



2,657 s.f. Office / Retail bldg on 1.185 ac

\$569,000

Additional .52 ac lot for \$199,000

**REDUCED bring offer**

High Exposure – High Traffic Count -  
Used car dealership / Retail / Re-develop???



2180 Browns Bridge Rd, Gainesville

- ♦ **20,000+ daily traffic count**
- ♦ Zoned Highway Business
- ♦ Sewer
- ♦ Dual street frontage/access
- ♦ .4 miles to corner of Browns Bridge & McEver Road
- ♦ 60+ paved parking places
- ♦ Leased until Dec.,2016
- ♦ See attached site plan

200 West Academy Street, NW  
Gainesville, GA 30501

770-533-6721 (Direct) 770-536-3007 (Office)

[Brent@BrentHoffman.com](mailto:Brent@BrentHoffman.com) [www.BrentHoffman.com](http://www.BrentHoffman.com)



**.4 miles to intersection of Brown Bridge Rd & McEver Rd. Great visibility— High traffic count**



**Building exterior**

**.52 acre lot next door for expansion**





Large side porch



Entrance



Numerous offices / rooms



Large paved parking lot for 60+ vehicles



Numerous car dealerships in area

ADJUSTED BY  
INSTRUMENT USED  
PLAT FORD OF CLOVIS

