

RETAIL SPACE FOR LEASE

NEW LUXURY APARTMENT COMMUNITY
HARBINS RD | DACULA GA



9,750 +/- SF OF GROUND FLOOR RETAIL SPACE
1,200 SF OR LARGER SPACES AVAILABLE



CAPITAL

PROPERTIES GROUP, L.L.C.

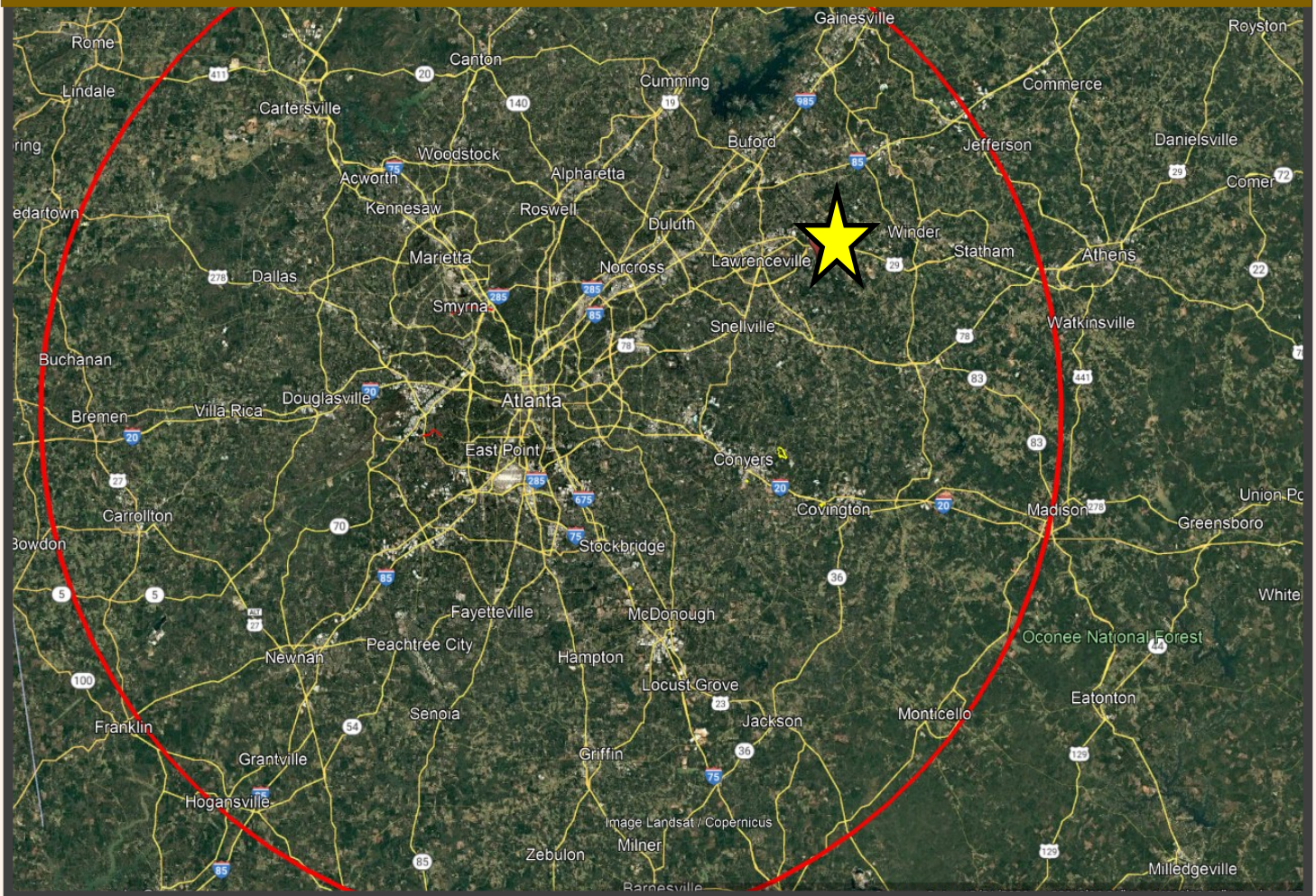
CONTACT ED LEE

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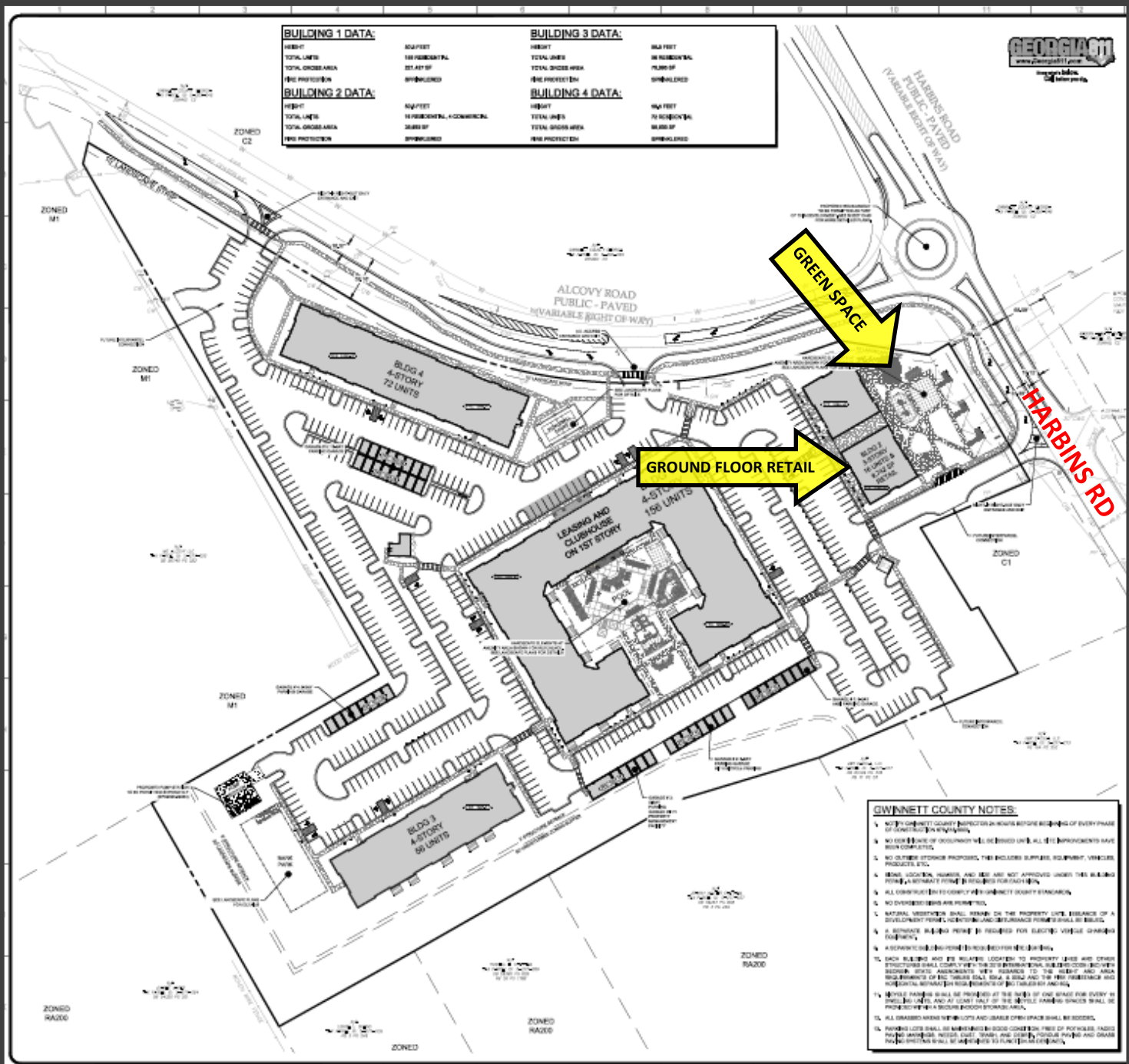




