

# Flexible Mixed-Use

Braselton Walk | Two Multipurpose Buildings



Lagree Duck Rd

53

# For Sale or Build-to-Suit

94 New Cut Road, Buildings 3000 & 4000 • Braselton, GA 30517

New Cut Rd



# Modern Multipurpose Space

Flexible Mixed-Use Opportunity | Approved for ±11,200 SF & ±5,000 SF Buildings

SVN | Second Story is pleased to present a for sale or build-to-suit opportunity within the Braselton Walk planned mixed-use development in Braselton. The site is approved for two buildings with conceptual plans in place, offering flexibility for a range of commercial users.

The first building consists of ±11,200 SF of flex space, designed with brick and shiplap siding and rear loading capabilities. The layout can accommodate showroom, office, or retail uses and may be demised into up to three suites.

The second building is a ±5,000 SF barn-inspired structure designed to support a variety of commercial uses. The space offers a flexible layout and can be delivered as a build-to-suit or vanilla box.

The Property is adjacent to Hometown Walk, an established retail center with a strong tenant mix, creating cross-traffic and reinforcing its position as a neighborhood commercial hub. Located off Highway 53 and within one mile of Interstate 85, Braselton Walk offers strong visibility and regional connectivity. Surrounded by rapid residential growth, major employers, and destination drivers such as Château Élan Winery & Resort and Road Atlanta, the Property is well-positioned to serve both local and regional demand.



**Building 3000 | ±11,200 SF**



**Building 4000 | ±5,000 SF**

## THE OFFERING

<b>Proposed Use</b>	Two Flex/Multipurpose Buildings
<b>Building 3000</b>	±11,200 SF
<b>Building 4000</b>	±5,000 SF
<b>Sale Price</b>	\$3,100,000



**2<sup>ND</sup>**

Fastest-Growing  
CITY IN GEORGIA



**41,800**  
POPULATION  
5 MILE RADIUS



**\$121,400**  
AHHI  
5 MILE RADIUS



**11,700**  
VPD ON  
Hwy 53 / New Cut

## PROPERTY HIGHLIGHTS

### HIGH-VISIBILITY CORRIDOR

- Frontage on LaGree Duck Road with high visibility from Hwy 53 (11,700 VPD), a primary commuter corridor for Gainesville traffic with strong peak-hour volumes

### EXCELLENT ACCESS & CONNECTIVITY

- One mile from I-85, linking the site to Metro Atlanta, key employment hubs, and North Georgia destinations (Lake Lanier, Blue Ridge Mountains)

### STRATEGIC BRASELTON LOCATION

- Near major employers and destinations including Northeast Georgia Medical Center, Château Élan, and regional distribution hubs

### BUILT-IN CUSTOMER BASE

- Surrounded by established neighborhoods and located less than one mile from the 335-home Liberty Crossing community (new development by D.R. Horton)

### STRONG DEMOGRAPHICS

- Affluent trade area with \$121K+ average household incomes and a growing daytime population.

