



# OFFERING MEMORANDUM

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**2888 BROWNS BRIDGE RD, GAINESVILLE, GA**  
**8640 SQ /FT RETAIL SPACE FOR LEASE**  
**CURRENTLY - "FAMILY DOLLAR" STORE**



John Hooi  
Commercial Agent  
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*SH Realty Team*





## Property Details

We are pleased to offer the opportunity to lease this 8640 SF single-story retail building comprised of one space for lease.

Great location in the beautiful North Georgia, Lake Lanier area, and in the city of Gainesville, GA. This location has convenient access to I-85, and I-985. The property is close to the Northeast Georgia Health System, (NGHS), and Northeast Georgia Medical Center, (NGMC), rated as Georgia's #1 Hospital. Space is also across the street from Hall County Government offices.

The property was previously a Family Dollar Store. Ideal tenants would be retail, professional service, including office space, and restaurants. Ample Parking. Next to your neighborhood Walmart, a dental practice, a Mexican restaurant, and Caesar's Pizza.

## PROPERTY SPECS

Address	2888 Browns Bridge Rd Gainesville, GA, 30506
Property Type.	Retail
Building Class	B
Rentable Building	8640 SF
Year Built	1990
Walk Score. *	Car-Dependent
Transit Score*	Minimal Transit

## DEMOGRAPHICS -2019

	30506	Hall County
Populations	\$ 45,430	\$202,876
Med Home Val	\$ 291,710	\$256,400
Av. Age.	41.2	35.9
Av. HH Income	\$107,401	\$ 90,085
Av Disposable Inc	\$ 79, 500	\$ 68,012
Bachelor's Degree	21.5%.	15.5%
Married/Unmar	59% / 40% (in 30506) 53% / 47% (in Hall Co)	
21 000 VPD	along Browns Bridge Rd	
24 000 VPD	along Highway 53	



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## **Offering Summary**

Lease Price per month  
Price/ SF: \$1.50

Rentable Building Area: 8,640SF

Lot size: 1.78 acres

Zoning- COM

Across from Hall County Govt  
Offices

NNNs:

