



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

**.36 acre lot with (2) rental houses
adjacent to .94 acre lot on
Jesse Jewell Pkwy**

**Assemblage to increase footprint
of high visibility retail lot -
Former Circle K
OWNER FINANCING AVAILABLE**



529 West Ave., Gainesville GA

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300
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Property Information

\$250,000.

OWNER FINANCING



- ♦ High visibility in Mid-Town next to Jesse Jewell Pkwy.
- ♦ Combine with .94 acres with 1,900+/- s.f. store with 800 s.f. car wash –Former Circle K
- ♦ 38,200 cars a day is the traffic count in front of this building
- ♦ Two rental homes with \$1,550 per month in income

- ♦ [2 BIG developments](#)—Click for article
- ♦ [Federal Opportunity Zone](#)—Click for info
- ♦ Great local citizen and government support for the new Mid-Town development plans. Restaurant? Shopping?
- ♦ Zoned General Business
- ♦ **Property is sold “as is” with no Seller disclosures—NO SIGN**

<https://www.brenthoffman.com/listings/l0108.html>

SUBJECT PROPERTY



Property Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	12,345	44,278	75,143
2024 Population:	13,639	47,406	80,754
Pop Growth 2019-2024:	10.48%	7.00%	7.47%
Average Age:	30.30	33.10	35.10
Households			
2019 Total Households:	3,685	13,562	23,980
HH Growth 2019-2024:	10.01%	6.84%	7.35%
Median Household Income:	\$34,999	\$41,712	\$46,619

Source: CoStar 2019



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Location Map



Take I-985 North to exit 20 Queen City Pkwy/ Hwy 60 towards Gainesville, approx. 2 miles. Right onto Jesse Jewell Pkwy at light. Left onto West Ave. Property will be on you left.

Convenient to Gainesville,
Lake Lanier, GA 400/US 19

