

**BANK OWNED**  
**19,200 SQUARE FOOT BUILDING ON**  
**1.67 +/- ACRES – 1612 SKELTON ROAD**  
**GAINESVILLE, GEORGIA**



**THIS BUILDING REPRESENTS A TREMENDOUS VALUE!**

**BRENT HOFFMAN**  
PRUDENTIAL GEORGIA REALTY  
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770-533-6721  
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PRUDENTIAL GEORGIA REALTY  
COMMERCIAL & INVESTMENT  
SERVICES DIVISION

# 1612 SKELTON ROAD

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## EXECUTIVE SUMMARY

Location:	1612 Skelton Road Gainesville, Hall County Georgia
Acreage:	1.67 +/- Acres
Building:	19,200 +/- Total Square Feet  <u>1<sup>st</sup> Floor:</u> 7,000 SF Showroom, 2,600 SF Office  <u>2<sup>nd</sup> Floor:</u> 7,200 SF (cement floors) Warehouse, 2,400 SF Office  12 – 14 foot ceilings, loading dock
Zoning:	R-B (Regional Business)
Highest & Best Use:	Retail/Office Warehouse
Utilities:	All Utilities
Survey/Plat:	Attached
Price:	Bank Owned - see website for current pricing: <a href="http://www.BrentHoffman.com">www.BrentHoffman.com</a>

