



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

## **FOR LEASE**

**8,567 s.f. Office Space / Showroom**  
**Mule Camp Springs Center**  
**High visibility at lighted corner by**  
**Wild Wings Café**

**Adjacent 4,700 s.f. available for a total of 13,200+ s.f.**

**REDUCED LEASE RATE**



**311 Jesse Jewell Pkwy Suite 103, Gainesville**

**Former Red Cross location**

Marketed By:

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties  
500 Jesse Jewell Pkwy., SE Suite 300  
Gainesville, GA 30501  
Direct- 770-533-6721  
Office – 770-536-3007  
Brent@BrentHoffman  
www.BrentHoffman.com





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## Property Information

**Base rent \$12.00 + CAM \$1.95 psf**

**AS IS \$9,959.00 per month**



**Former Red Cross office**

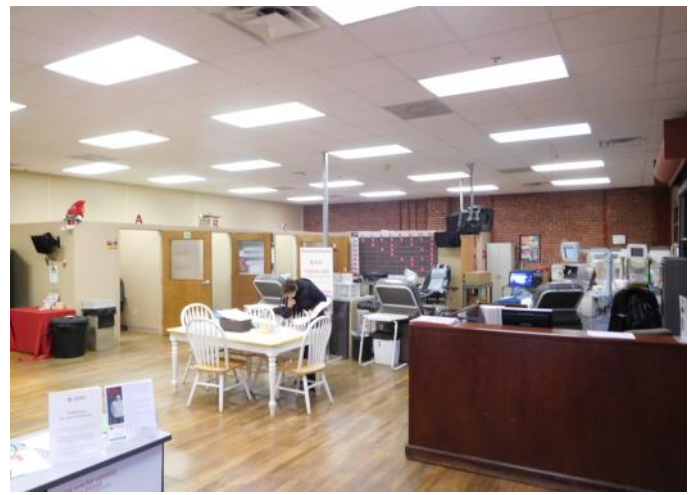
**By very busy Wild Wing Cafe**

- ♦ Office / showroom
- ♦ Wood floor, exposed brick
- ♦ 10+ offices, very large training / conference room
- ♦ Kitchen / break room
- ♦ Large rear storage area with exterior door w/ramp & 4x8 loading dock
- ♦ Adjacent to the Highlands to Islands Trailhead  
<http://highlandstoislands.org>

- ♦ Lighted pylon signage
- ♦ **Large well maintained parking lot with garden feel & Koi pond– over 140 parking spaces**
- ♦ Property taxes, insurance and exterior landscape /parking lot maintenance (CAM)
- ♦ High visibility 39,200+ cars daily (2018 GA DOT) at lighted Intersection 
- ♦ Call me for a quick look inside  
770-533-6721

