



FOR SALE: 3,000 SF Retail Store – *The Favorite*

COR Properties, L.L.C.
Commercial Real Estate Services

624 Grove Street | Gainesville, GA 30501



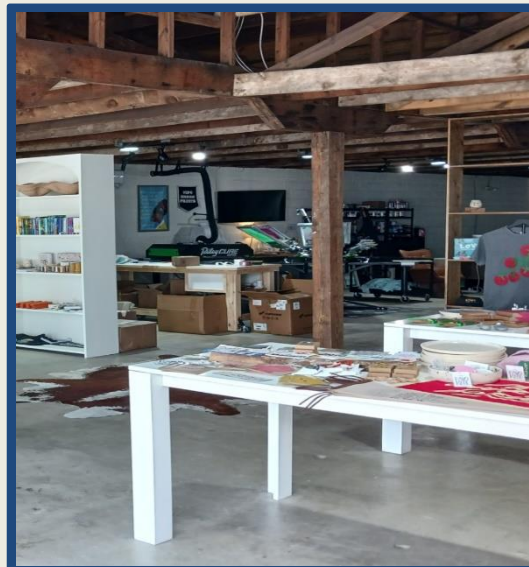
PROPERTY INFORMATION

FOR SALE: 3,000 square foot building located on Grove Street in Midland Gainesville, GA.

Right in between three luxury apartment developments, Solis II, which will feature 223 new market rate apartments, The Midland, which features 214 luxury apartments, and The Everly with 273 apartments. Including other complexes, there are over 1000+ apartments within walking distance.

Located and with open access to the Midland Greenway Park, which is currently in the process of being revitalized for better pedestrian access and beautification.

Newly signed 5-year lease, tenant is open and paying rent; \$4,500/month, and tenant is responsible for property taxes, insurance, and utilities. Option for another 5 years afterwards.



TRAFFIC COUNTS 2022
37,800 VPD – Jesse Jewell Pkwy
3,830 VPD – Main St
1,860 VPD – Grove St

	GAINESVILLE, GA
Total Population:	47,999
Total Households:	8,670
Avg HH Income:	\$86,648