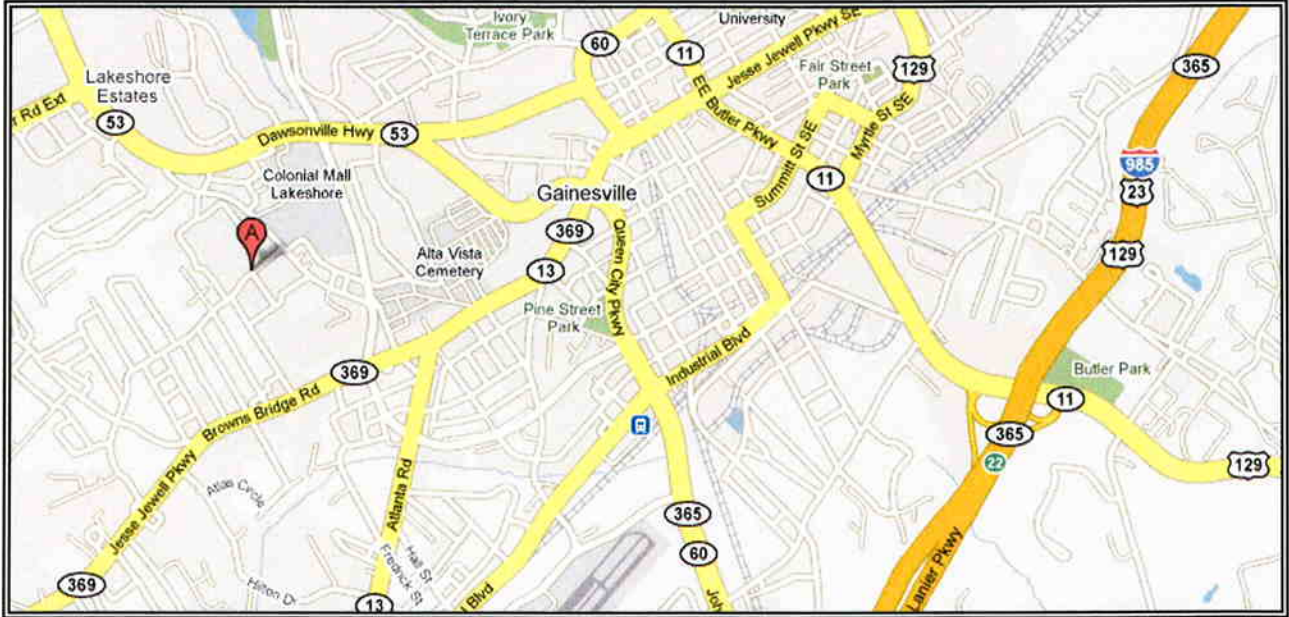
**Financing:**

Special Financing may be  
available from bank



# 1612 SKELTON ROAD

## MAP



# 1612 SKELTON ROAD

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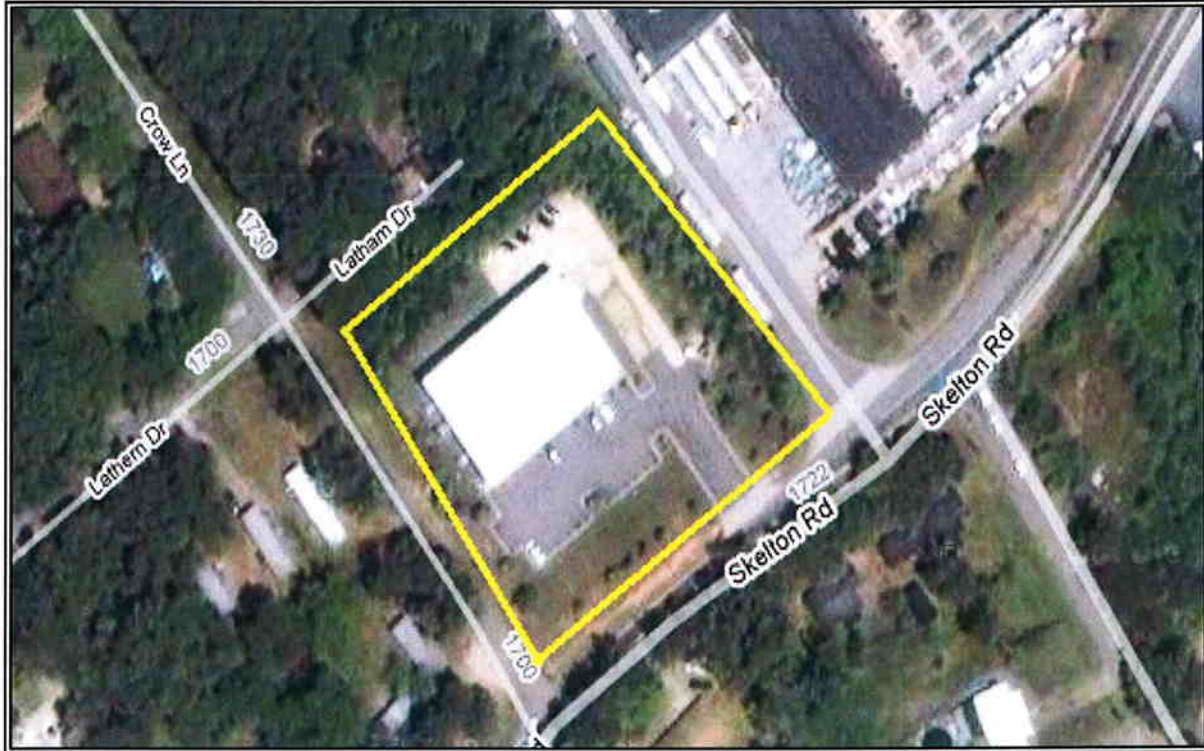
## PROPERTY OVERVIEW

This **bank owned** property is situated directly behind Lowe's, Target and Wal-Mart in Gainesville's primary retail district. With two stories totaling 19,200 square feet, this property is perfect for retail, wholesale, office or warehouse. The first floor includes a 7,000 SF showroom, a 2,600 SF stock room as well as a loading dock. The second floor consists of 7,200 SF warehouse space (cement floors) and 2,400 SF of offices. This building has 12 – 14 foot ceilings, has all utilities as well as an elevator. A recent appraisal completed in May 2009 valued the property at \$1,100,000! The facility is in excellent condition and ready for immediate move in.



# 1612 SKELTON ROAD

## AERIAL PHOTOGRAPHS



# 1612 SKELTON ROAD

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## PROPERTY PHOTOGRAPHS



**Showroom**



**Stock Room**



**Stock Room**

# 1612 SKELTON ROAD

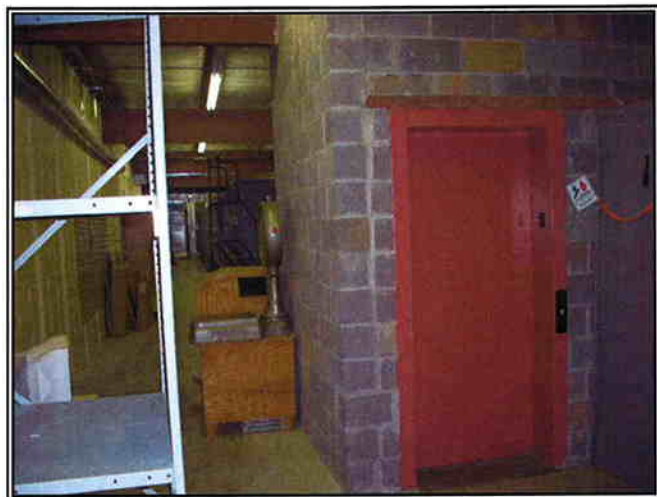
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## PROPERTY PHOTOGRAPHS



