

412 Spring Street SE

Gainesville, GA 30501

LAND FOR SALE



PROPERTY DESCRIPTION

Located in the heart of Gainesville, 412 Spring Street presents a rare opportunity to acquire one of the few remaining buildable commercial lots positioned between the vibrant Downtown Gainesville Square and Northeast Georgia Medical Center.

Its prime infill location offers exceptional visibility, accessibility, and proximity to the strongest economic anchors in town. With the retail, dining, and professional business growth in downtown Gainesville, along with one of the region's largest healthcare campuses, this location simply cannot be beat!

Ideal for retail, medical office, or professional office development, 412 Spring Street is well-positioned to capitalize on continued growth and redevelopment in the surrounding area. Whether for immediate development or long-term investment, this site offers the location, zoning, and scarcity that make it a standout opportunity in the Gainesville market.

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.41 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,239	15,323	27,180
Total Population	8,515	43,011	75,142
Average HH Income	\$49,978	\$56,097	\$65,478

Patrick Cisco

404.772.8608

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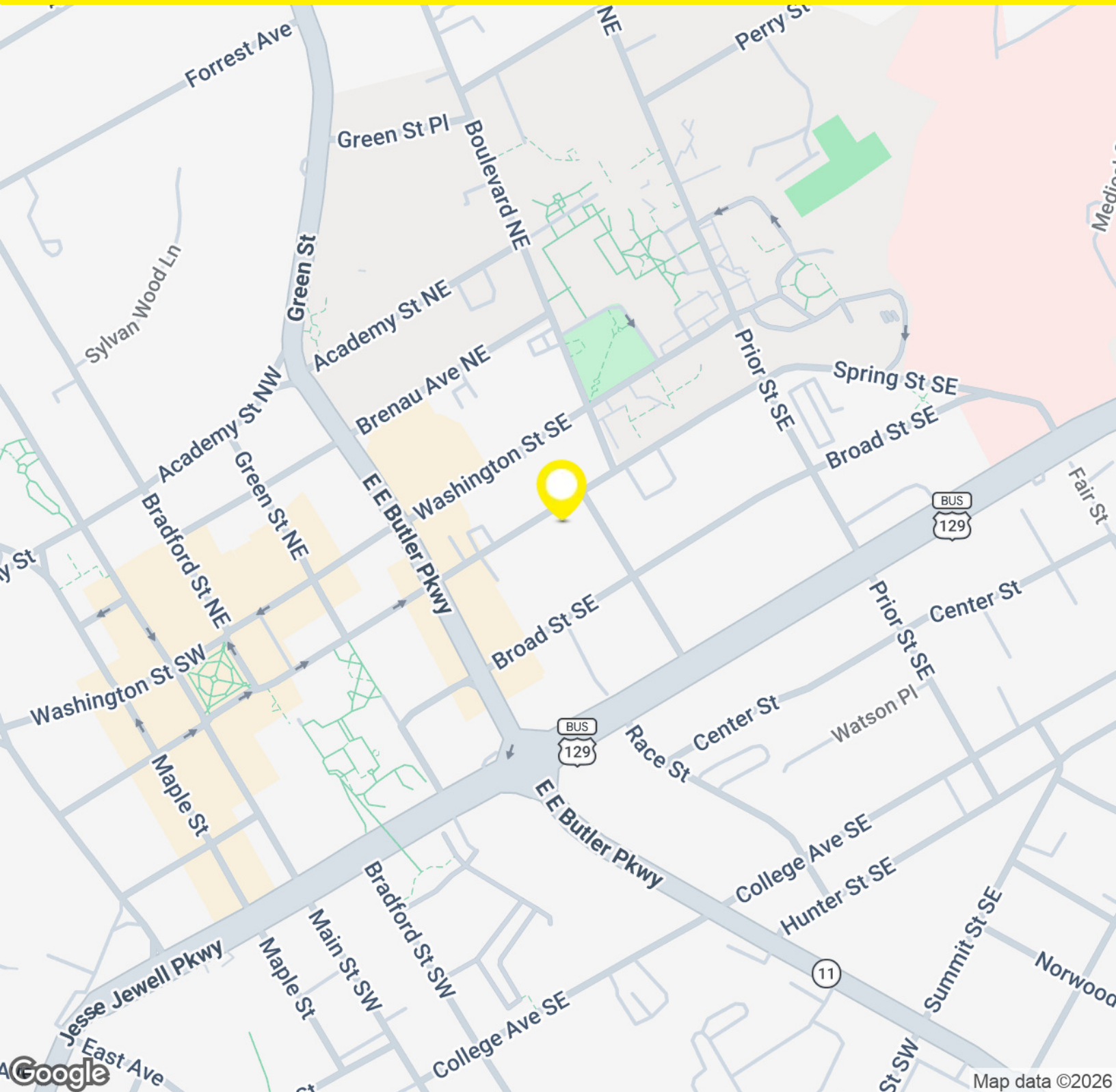
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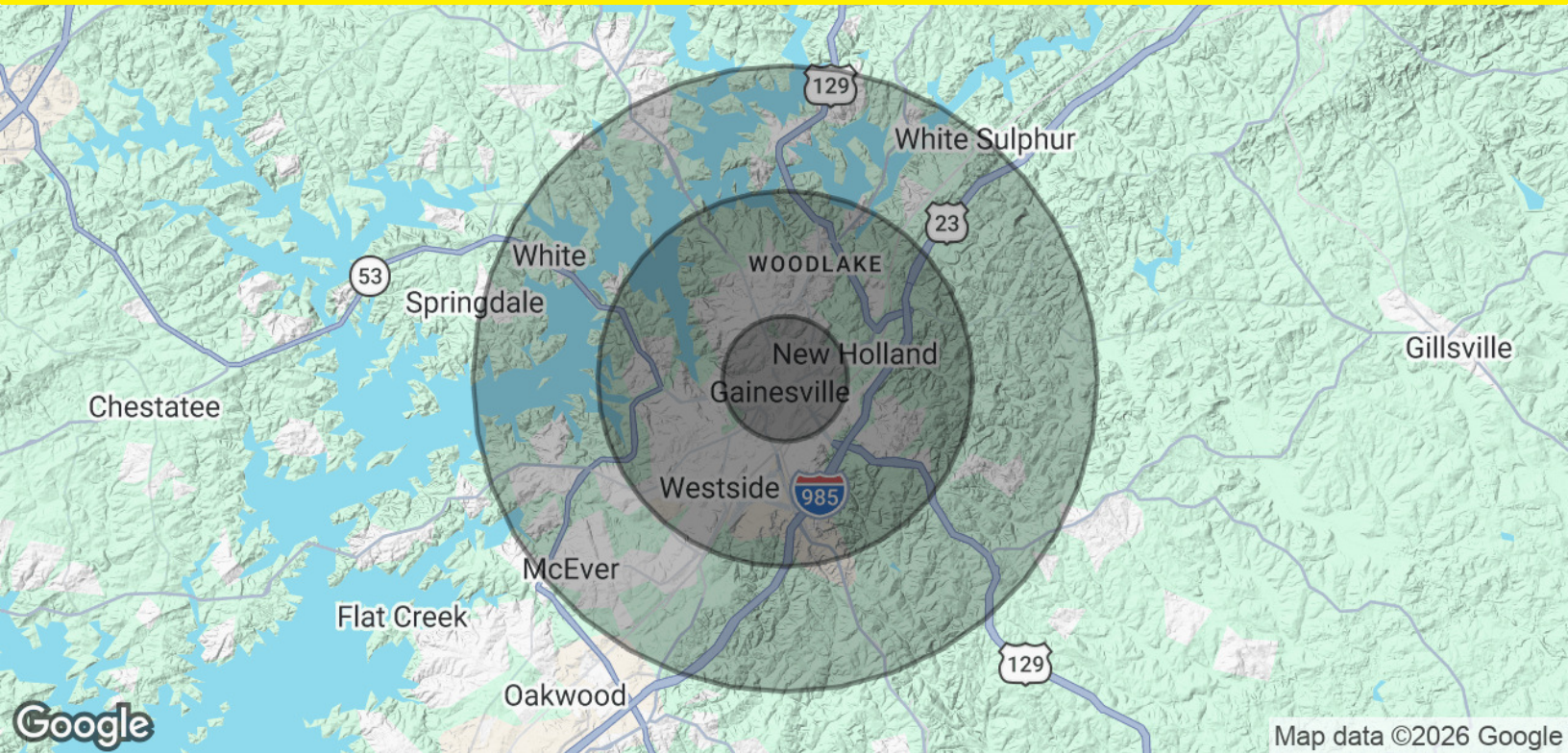
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,515	43,011	75,142
Average Age	28.3	32.2	34.6
Average Age (Male)	30.8	32.4	33.7
Average Age (Female)	27.7	32.3	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,239	15,323	27,180
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$49,978	\$56,097	\$65,478
Average House Value	\$153,552	\$159,926	\$203,785

2020 American Community Survey (ACS)

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