



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.



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
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Property Information

Base rent \$15.00 + CAM \$1.95 psf

\$16.95 psf / \$12,100 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 37,200+ cars daily (2016 GA DOT) at lighted Intersection 
- ◆ Call me for a quick look inside 770-533-6721

See video at <https://www.brenthoffman.com/listings/10079.html>



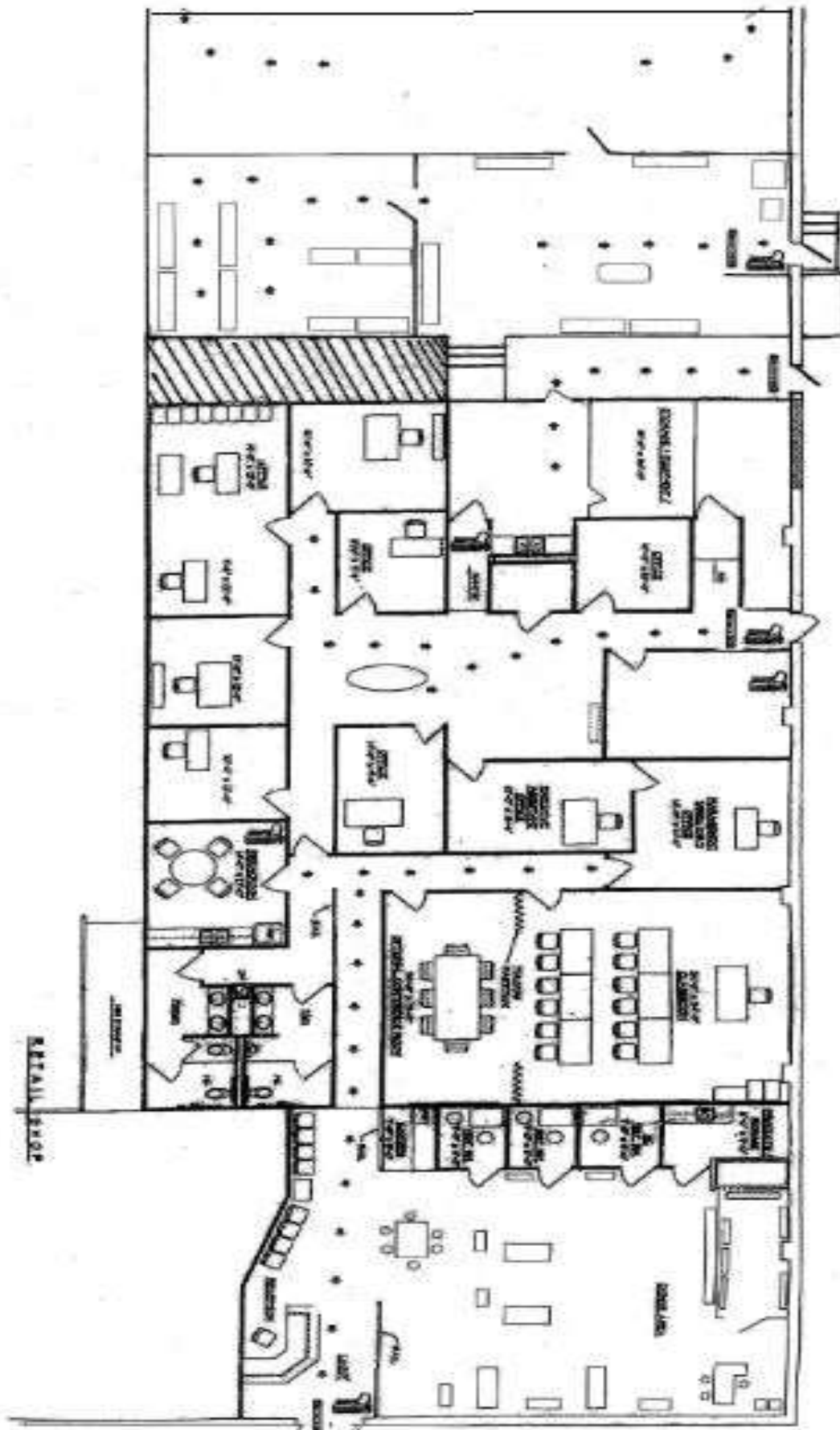


Property Demographics

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