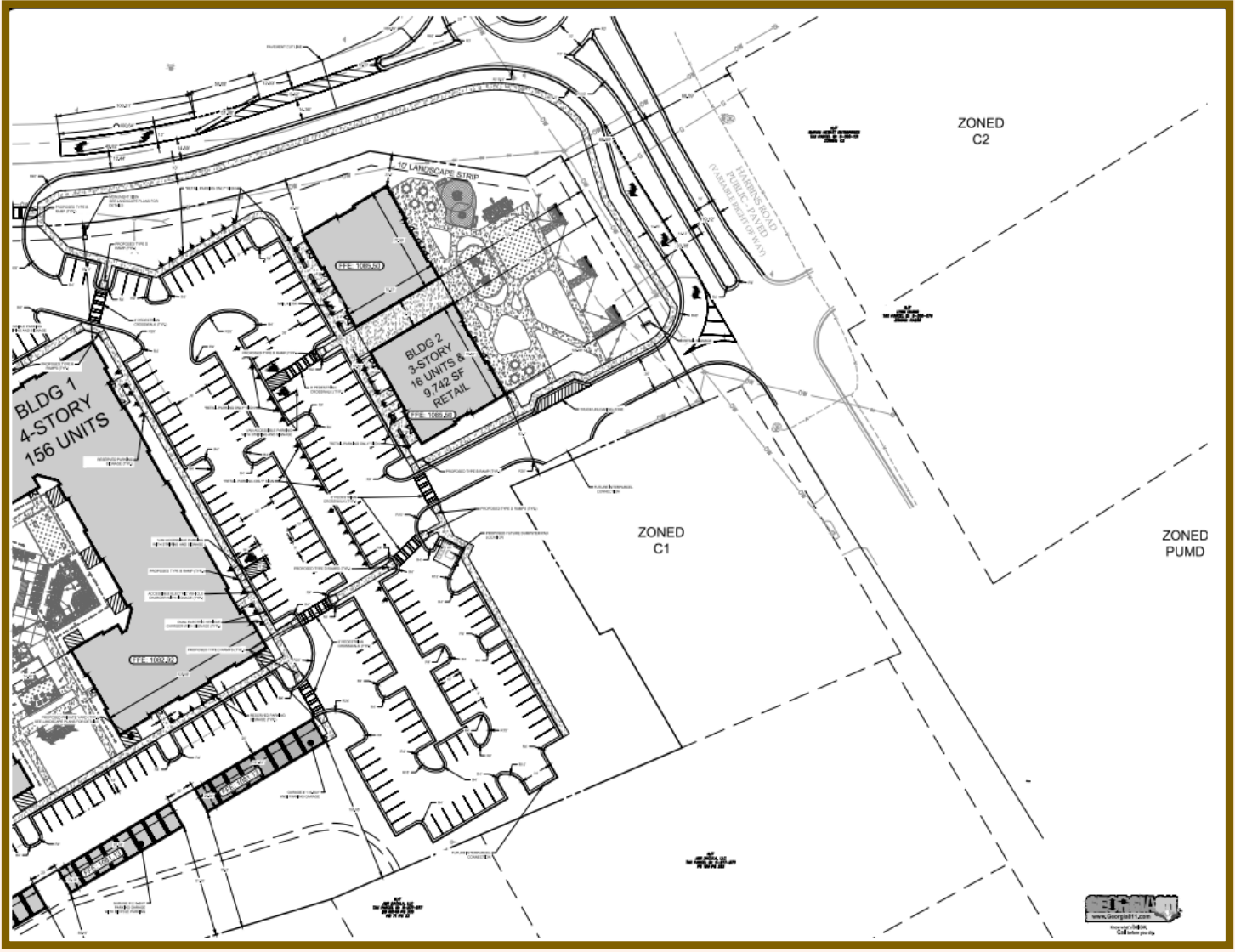


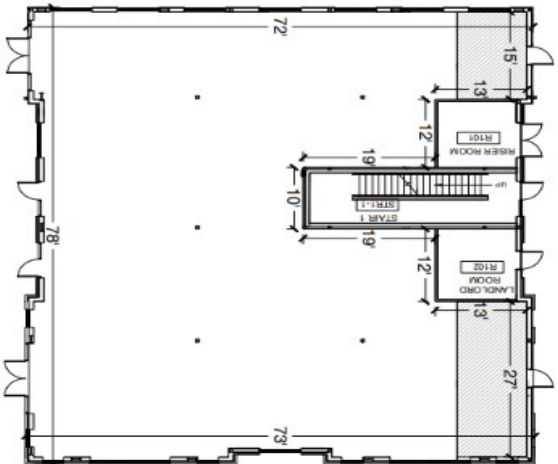
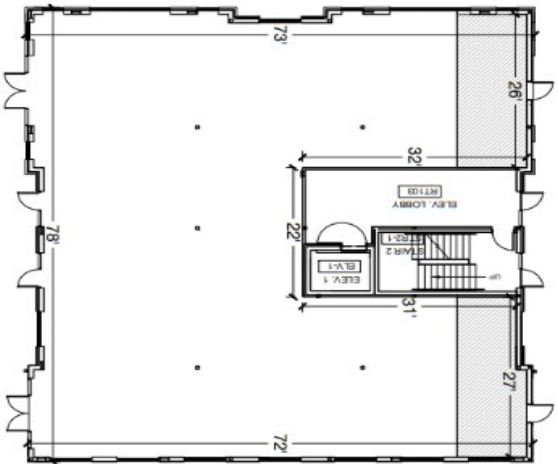


