

Presented By:

DENNIS POWELL

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



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**2359 BROWNS
BRIDGE RD**

Office Building :

2355 BROWNS BRIDGE RD, GAINESVILLE, GA 30504

FOR SALE

2359 BROWNS BRIDGE RD

2355 BROWNS BRIDGE RD, GAINESVILLE, GA 30504



OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	24,920 SF
Available SF:	
Lot Size:	10.72 Acres
Price / SF:	\$220.71
Market:	Atlanta
Submarket:	Metro Atlanta, North Georgia,

PROPERTY OVERVIEW

Largest tract for sale with the most road frontage on Browns Bridge (Hwy 369)

Currently a Cadillac and Mazda dealership

Mazda dealership available as a separate asset sale

Property being sold by ex-Naval Academy graduate and veteran

This property is immaculate as everything is in ship-shape condition

PROPERTY HIGHLIGHTS

- Lease with option to purchase
- Term sheet available With NDA
- Pricing reflects current market
- No deferred maintenance
- Over \$1.5 million spent on renovations in the last 3 years including new induction lighting with 10-year warranties for the show lot
- State of the art alignment machine
- Showrooms and bathrooms renovated

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LOCATION INFORMATION

Building Name	2359 Browns Bridge Rd
Street Address	2355 Browns Bridge Rd
City, State, Zip	Gainesville, GA 30504
County	Hall
Market	Atlanta
Sub-market	Metro Atlanta, North Georgia,
Signal Intersection	Yes

BUILDING INFORMATION

Building Class	A
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Includes both 2355 and 2359 Browns Bridge Road
- New induction lighting with 10-year warranties for the show lot
- Buildings retrofitted with LED lighting
- New lifts including 15k pound specialty lift for buses
- State of the art alignment machine
- Showrooms and bathrooms renovated
- All new HVAC systems
- New car wash system