CAM: \$1.72 psf  
INS: \$0.94 psf  
Tax: \$1.90 psf

## **Property Highlights**

10 min drive from  
downtown  
Gainesville Square

Unit is one of four units in  
the retail plaza

Plenty of parking available

Next to anchor tenant,  
Neighborhood Walmart

Major intersection of  
McEver RD & Browns  
Bridge RD, Gainesville, GA



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## ***SH Realty Team***

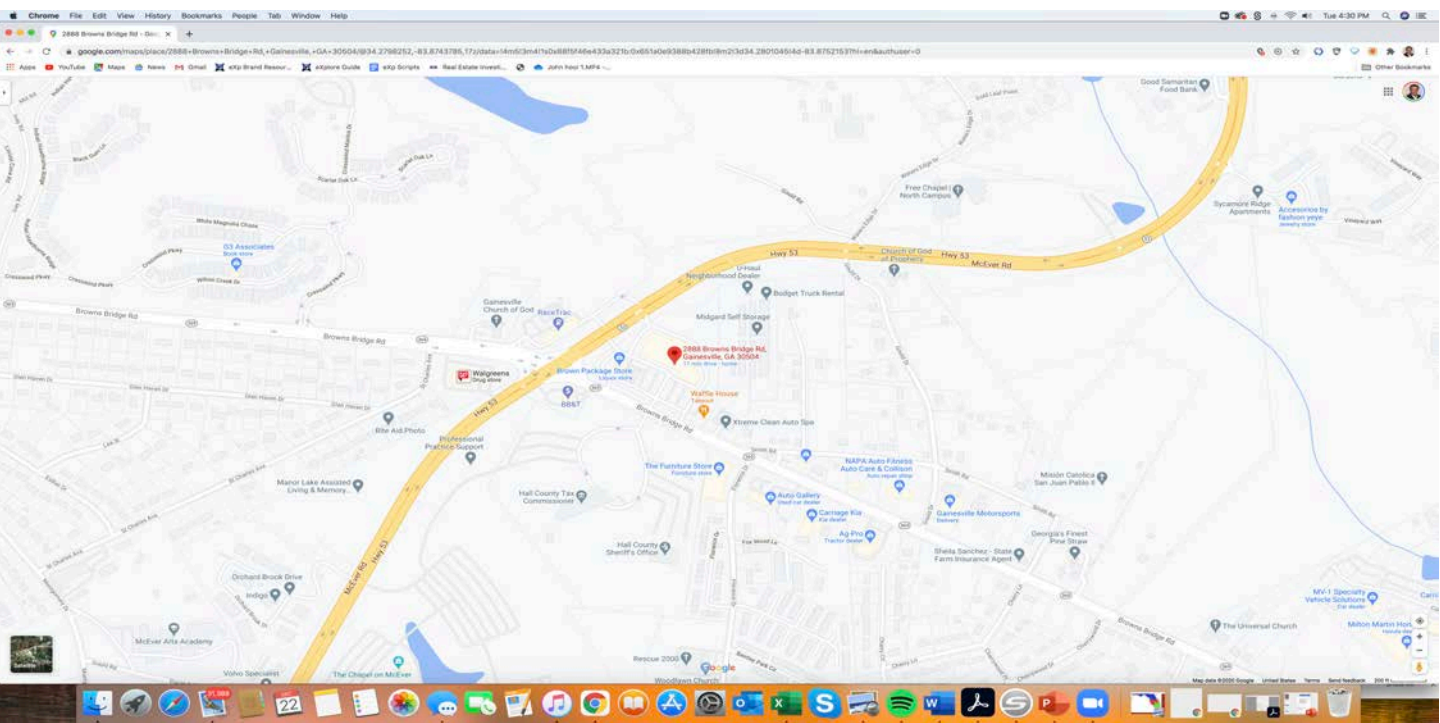












## COMMERCIAL RETAIL SPACE FOR LEASE

- ❖ 8640 SF
- ❖ 10 min drive to downtown Gainesville
- ❖ Retail Space with great parking
- ❖ Year built: 1990
- ❖ Fits 100-150 people
- ❖ Ground Floor: Retail



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# About John Hooi

## Commercial Real Estate Agent



**John Hooi**

Commercial Real Estate Agent  
Lic. # 387931

John Hooi specializes in single tenant and multi-tenant commercial investment properties, restaurant leases, and business leases throughout the greater metropolitan Atlanta area and North Georgia. He has a proven record of accomplishments of identifying potential tenants for commercial rental spaces left empty due to the COVID pandemic. For example, in Nov. of 2020, he represented the Landlord in successfully executing a 5-year lease for a vacant 5600 sq. ft. restaurant space left vacant due to Covid-19 with a new Tenant who is an experienced operator of seafood restaurants. The lease deal also involved a Bill of Sale for the equipment, furniture and trade fixtures.

In addition to this retail space on Browns Bridge Road, John is also the exclusive agent for other area commercial properties listed for sale or lease including the following:

- 19,776 sq. ft. multi-tenant plaza for sale for \$3.5M in Lawrenceville, GA.
- 73000 SF, 12 bay garage for sale on 1 acre of land in Powder Springs, GA.
- 1800 SF, commercial building on a ½ acre of commercial land for sale in Lawrenceville, GA.
- 3000 SF retail space for lease on the Gainesville Square in Gainesville, GA.
- 12,500 SF mixed use commercial building, on 1.2 acres for sale in McDonough, GA
- 2000 SF retail space for lease under a beer bar known as "TAP IT" in Gainesville, GA.

John was born in Kuala Lumpur, Malaysia and immigrated with his family to Toronto when he was four years old. He has a B.A. from the University of Toronto as well as a paralegal diploma. Prior to relocating from Toronto to live on Lake Lanier and to marry his U.S. wife, and becoming a commercial realtor, John founded and sold Tutor Doctor, an international tutoring franchise headquartered in Toronto, Canada which now operates in more than 15 countries and has 17000+ tutors worldwide. John has also consulted with various family businesses with investment properties and businesses in Canada, China, Malaysia, England, The republic of Palau, and Australia.

John loves living in North Georgia on Lake Lanier. He and his wife (an attorney) have been married four years and he is now a Green Card holder. As a licensed commercial real estate agent in Georgia with over 20 years of sales, marketing and consulting experience with business and investment properties, it would be John's pleasure to assist you in buying or selling your next investment property, leasing a space for your restaurant or business, or if you're a landlord assisting you in filling your single tenant or multi-tenant properties with quality tenants.

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