

FOR SALE

~~\$899,000~~

\$699,000

**10,742 s.f. – Retail/Office Center
with cash flow that should pay your note**

**250 Dawsonville Highway
Gainesville, GA 30501**

Bank Owned



- Across from  (518,400 sf with Belk, Sears, JC Penny, Books A Million, etc.)
- Corner lot with double road frontage at traffic light
- Traffic count on Dawsonville Hwy. in 2008 was 29,380, Pearl Nix Parkway 9,870
- Very near        & many others
- Rent Roll on reverse side of flyer w/floor plan

*** [QUICK INFO LINK](#) for video, aerials, floor plan, etc.***



**Prudential Georgia Realty
Commercial Real Estate Services**

BRENT HOFFMAN

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www.BrentHoffman.com

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2009 DEMOGRAPHICS

Total Daytime Population

1 mile –16,898

3 mile –63,080

5 mile –89,402

Average Household Income

1 mile –\$67,438

3 mile –\$66,322

5 mile –\$69,824

PROFORMA

Rent Roll and Cash Flow

Revenue	Sq. Feet	Lease Rate	Annual Rev.	Expiration
Ste. A	1,653	\$10 est.	\$ 16,530	For lease
Ste. B	1,616	\$10 est.	\$ 16,160	For lease
Ste. C	2,009	\$10 est.	\$ 20,090	For lease
Ste. D	5,371	\$ 8.40	<u>\$ 45,116</u>	LEASED (will sign new lease)
			\$ 97,896	

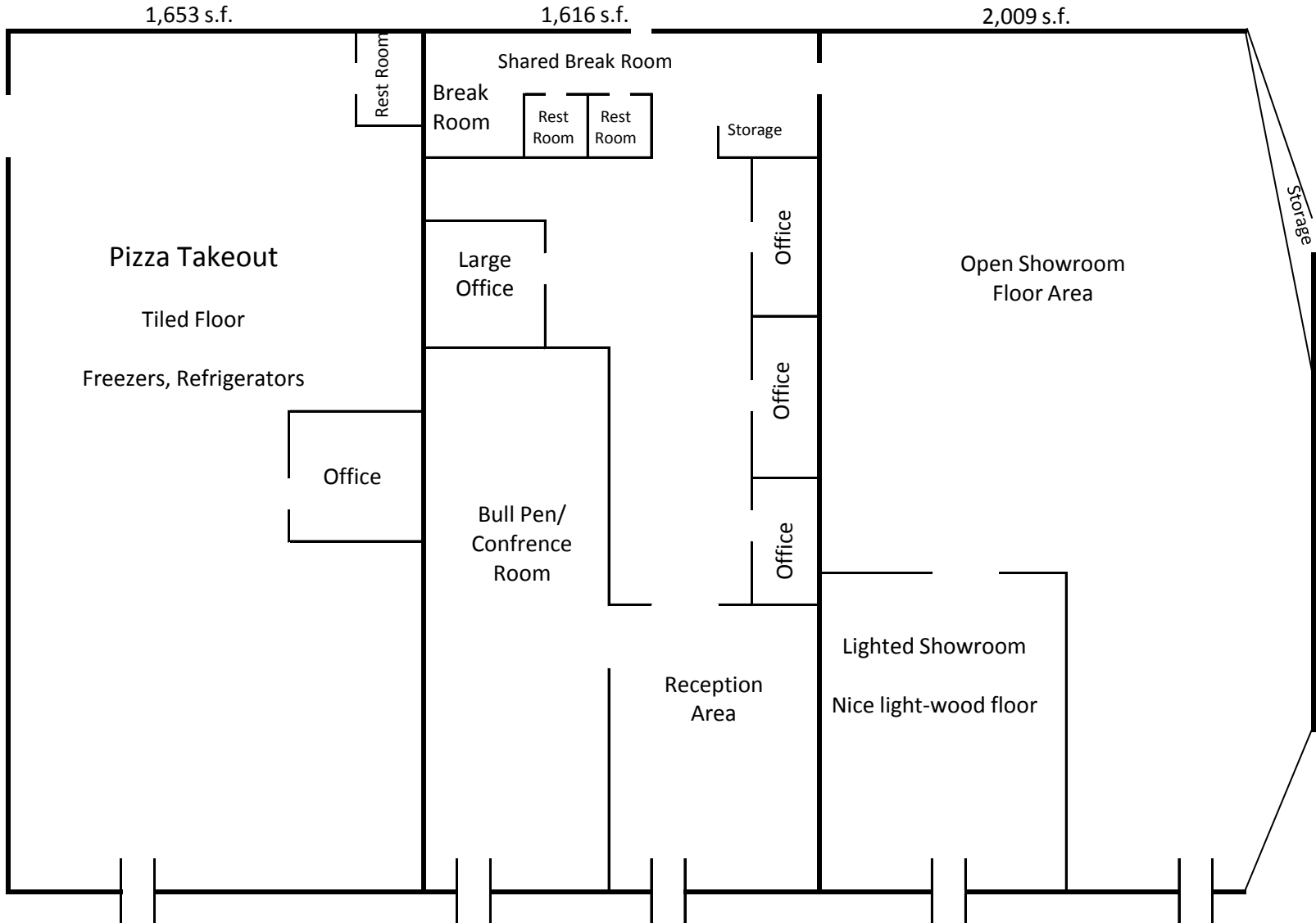
Annual Expenses

City and County Taxes (2009)	\$ 15,217.00
Building Insurance (2009)	\$ 1,455.00
Repairs and Maint. (three-year avg.)	\$ 5,422.00
Water Bill (2010 avg.)	<u>\$ 622.00</u>
Total Estimated Expenses	\$ 22,716.00
Estimated Net Operating Income	\$ 75,180.00

Asking Price

\$699,000.00 10.76% cap rate

250 Dawsonville Highway FIRST-FLOOR PLAN



250 Dawsonville Highway
SECOND-FLOOR PLAN