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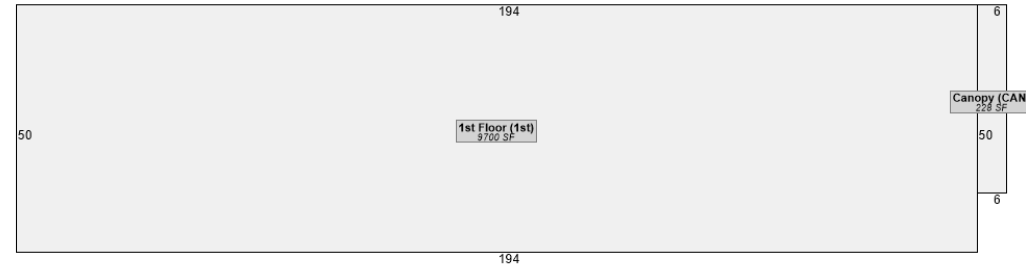
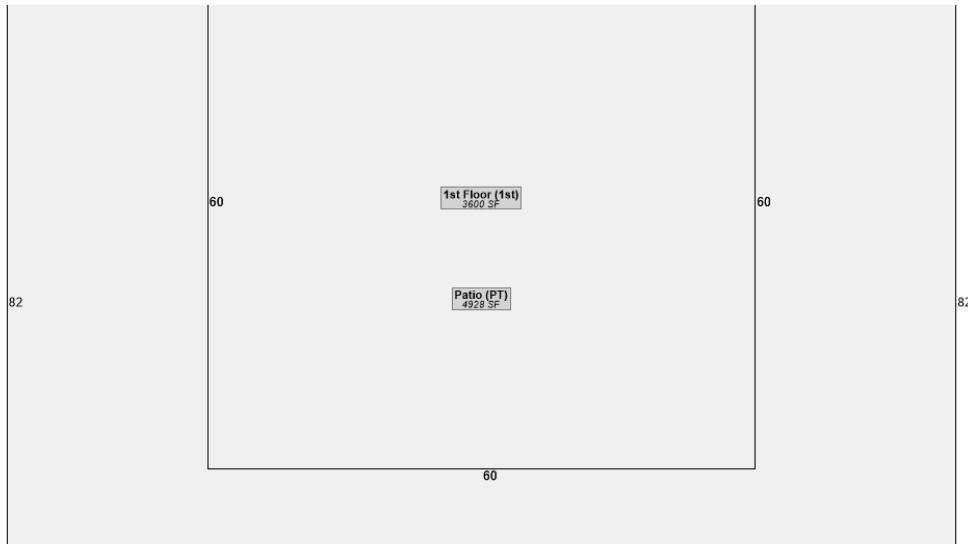
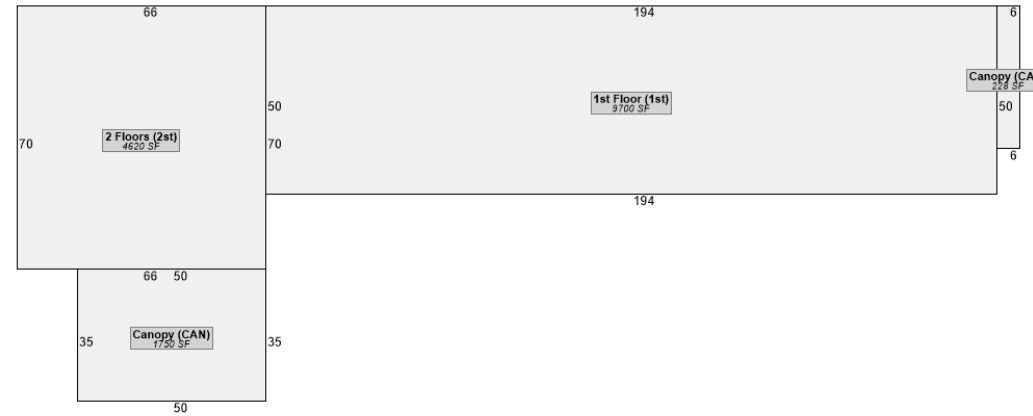
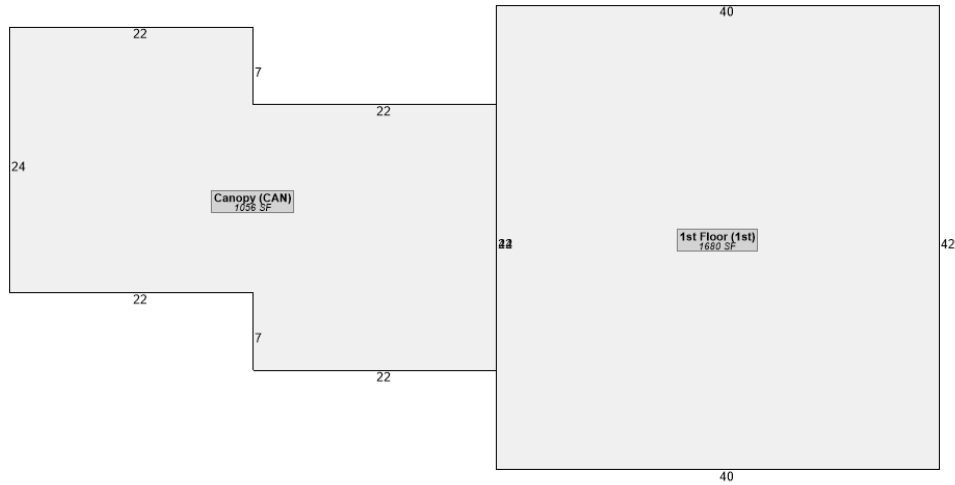