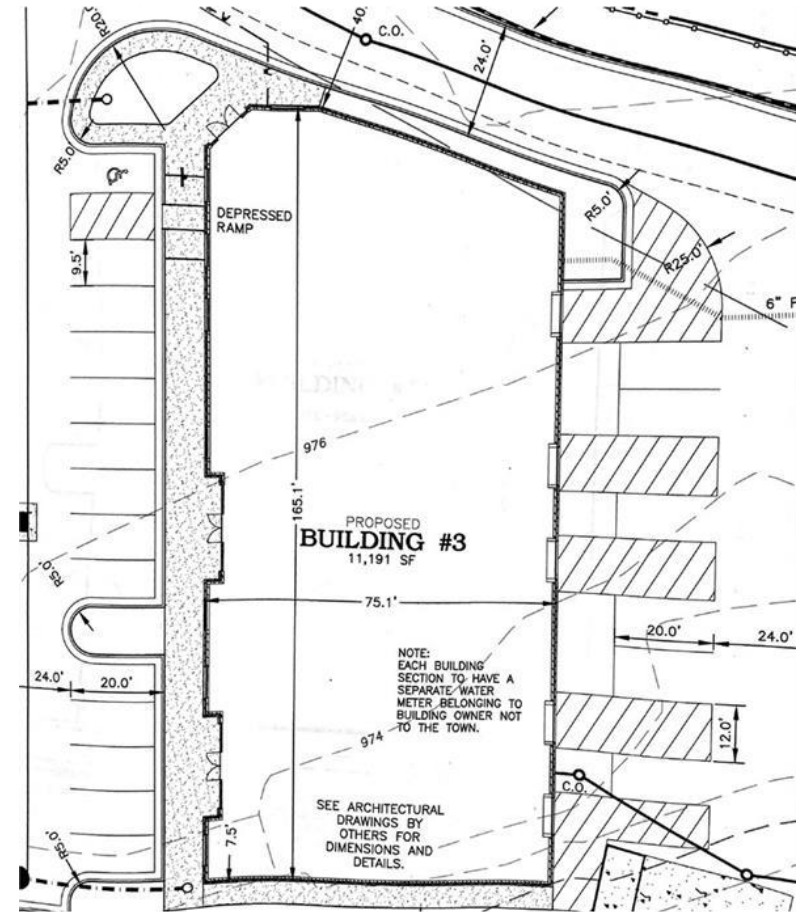
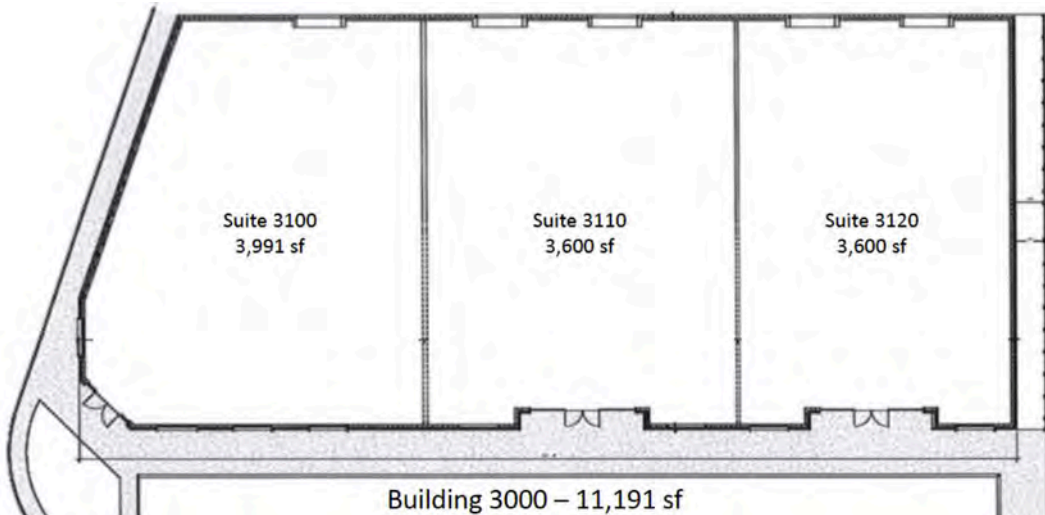
### EXPANDING RETAIL & SERVICE DEMAND

- Braselton has experienced over 30% growth since 2020, driving demand for neighborhood-serving retail, dining, and medical services

### RETAIL SYNERGY

- Adjacent to Hometown Walk, an established retail center with a diverse tenant mix, supporting cross-traffic and visibility

