



TRACT 3 CANDLER

REAL ESTATE

3038 Gateway Centre Parkway - Tract 3 | Gainesville, GA 30507
Industrial Land For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

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

Local Understanding
+ Industry Expertise

Industrial Outside Storage For Lease

3038 Gateway Centre Parkway - Tract 3, Gainesville, GA 30507



Property Highlights

- Site will be fenced, graveled and lighted
- Industrial Zoning
- Lighted Intersection
- Adjacent to Pete and Gerry's Organic Eggs, near Kubota, Poultry Lab and Tatsumi
- Near the Corner of GA Highway 365 and White Sulphur Road - Hall County's new Industrial Corridor
- Less than 1 mile from Northeast Georgia Inland Port
- Approx. 10 miles to Lee Gilmer Memorial Airport, Gainesville, GA

Offering Summary

Lease Rate:	Contact Agent
Available SF:	2.15 Acres
Zoning:	I-2

Demographics	1 Mile	5 Miles	10 Miles
Total Households	266	11,119	41,341
Total Population	711	30,793	123,412
Average HH Income	\$96,944	\$92,381	\$96,354

Presented By:

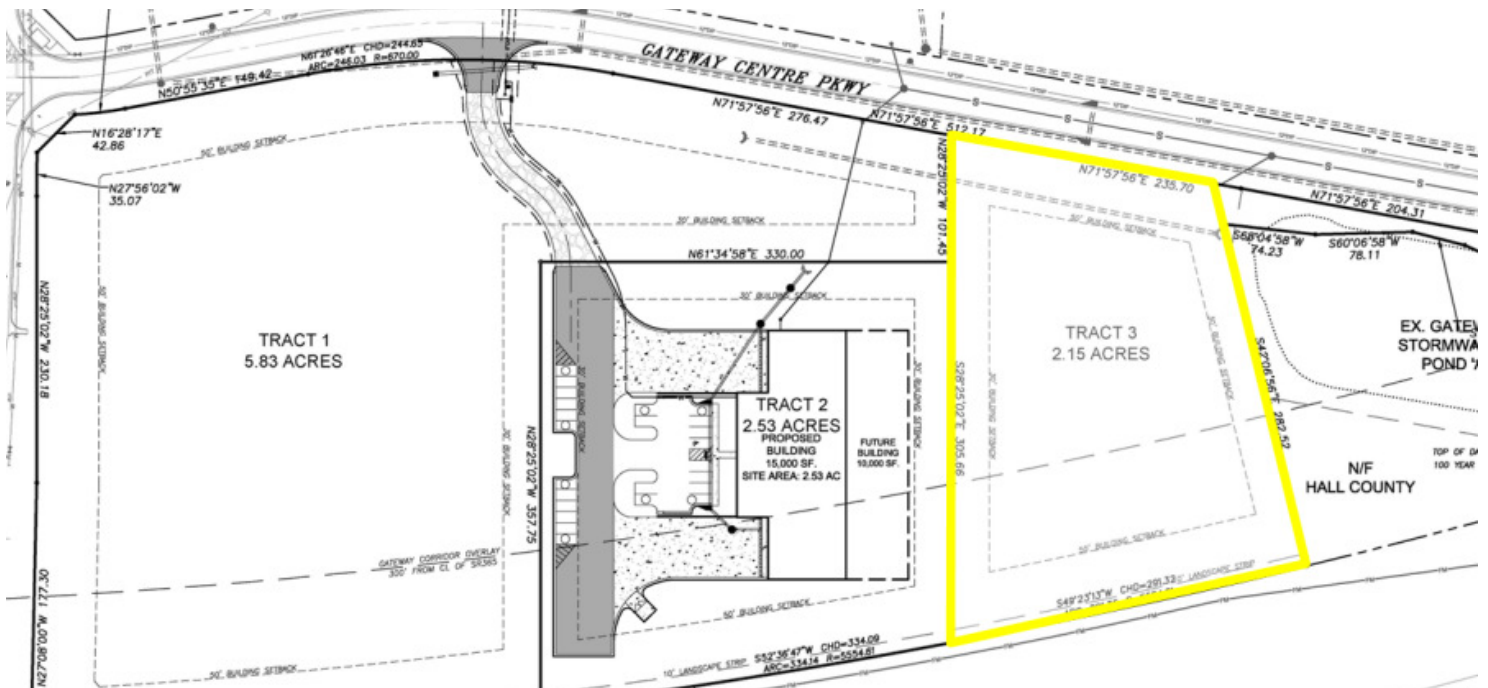
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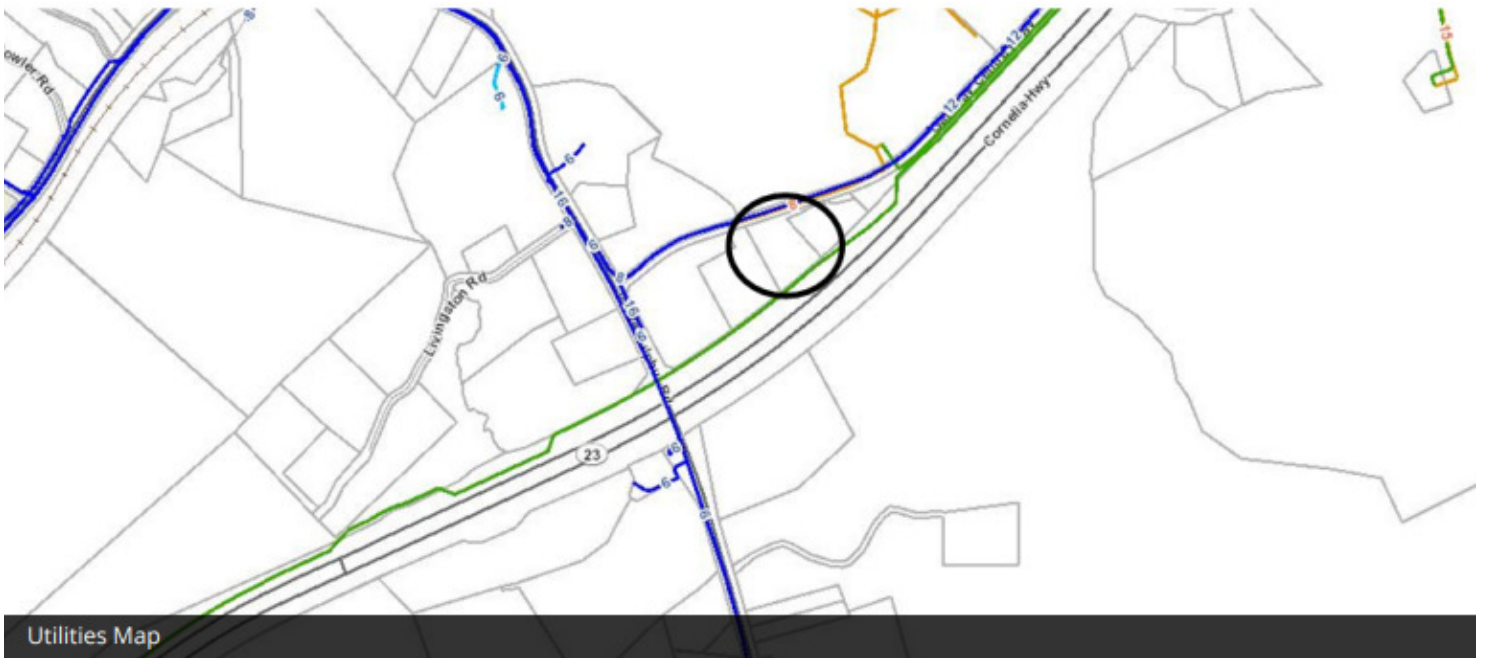
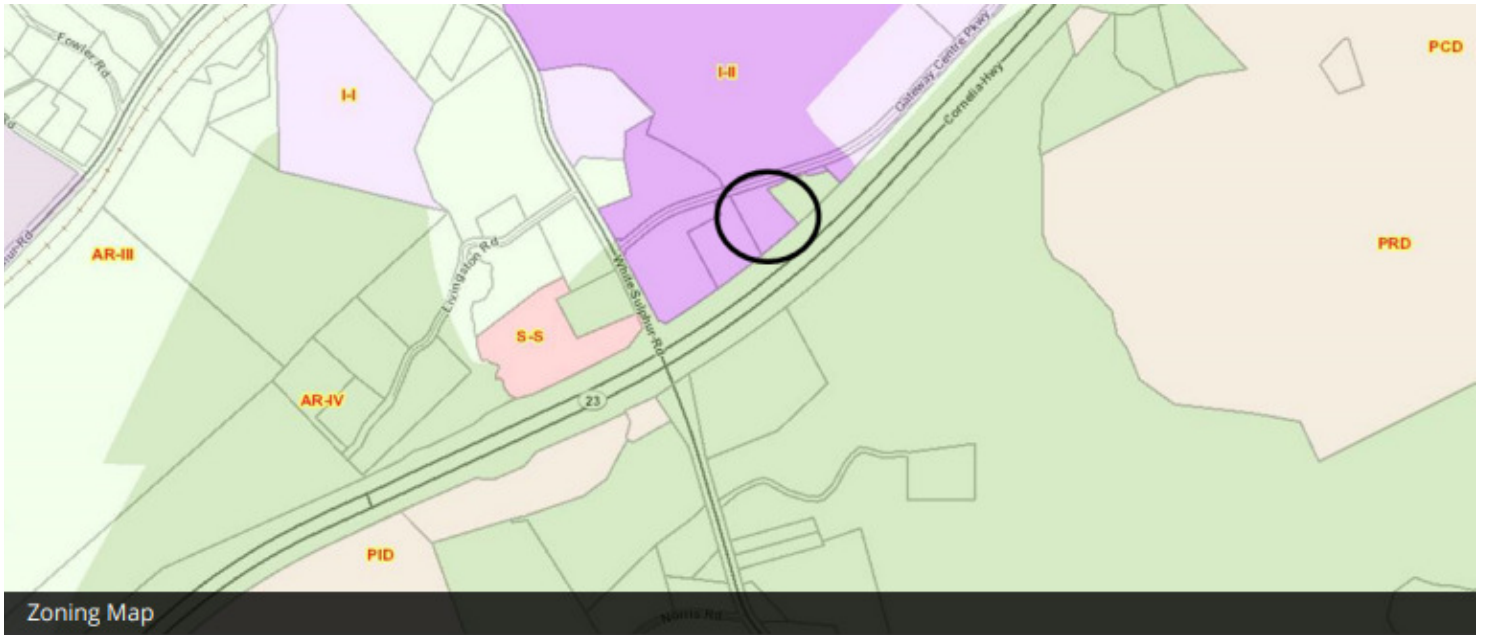