**Office**

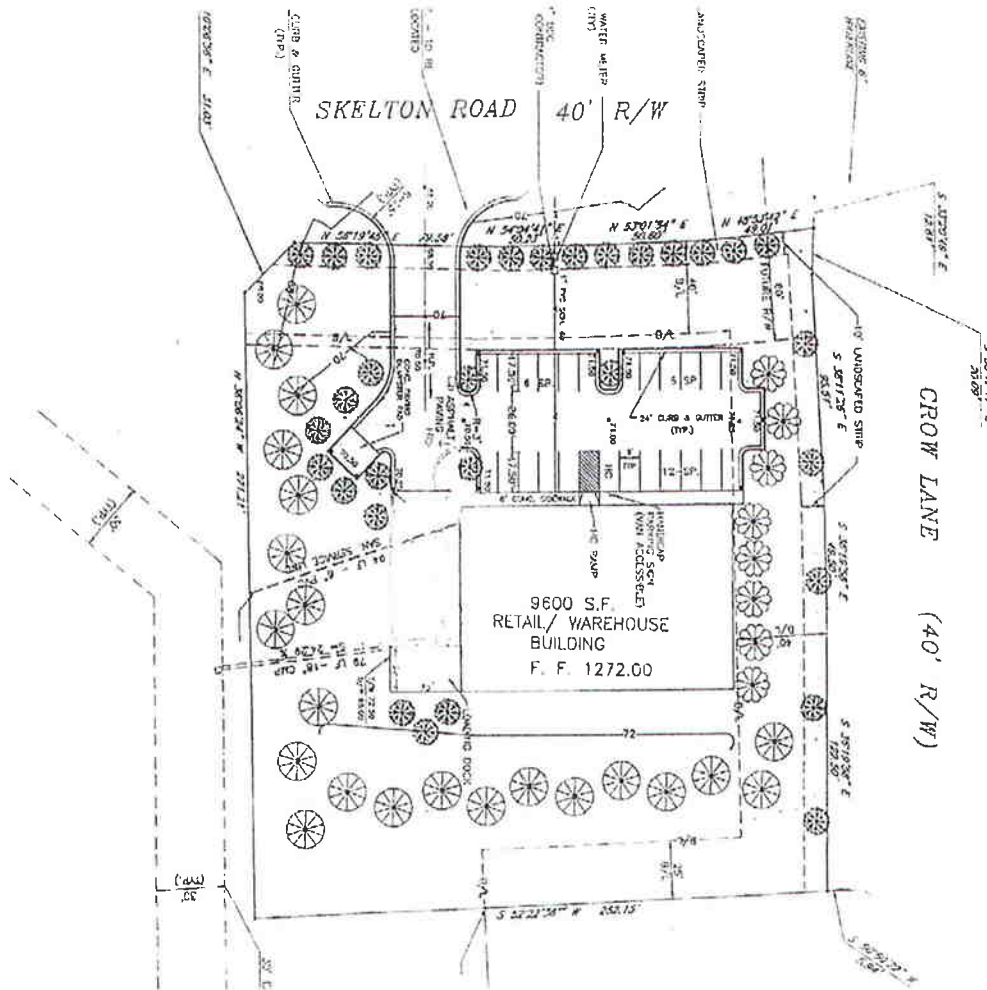
**Stock Room/Elevator**





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## SITE PLAN



# 1612 SKELTON ROAD

## APPENDIX A - DEMOGRAPHICS

Hall County is located in Northeast Georgia and encompasses 392 square miles. Gainesville, the county seat, is situated 50 miles northeast of Atlanta and 40 miles northwest of Athens. Bordered on the west by Lake Sidney Lanier, Hall County lies at the southern edge of the Chattahoochee Natural Forest and the foothills of the Blue Ridge Mountains.

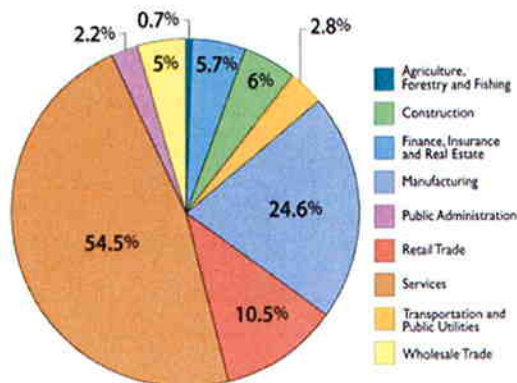
### Population

Hall County	(2007 Estimate)	176,932
Gainesville	(2007 Estimate)	30,769
Growth Rate	(1990 - 2000)	45.9%
Gainesville-Hall County MSA Growth Rate	(2000 - 2006)	24.4%

### Wealth

Average Household Income	(2007)	\$56,358
Median Household Income	(2007)	\$50,101
Per Capita Income	(2007)	\$24,324
Median Effective Buying Income		\$48,959

### Industry Mix



### Demographics (Hall County)

Homeownership Rate	71%
People Over the Age of 65 (2005)	9.3%
People Under the Age of 18 (2005)	27.5%
Bachelor's Degree or higher	19%
Voter Participation in 2000 Election	67.1%
Unemployment Rate (January 2008)	5%
Ratio of Persons to Physicians	505
Hospital Bed Capacity	461

