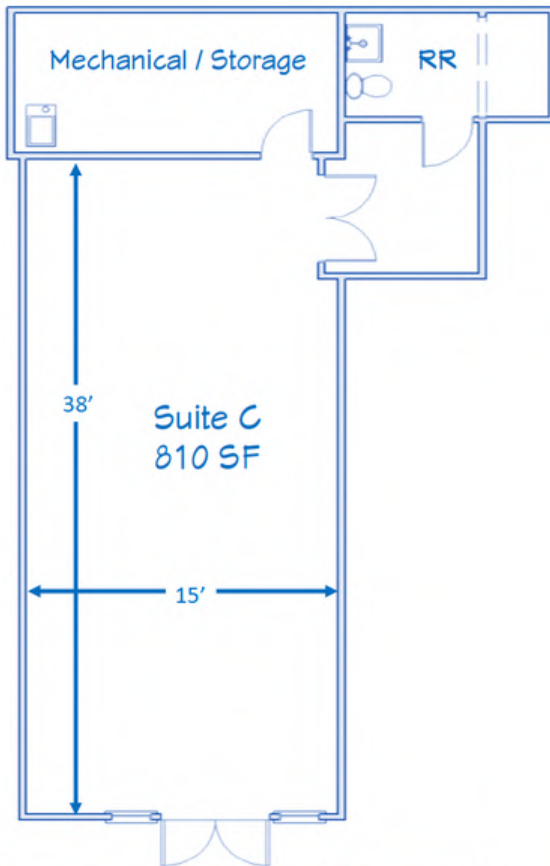


SUITE C

810 SF [Virtual Tour](#)

- Office, Retail, and Studio

FLOOR PLAN



Dimensions are approximate and for presentation purposes only