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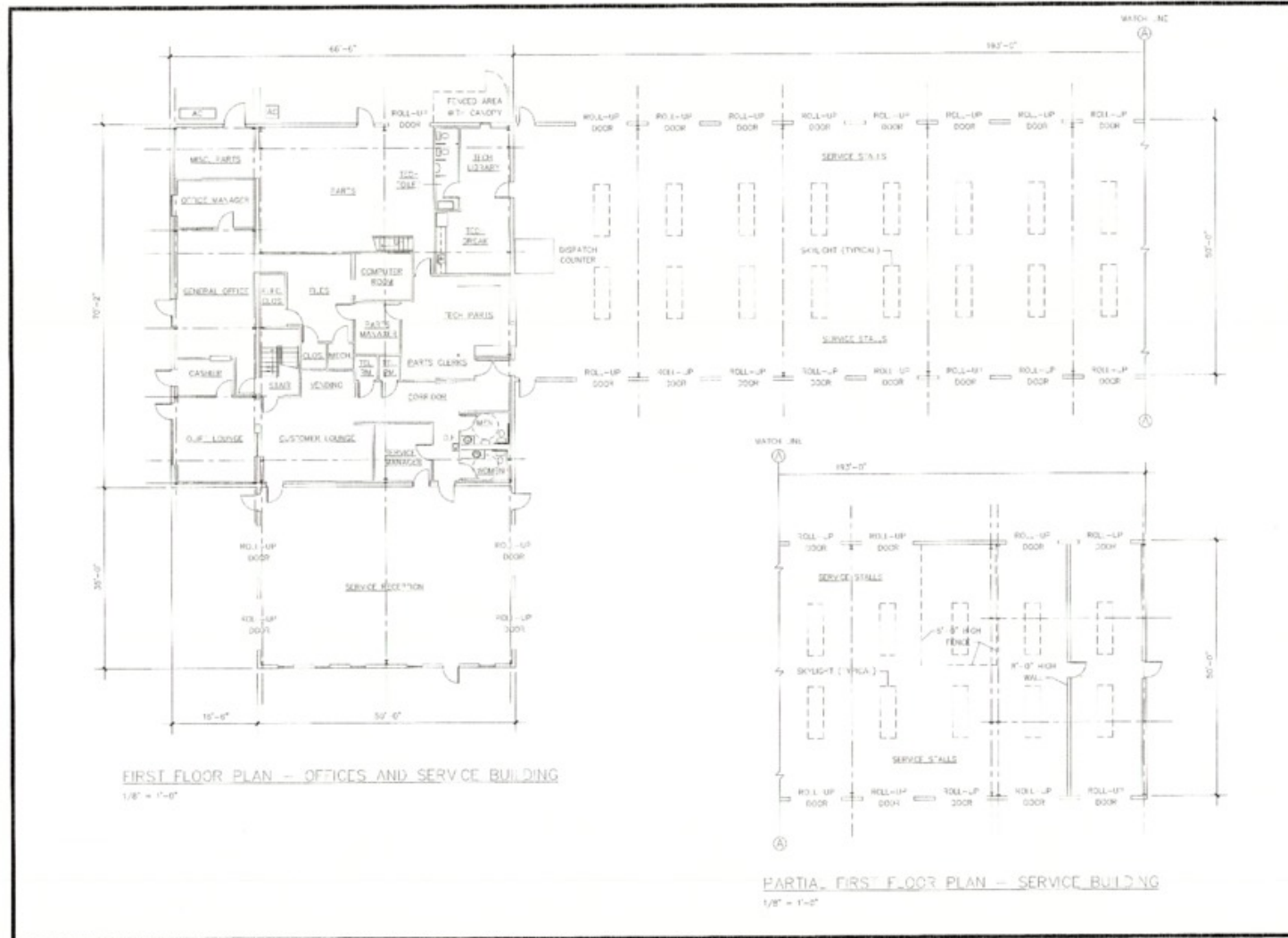
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Boiley Associates
Architects
Gainesville, Georgia 30504
(770) 534-1627

