



Prudential Georgia Realty

BrentHoffman.com

"When You Want It Sold"

Commercial Real Estate Services

INVESTMENT—OFFICE/RETAIL

1,242 s.f. Building on 1.48 Acres

3504 Hardy Rd., Gainesville, GA 30506

**BUSY CORNER of
Thompson Bridge Rd.
and Hardy Rd.
(near Kroger and
Hardware Store)**

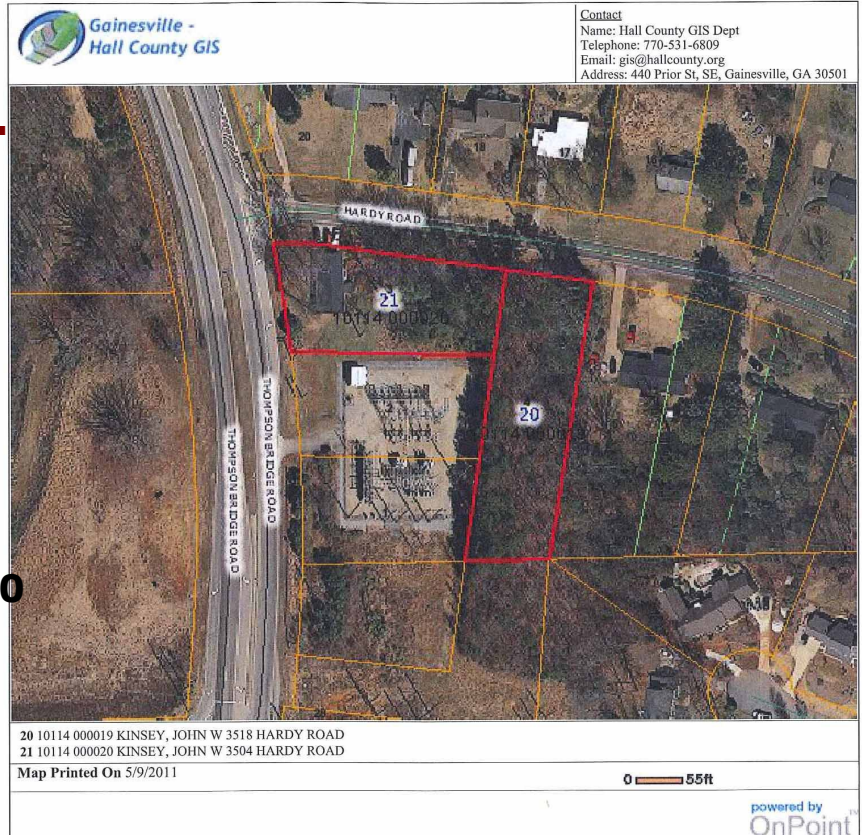
Only \$169,000

◆ **Daily Traffic Count 23,750**

◆ **2 Lots w/House
(\$725/mo. rent)**

◆ **Currently Zoned
Residential. Comprehensive
Land Use Plan Says
Retail—Office**

◆ **Room for 10,000+ s.f.
Building**

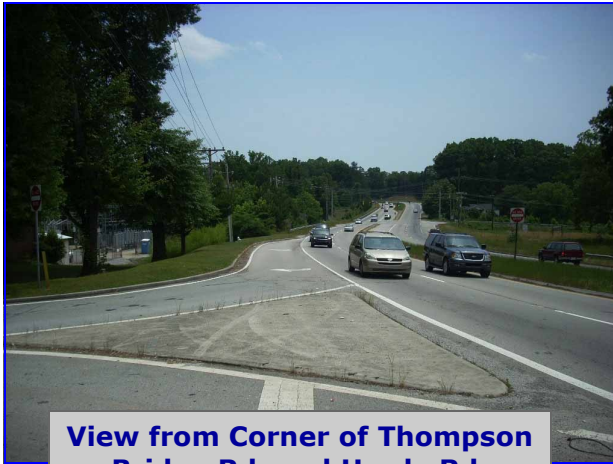


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More info and video at www.BrentHoffman.com

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View from Corner of Thompson Bridge Rd. and Hardy Rd.



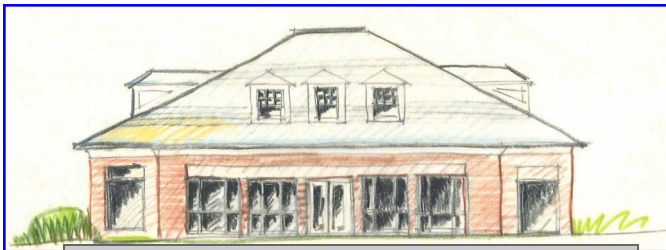
View of House from Thompson Bridge Rd.