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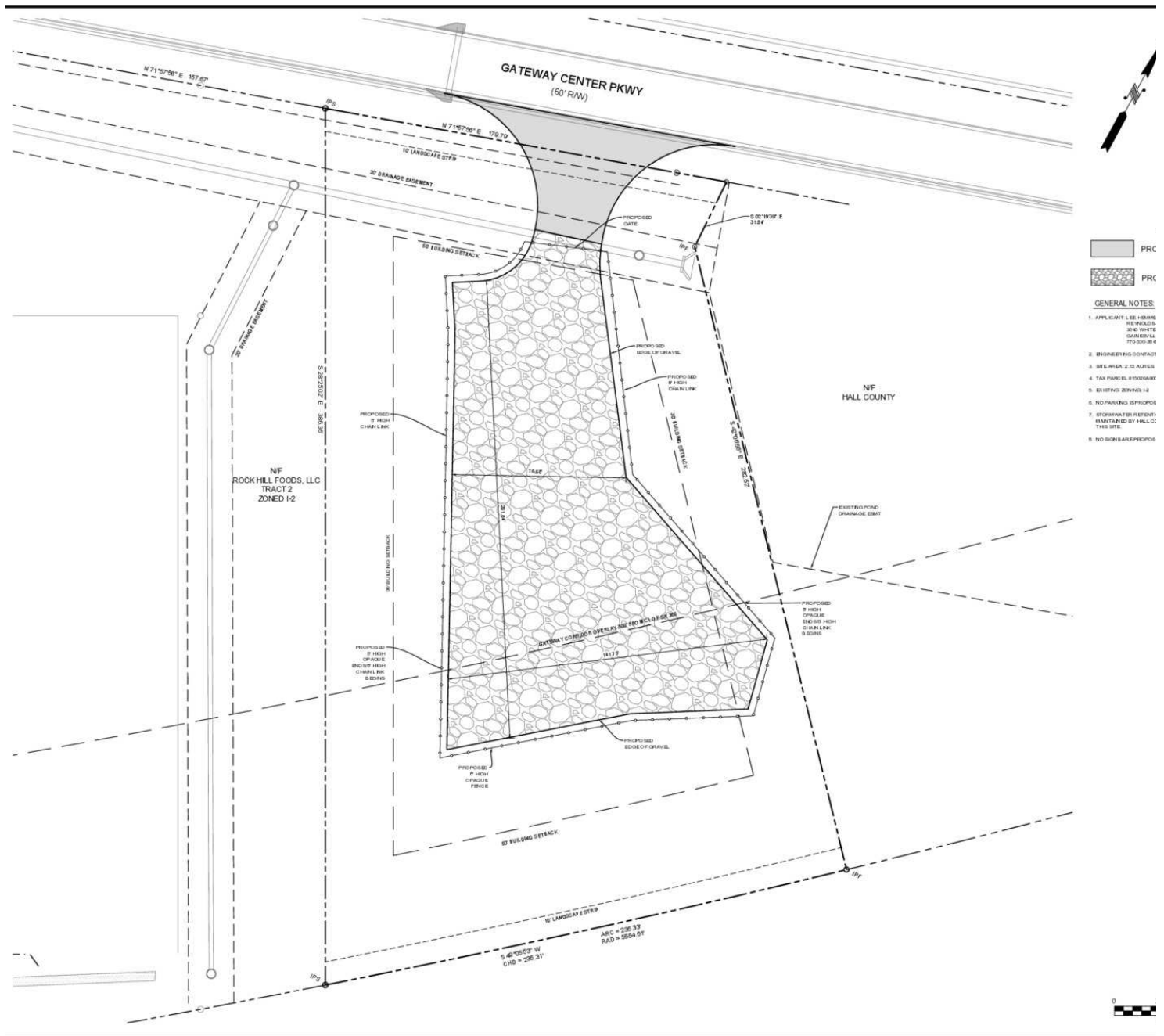
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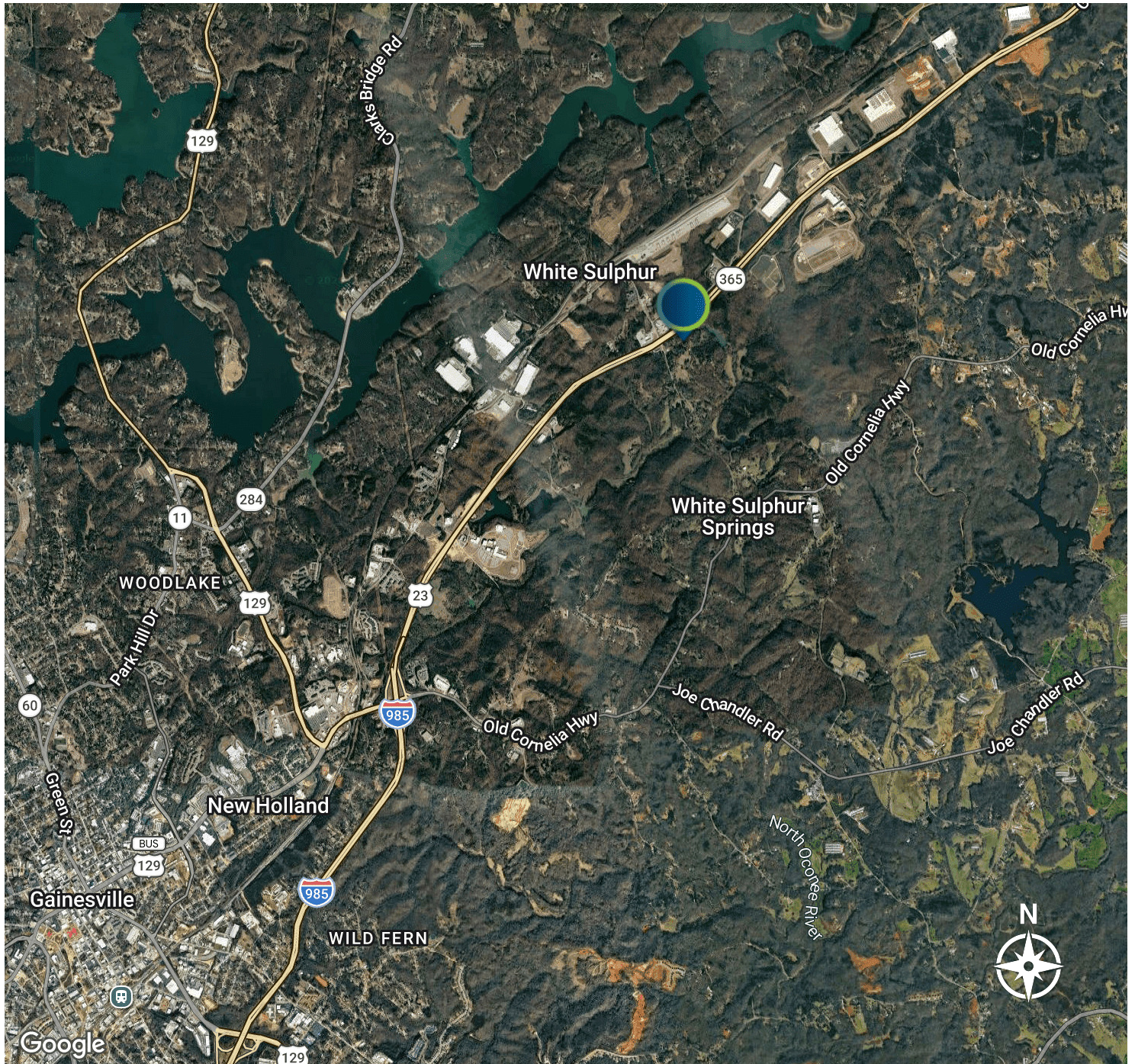
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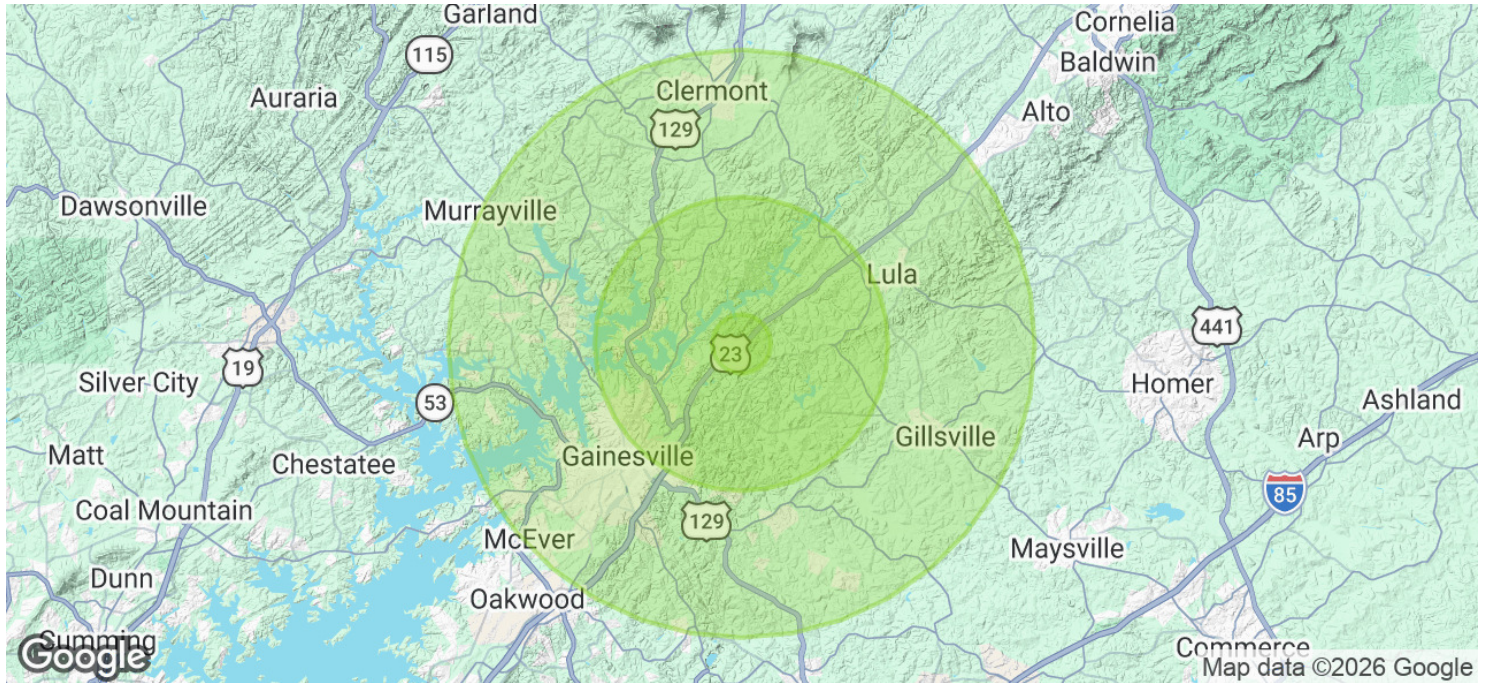
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Population	1 Mile	5 Miles	10 Miles
Total Population	711	30,793	123,412
Average Age	42.1	40.6	38.6
Average Age (Male)	41.7	39.6	38.0
Average Age (Female)	42.6	40.8	39.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	266	11,119	41,341
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$96,944	\$92,381	\$96,354
Average House Value	\$356,933	\$369,717	\$332,609

2023 American Community Survey (ACS)

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