Offices and Service Building
Moss Robertson Cadillac
Gainesville, Georgia

Project No. 11039
Drawn By JAB
Checked By
Date NOV. 18, 2011
Revised

A1

OF 3

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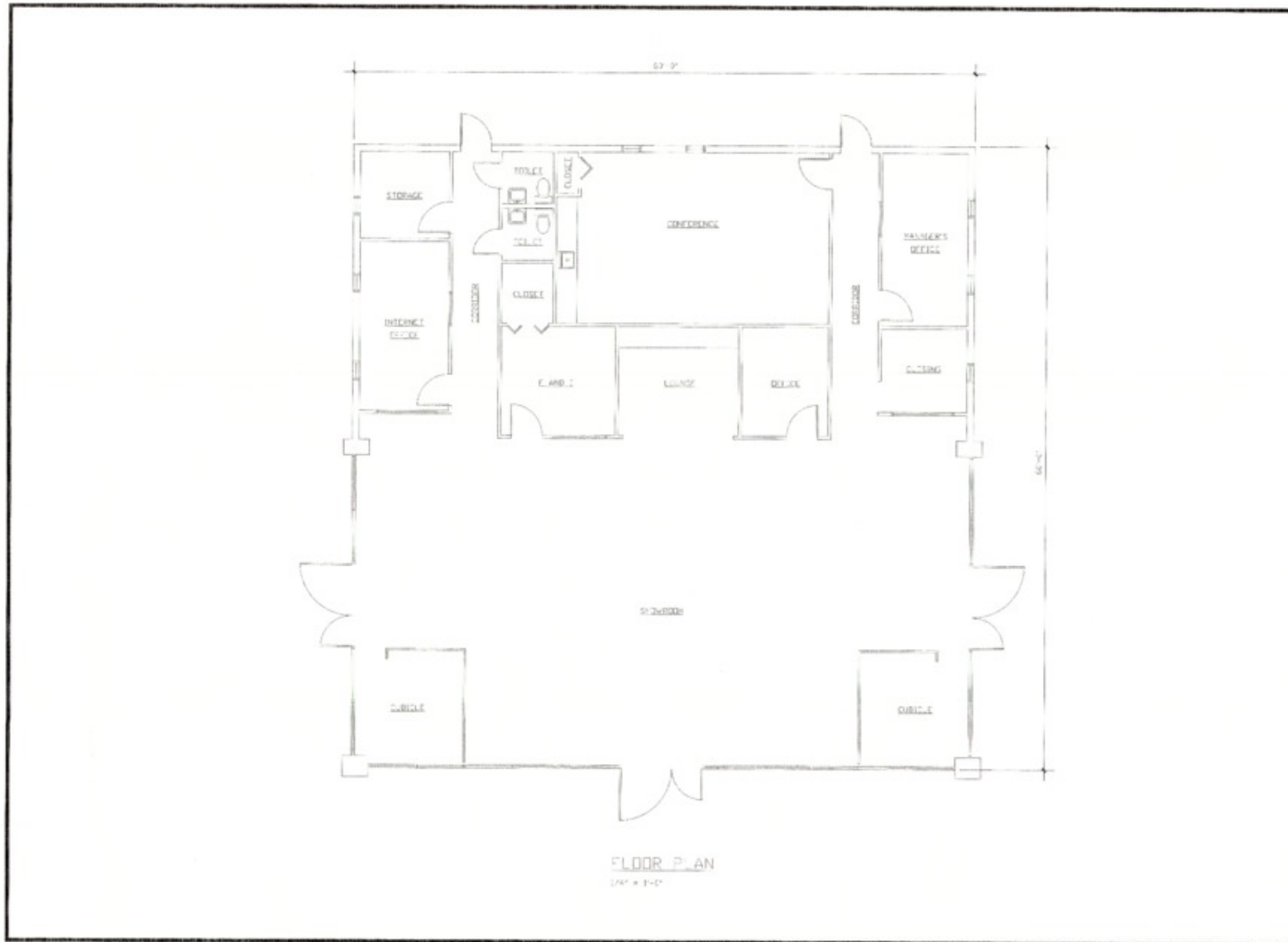
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Aspen Parody
 Lawrence B.
 Georgia State
 270 Mac 08'2

