

# North Gate Station

*Building 1 (2 spaces Available) Building 3 (1 Space Available)*

**Located in Affluent Area of Big Canoe**



**88 North Gate Station Drive, Marble Hill, GA 30148**

**FOR LEASE**

- Prime commercial opportunity in fast-growing North Georgia market
- Affluent demographics with \$127K+ average household income
- Ideal for wellness, office, retail, and service-based users
- Strong residential growth with limited direct competition
- Excellent Highway 53 access and regional visibility
- Building 1 - Suite 102- 1,124 SF  
Suite 401-2,450 SF
- Building 3 - Suite 304- 2991 SF



### Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	9,800+	24,500+	78,000+
Projected 2030 Population Est.	10,700+	27,200+	86,500+
Annual Growth 2025-2030	1.8%	2.1%	2.4%
Total Households	3,900+	9,800+	30,400+
Average Household Income	\$118,000+	\$127,000+	\$121,000+
Median Age	42.1	41.7	40.9

### Traffic Count

**37,052** Steve Tate Highway

**FOR MORE INFORMATION, CONTACT:**

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