



CANDLER

REAL ESTATE

471 S Main St | Cleveland, GA 30528

YONAH MOUNTAIN
DENTISTRY
706-865-0353

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706-865-0353

OFFICE UPSTAIRS
FOR LEASE
678-410-3200

BENNETT SMITH

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Office Building For Sale

471 S Main St, Cleveland, GA 30528



Property Highlights

- 1,038+/- Square foot suite leased through 2029
- Two Suites Available For Lease or Owner User opportunity
- First floor dental office - 1,500 Square Feet \$2,500 per month
- Can be converted to traditional office use
- Four operatories with required plumbing and electrical infrastructure in place
- Reception and waiting room area
- Dedicated X-ray/imaging area
- Two restrooms
- One private office
- One operatory could be converted to office
- Monument signage available
- Kitchen/break room
- Suite 210 & 220: 1,200 Square Feet \$1,500 per month. Second floor office space with one restroom
- 18 Dedicated parking spaces

Offering Summary

Sale Price:	\$649,000
Lot Size:	1.0 Acres
Building Size:	3,748 SF
Available SF:	2,700 SF
Lease Price:	\$1,500-\$2,500 Per Month

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	58	243	906
Total Population	126	527	2,215
Average HH Income	\$73,928	\$70,751	\$69,506

Presented By:

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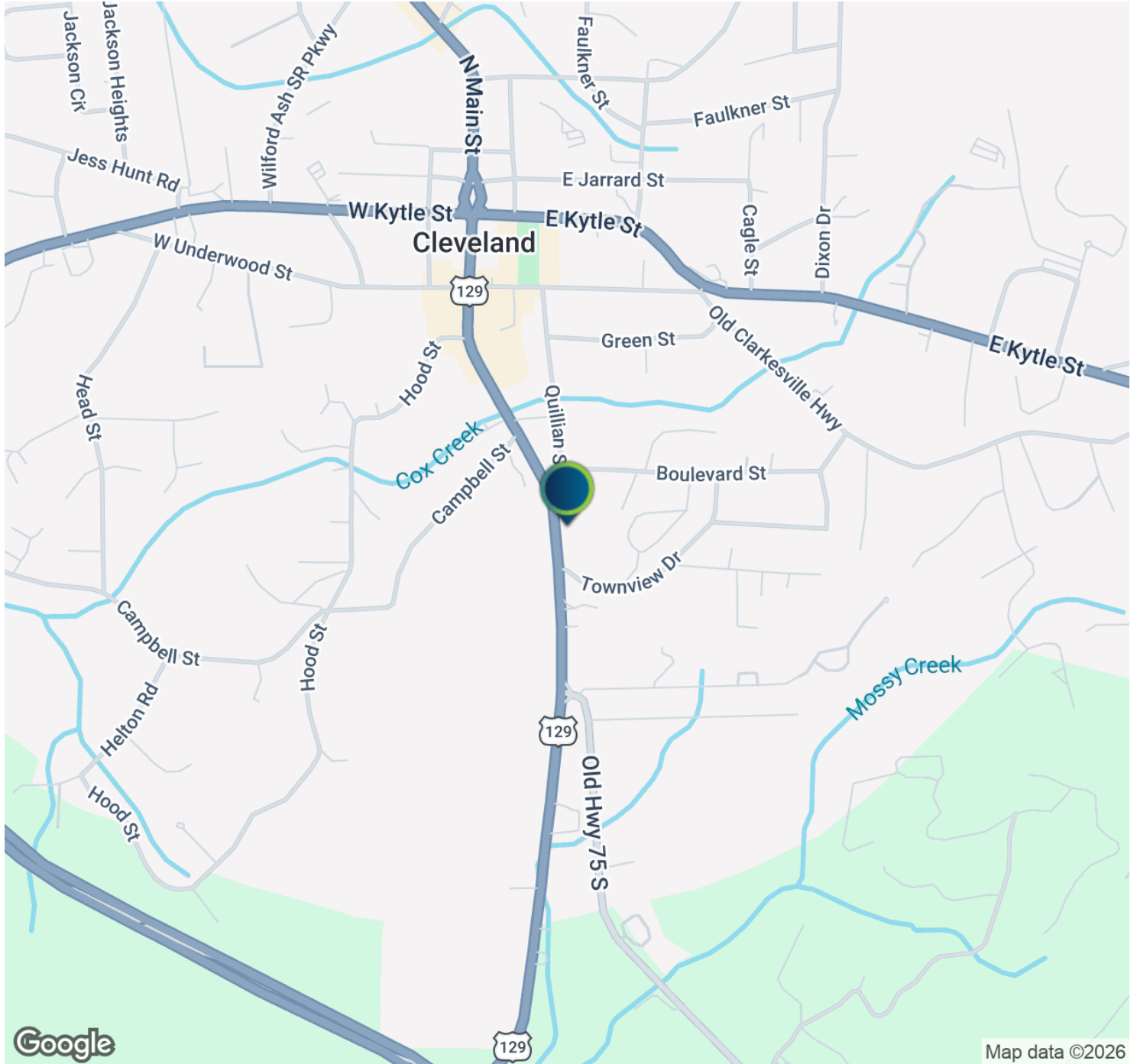
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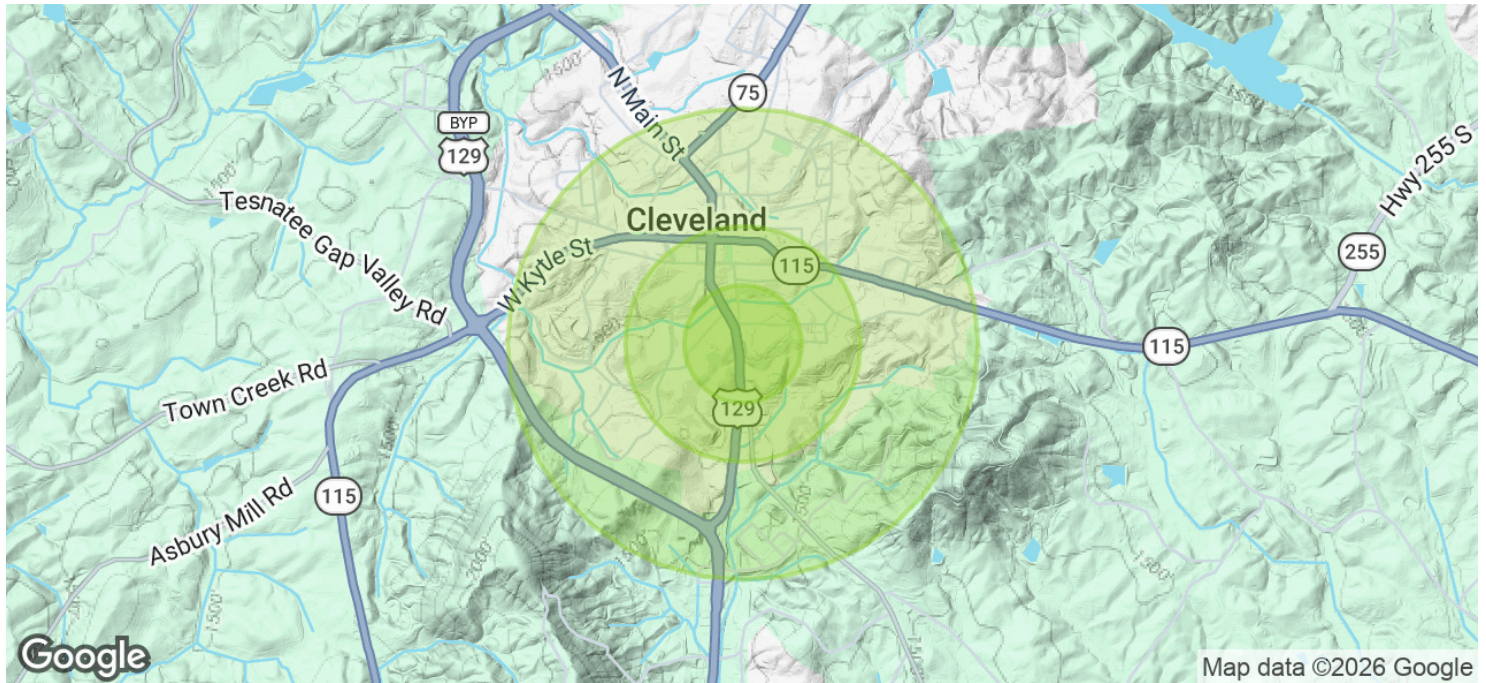
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	126	527	2,215
Average Age	44.8	44.1	38.1
Average Age (Male)	44.5	43.6	36.9
Average Age (Female)	45.2	45.5	43.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	58	243	906
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$73,928	\$70,751	\$69,506
Average House Value	\$320,607	\$312,931	\$342,024

2023 American Community Survey (ACS)

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