See video at <https://www.brenthoffman.com/listings/l0079.html>







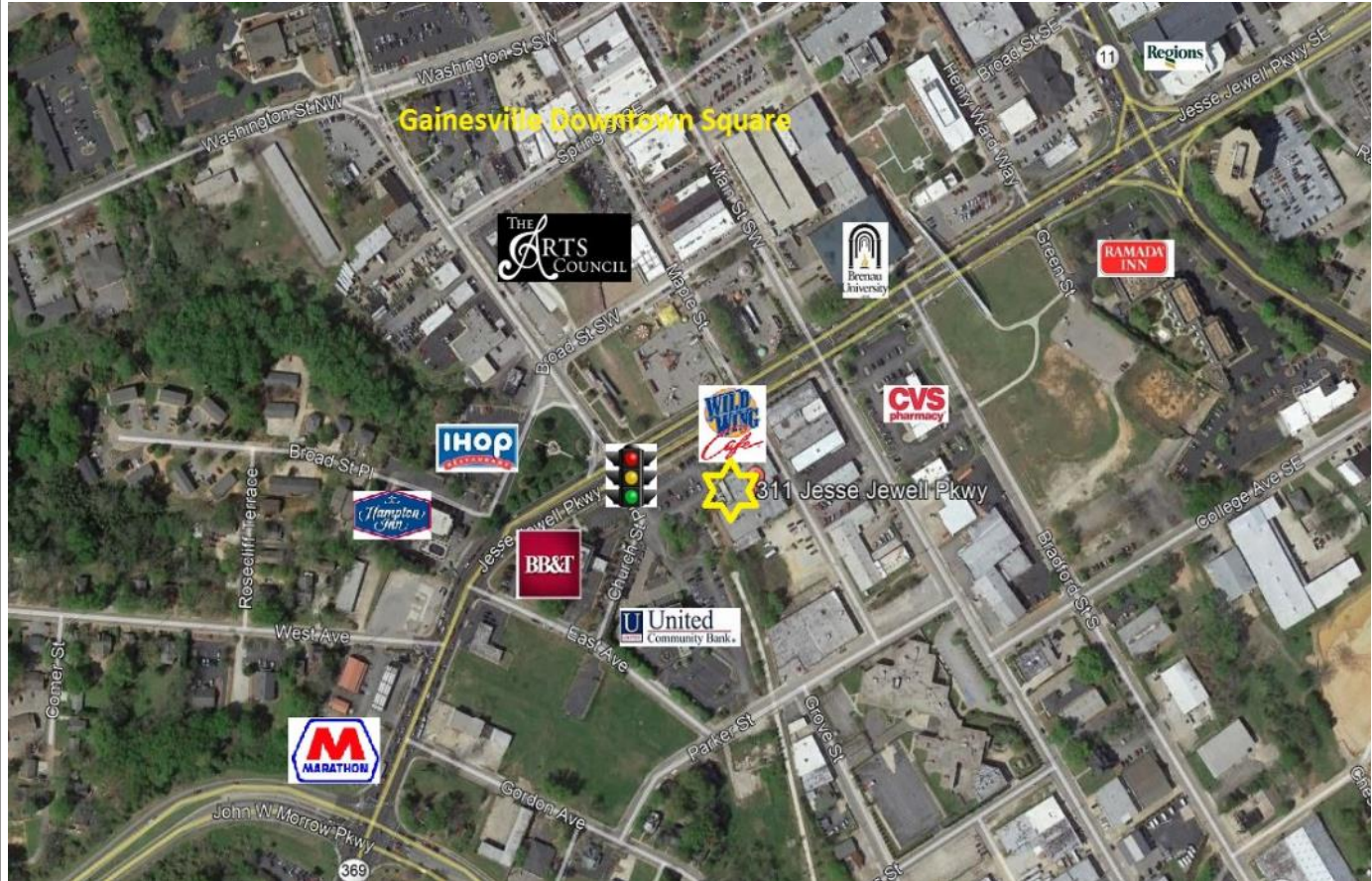


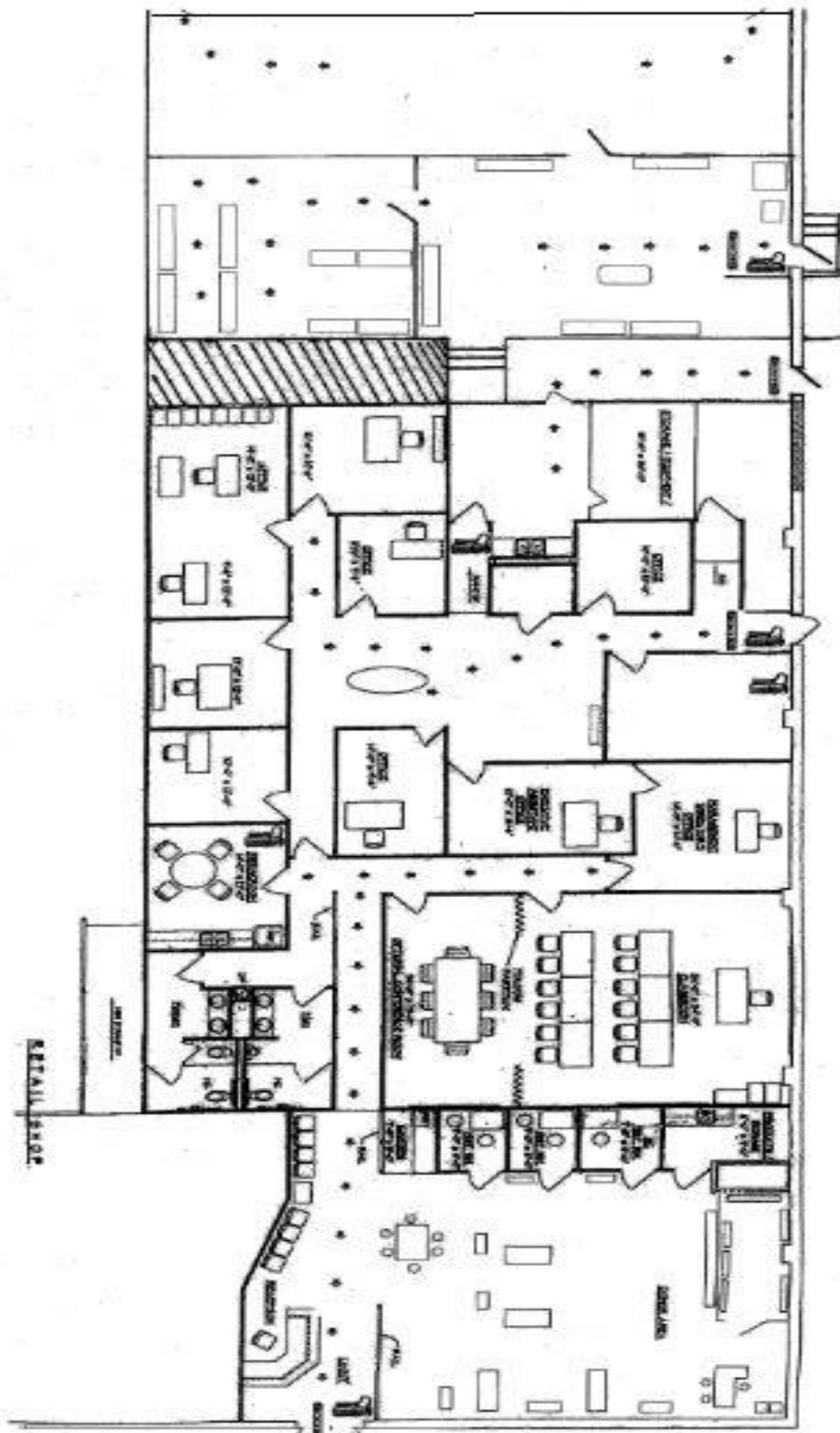


## Property Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	9,896	46,324	73,119
2023 Population:	10,612	49,719	78,777
Pop Growth 2018-2023:	7.24%	7.33%	7.74%
Average Age:	32.20	33.80	35.10
Households			
2018 Total Households:	3,004	14,700	23,628
HH Growth 2018-2023:	7.52%	7.50%	7.82%
Median Household Income:	\$31,701	\$41,028	\$44,598

**Walking distance to Gainesville Square and the new mixed use projects being developed. Across the street from Brenau University's Downtown Center**





**Front Entrance**





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## Location Map



North on I-985 to exit 22.  
Left towards Gainesville  
Continue on E.E. Butler to  
Jesse Jewell Pkwy 1.5  
miles. Make left. Go .3  
miles to light at  
W. Academy. Turn left  
into parking lot. Property  
on left.

Convenient to North  
Georgia mountains and  
the Atlanta market