BUILDING 1 DATA:		BUILDING 3 DATA:	
HEIGHT	80' FEET	HEIGHT	80' FEET
TOTAL UNITS	180 RESIDENTIAL	TOTAL UNITS	80 RESIDENTIAL
TOTAL GROSS AREA	21,417 SF	TOTAL GROSS AREA	7,000 SF
PERF. PROTECTION	SPRINKLED	PERF. PROTECTION	SPRINKLED
BUILDING 2 DATA:		BUILDING 4 DATA:	
HEIGHT	80' FEET	HEIGHT	80' FEET
TOTAL UNITS	11 RESIDENTIAL, 1 COMMERCIAL	TOTAL UNITS	70 RESIDENTIAL
TOTAL GROSS AREA	20,800 SF	TOTAL GROSS AREA	10,000 SF
PERF. PROTECTION	SPRINKLED	PERF. PROTECTION	SPRINKLED



- GWINNETT COUNTY NOTES:**
- NOT IN GWINNETT COUNTY JUNCTIONS OR INTERSECTIONS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION AT ANY TIME.
 - NO CONSTRUCTION OF ANY KIND WILL BE ALLOWED ON ANY LOT UNLESS ALL PREVIOUS DEVELOPMENTS HAVE BEEN COMPLETED.
 - NO CHANGE OF OWNER PROPOSAL, THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
 - LEGAL LOCATION, NUMBER, AND USE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH USE.
 - ALL CONSTRUCTION SHALL COMPLY WITH GWINNETT COUNTY STANDARDS.
 - NO OVERHEAD WIRES ARE PERMITTED.
 - NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT. A PROTECTIVE LANDSCAPE PLAN SHALL BE SUBMITTED.
 - REMOVING EXISTING TREES IS PROHIBITED FOR EXCEPT AS SHOWN ON THE PERMIT.
 - A SIGNAGE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 - EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE MINIMUM SETBACKS, SUBSTITUTION, AND OTHER DESIGN STANDARDS ASSIGNED TO THE HEIGHT AND AREA REQUIREMENTS OF THE TRACTS, ZONING, AND THE PERMITS AND THE PERMITS AND THE PERMITS SHALL BE MAINTAINED BY THE OWNER OF THE TRACTS AT ALL TIMES.
 - PERMITS SHALL BE MAINTAINED AT THE OFFICE OF THE PERMITTING OFFICIAL. ALL PERMITS SHALL BE MAINTAINED AT THE OFFICE OF THE PERMITTING OFFICIAL.
 - ALL UNPAID PERMITS SHALL BE REMOVED FROM THE TRACTS.
 - PERMITS SHALL BE MAINTAINED IN GOOD ORDER AND FREE OF HAZARDOUS TAGS AND UNPAID PERMITS SHALL BE REMOVED FROM THE TRACTS.
 - ALL UNPAID PERMITS SHALL BE REMOVED FROM THE TRACTS.





SITE PLAN DRAWN BY
M MILBEC
C CONCEPTS, LLC



DACULA,
 GEORGIA

DATE:
 10.30.2025

DRAWING #
1

DEMOGRAPHIC AND INCOME PROFILE

	2025 Total Population	2025 Total Households	2025 Average Household Income	2025 Total Daytime Population
3 miles	33,684	9,877	\$111,922	25,641
5 miles	110,911	33,831	\$118,507	83,387
10 miles	488,197	157,746	\$117,401	416,071
	2024 Total Population	2024 Total Households	2024 Average Household Income	2024 Total Daytime Population
3 miles	33,943	10,121	\$110,777	5,699
5 miles	110,233	33,641	\$117,761	17,600
10 miles	485,952	157,089	\$117,358	127,503
	Variance	Variance	Variance	Variance
3 miles	-259	-244	\$1,145	19,942
5 miles	678	190	\$746	65,787
10 miles	2,245	657	\$43	288,568