## Building 3000 | Proposed ±11,200 SF Modern Flex Space



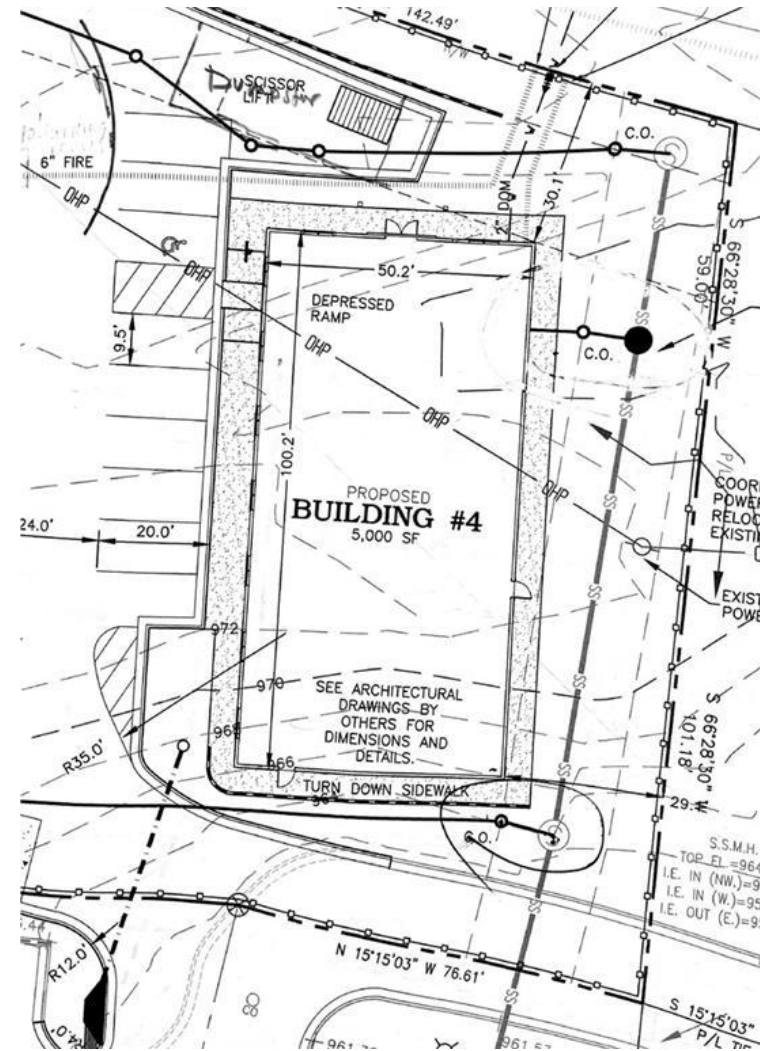
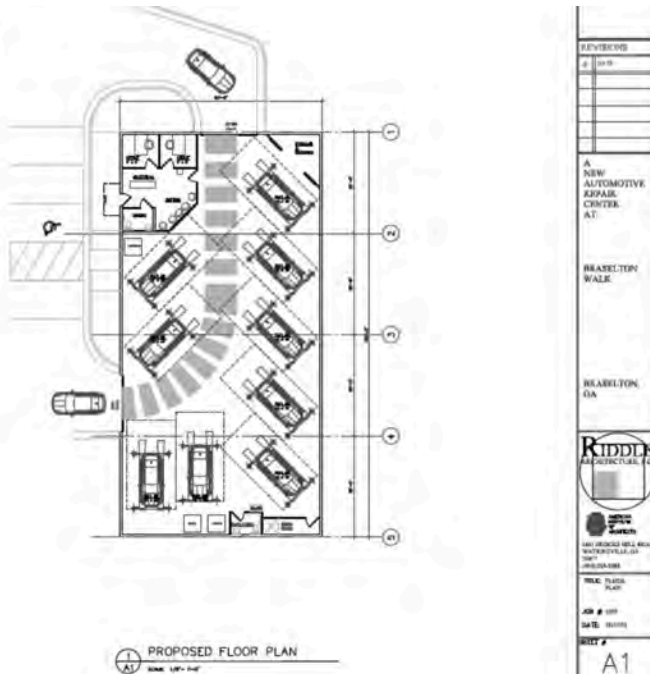
## Building 4000 | Proposed ±5,000 SF Multipurpose Space



### Building 4000 5,000 sf

Concept Plan  
**High-End Auto Repair**

- Front Reception
- 2 Offices
- Waiting Area
- Unisex Bathroom
- 9 Bays
- Storage/Supply Room
- Employee Bathroom
- Employee Washroom