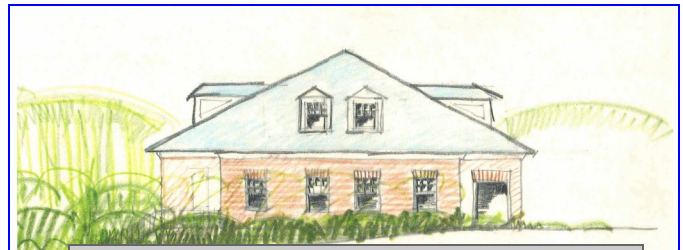
View Looking Down Thompson Bridge Rd.



Back of House Showing Daylight Basement



Artist Rendition of Brand New Office Building Where the House Now Stands. This is a Front View Looking From Thompson Bridge Rd.

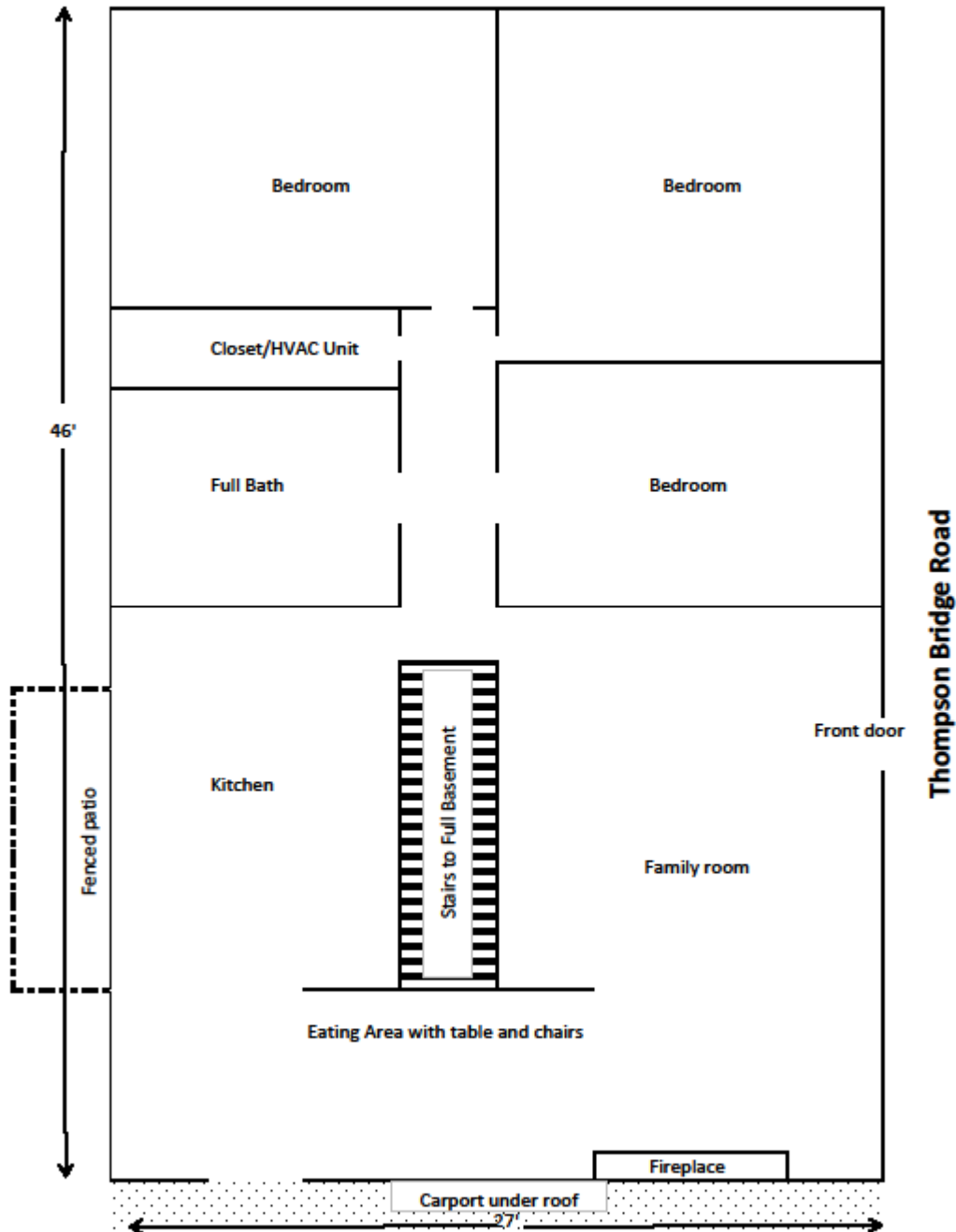


Artist Rendition of Brand New Office Building Where the House Now Stands. This is a Front View Looking From Thompson Bridge Rd.





FLOOR PLAN--Corner Thompson Bridge and Hardy Road
Gainesville, GA 30506



House was built in 1962 and is currently rented for \$725/month. The main level is 1,242 s.f. (1,782 w/carport) and sits on a full daylight basement. 127 linear feet of the lot is on Thompson Bridge Rd. Taxes in 2010 were \$1,255.