Bailey Associates

Showroom Building
Moss Robertson Cadillac
Gainesville, Georgia

Project No. 11030
Drawn By JAG
Checked By
Date NOV. 22, 2011
Revisions

A1
of 3

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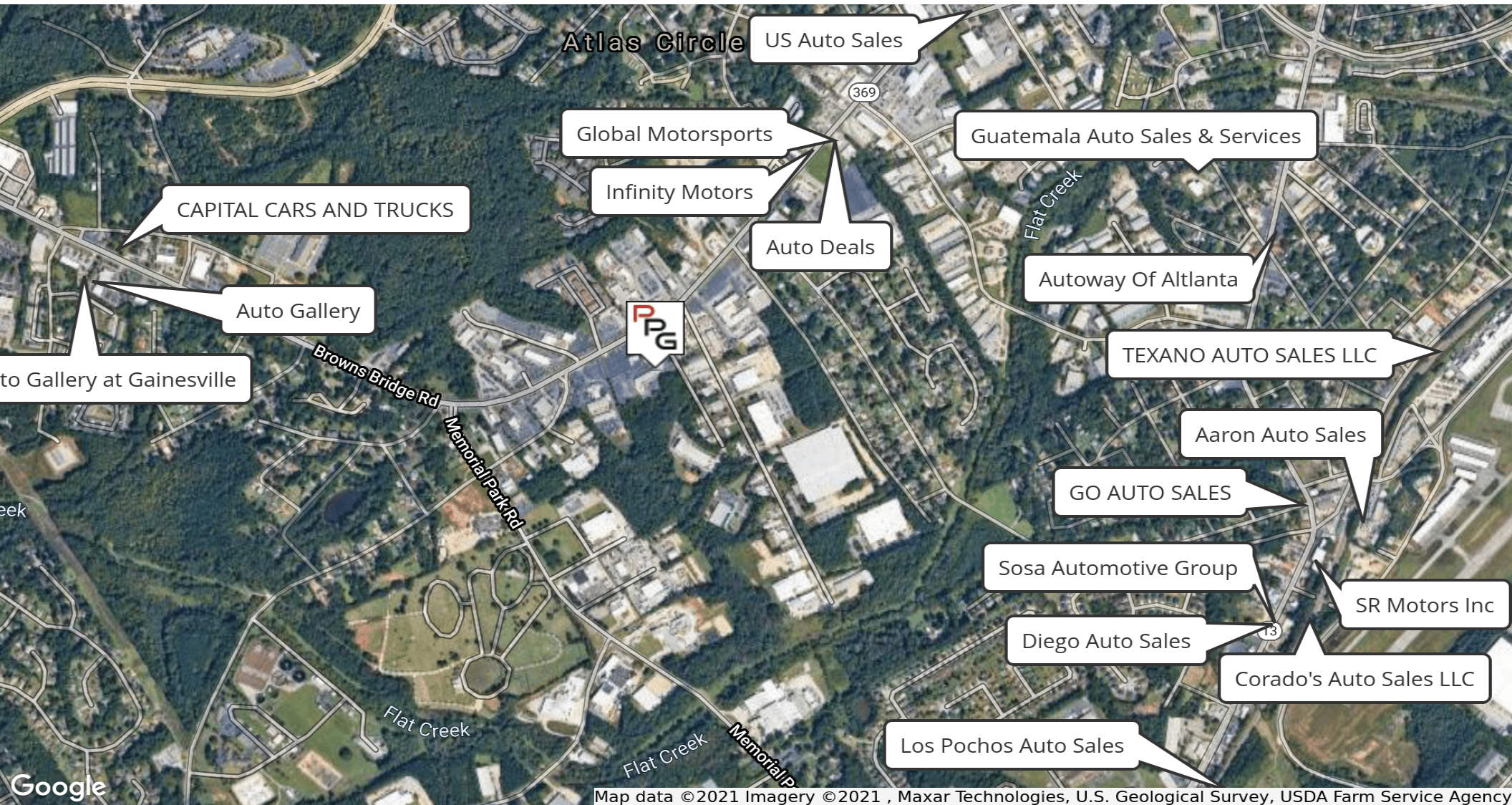
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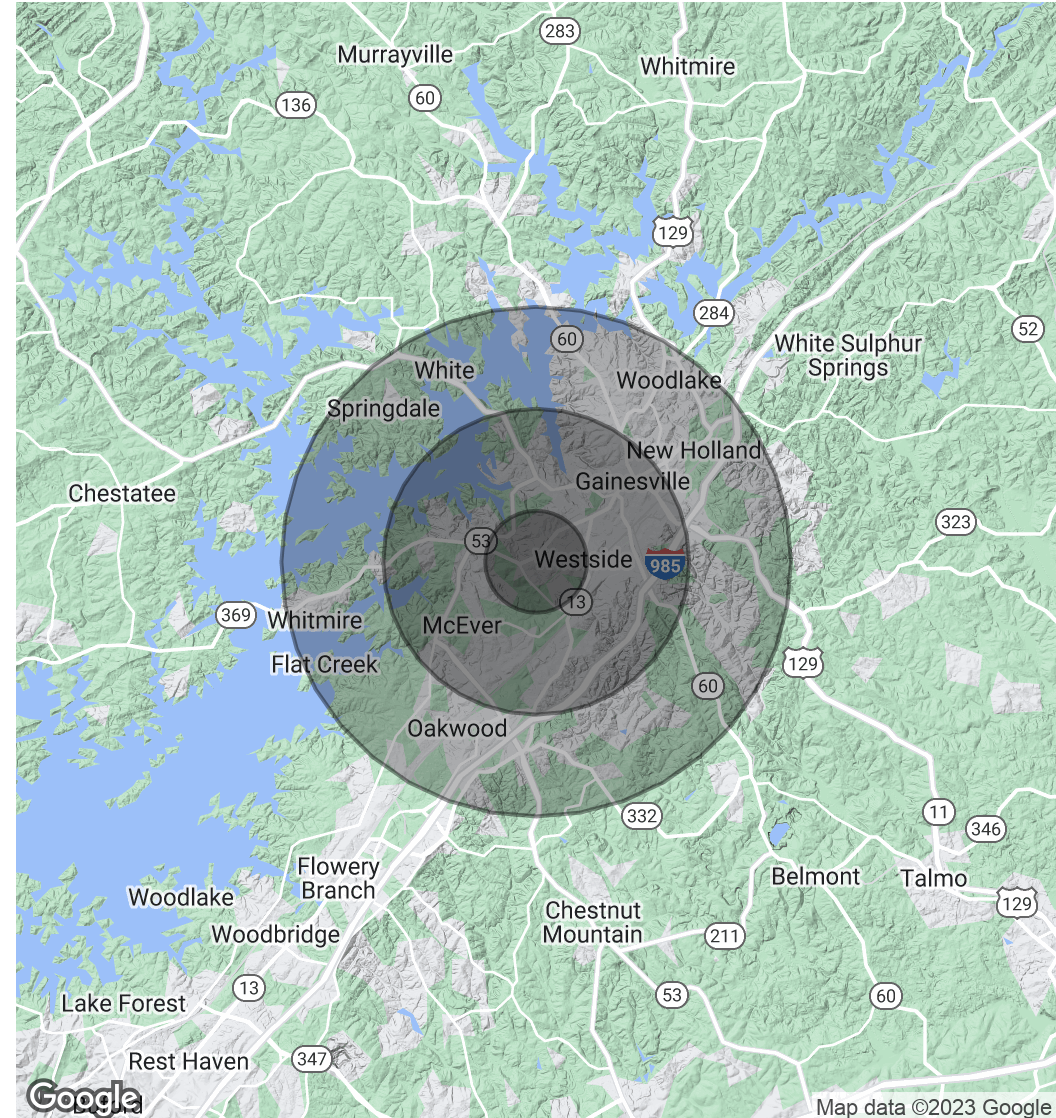
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,951	34,660	68,383
Average age	26.5	28.3	31.2
Average age (Male)	25.9	27.4	30.3
Average age (Female)	25.9	28.7	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,008	11,263	22,902
# of persons per HH	3.5	3.1	3.0
Average HH income	\$42,151	\$51,632	\$57,956
Average house value	\$155,143	\$242,233	\$247,529

** Demographic data derived from 2020 ACS - US Census*



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