# Braselton Walk

Planned Unit Development

New Cut Road

**FOR SALE  
or Build-to-Suit**  
Restaurant Pad  
0.5 AC | ±5,000 SF  
Pad-Ready May 2026

Lagree Duck Road



**FOR LEASE**  
Retail &  
Medical Office  
May 2026  
Delivery  
BLDG 2000

**FOR SALE  
or  
Build-to-Suit**  
±11,200 SF  
Flexible  
Mixed-Use  
BLDG 3000

**FOR SALE  
or BTS**  
±5,000 SF  
Flexible  
Mixed-Use  
BLDG 4000

UNDERGROUND DETENTION  
EXISTING POND "C" 80' INH. ACCMP



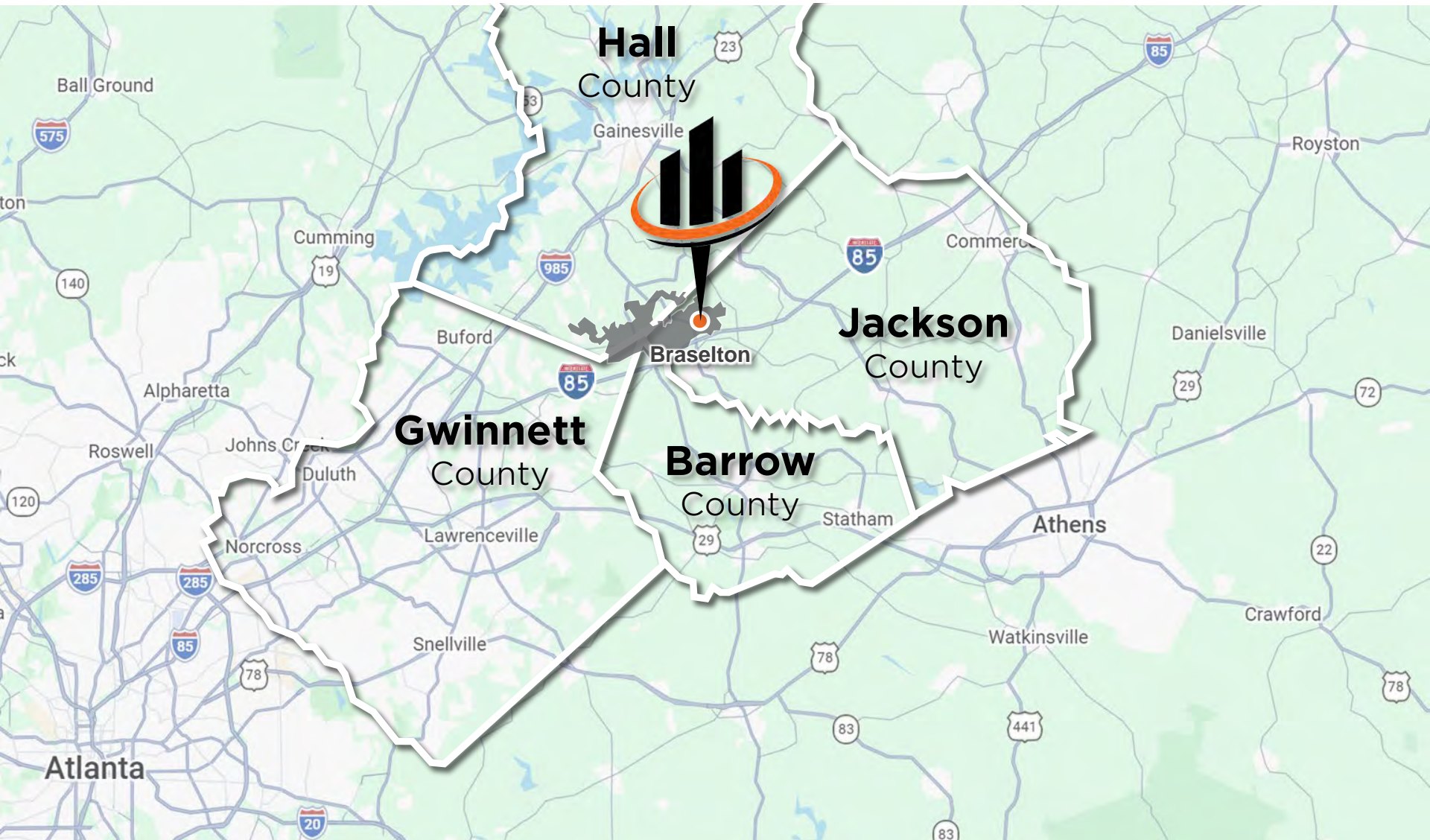
Prime Flex/Multipurpose Site | Pad-Ready May 2026



Major employment hub along I-85 | Supports consistent traffic and demand for retail and medical office users



**Strategic Location with Multi-County Reach** | Expansive trade area driving visibility and customer reach



**Braselton, GA** | Affluent Growth Market with Diverse Demand Drivers

## Demographics

**\$121k+**



**2ND**  
Fastest Growing  
City in GA

**+30%**  
Population Growth  
Since 2020

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	1,129	10,842	41,813
<b>2030 Projection</b>	1,334	12,888	49,470
<b>Median Age</b>	39.3	38.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	389	3,677	13,960
<b>Persons Per HH</b>	2.9	2.9	3
<b>Average HH Income</b>	\$110,704	\$111,403	\$121,422
<b>Median Home Value</b>	\$384,999	\$377,919	\$393,883

*Demographics data derived from AlphaMap & Costar*





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