

# THE RAILYARD



## A TOWN CENTER REVIVAL

Combining new construction and renovation of existing historic main street, The Railyard is designed to restore a sense of place and community in the heart of downtown Grayson, GA. With space for local businesses, restaurants, retailers, and residents, The Railyard has provided opportunity for local entrepreneurs and a gathering place for the community.

### THE RAILYARD

2115 Loganville Hwy.  
Grayson, GA 30017  
Railyardgrayson.com

#### ANGELA LANGE

Developer  
404-925-1369  
info@railyardgrayson.com



# THE RAILYARD



## THE SPACE

The Railyard is home to over 25 locally owned small businesses and 21 households. The commercial portion of the development consists of approximately 62,000 SF amongst 10 buildings. Individual businesses range in size from a 600 SF clothing boutique, to a 10,000 SF hardware store. An additional 55,100 SF of residential brownstones provides single family attached housing, in a walkable community setting.

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## COMMUNITY

The Railyard actively works to create a gathering place for the community. We both encourage our individual businesses to host small events, and work together with our businesses to host several development wide free community events throughout the year. From trivia nights & cornhole leagues to visits with Santa, community food drives, and larger festivals, we strive to be a hub of activity and entertainment for local families.



# THE RAILYARD



## ARCHITECTURE

Rooted in history, the architecture within The Railyard has been inspired by the history of the location once being home of the L&L Rail Line, which transported goods and people between Lawrenceville and Loganville around the turn of the century. Several of our new construction buildings have been designed with heavy influence directly from turn of the century train depots & other historic buildings in towns & cities throughout the US.

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# THE STATION AT THE RAILYARD



## THE PROPERTY

- Provides space for local small business while limiting overhead & startup costs.

## PROPERTY FEATURES

- Shared outdoor dining space
- Shared public bathrooms
- Suites from 600SF
- Modernized "Food Court" & small shop concept
- Affordable space for aspiring small business owners.

## THE RAILYARD

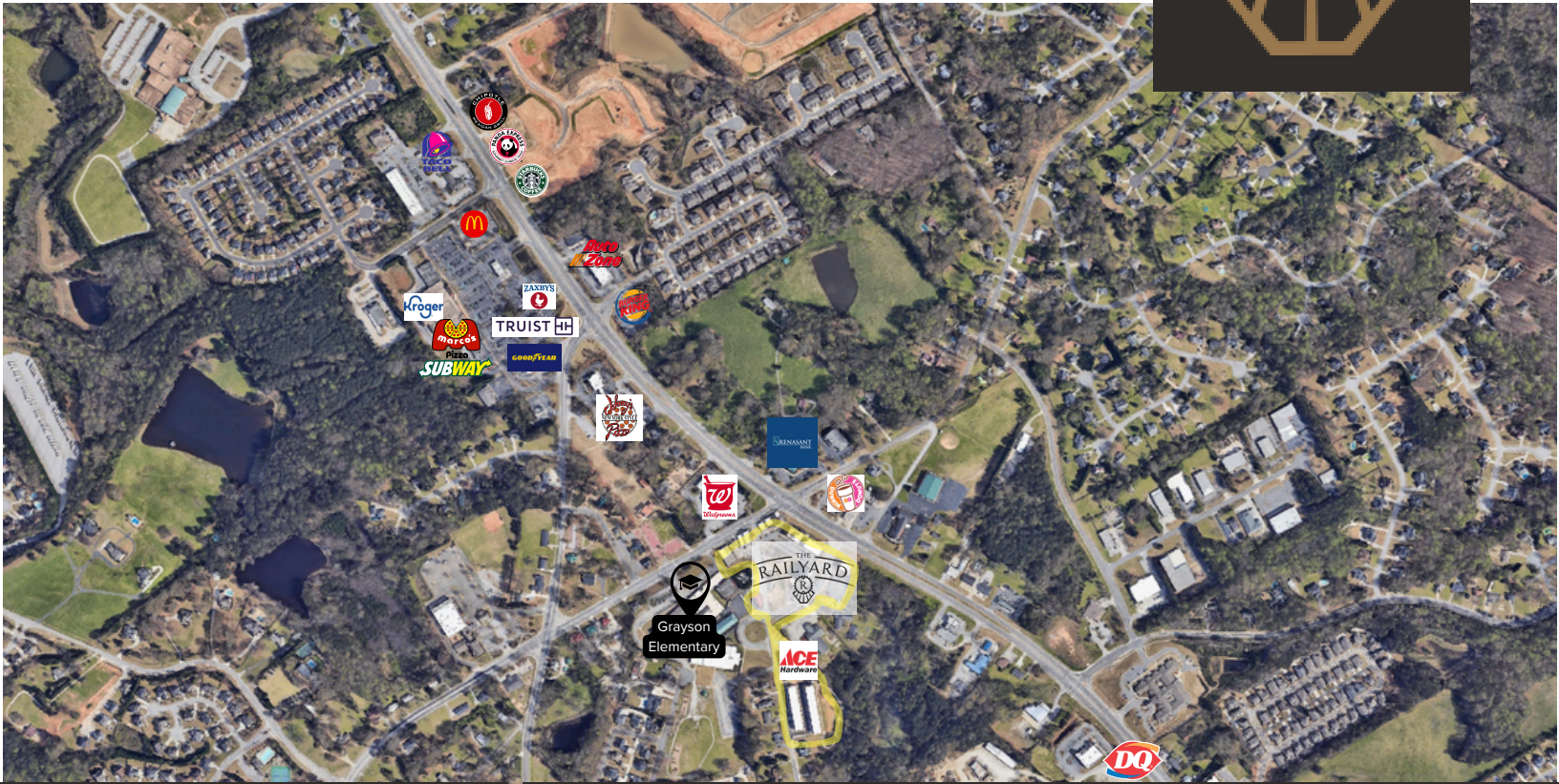
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# LOCATION



## THE PROPERTY

- The Railyard is centrally located at the corner of Grayson Parkway & Loganville Hwy (GA20)

## PROPERTY FEATURES

- Average daily traffic count 29,000+ VPD
- High Income, high growth City of Grayson
- The Railyard is a 64,000+ SF mixed use town center
- Unique & curated tenant mix

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