Six Pad Ready RETAIL SITES

554 Old Gainesville Hwy
Pendergrass, GA 30567

TOWN SQUARE
ON GLENN ABBY

NAI Brannen Goddard

OPPORTUNITY

The Town Square on Glenn Abby in Pendergrass, GA, consists of six commercial sites surrounding the town green. The 150 townhomes and 350-unit multi-family portions of the mixed-use development have already been developed for a built-in customer base. The six pad ready retail sites are between 6,500 and 10,400 square feet.

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OFFERING

ADDRESS
554 Old Gainesville Hwy
Pendergrass, GA 30567

PAD A	7,800 SF
PAD B	7,280 SF
PAD C	7,800 SF
PAD D	10,400 SF
PAD E	6,500 SF
PAD F	8,450 SF

PARKING
200 Built Spaces

TOWN GREENE
with Performance Stage

MUNICIPALITY
City of Pendergrass

ZONING
MFR Multiple Family Residential District

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Information is deemed from reliable sources. No warranty is made as to its accuracy.

EXIT 137
85
GLENN GLEE RD
129
ACADEMY ST
OLD GAINESVILLE HWY
F
E
D
the Site
C
A
B
332
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RENDERING

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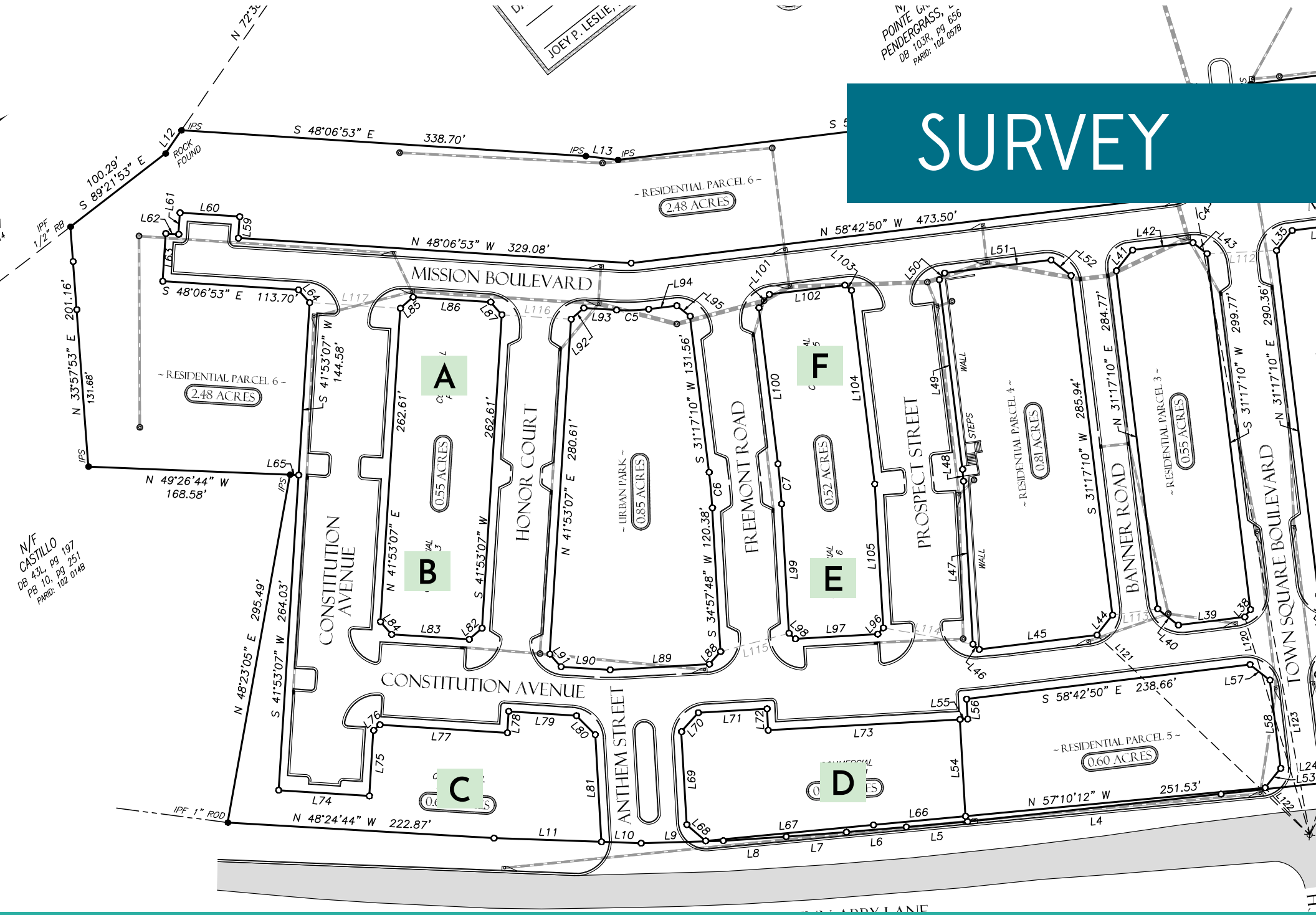
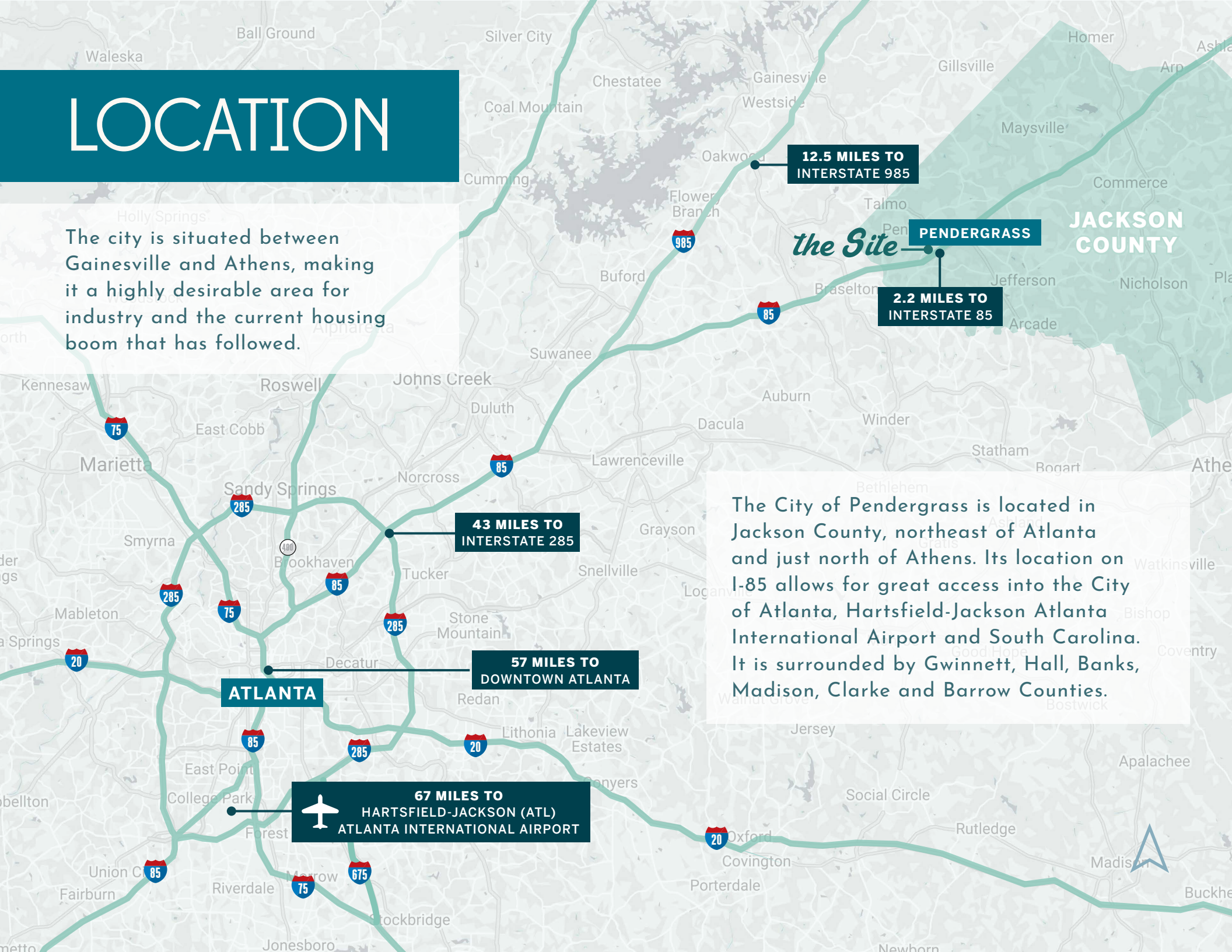
SURVEY


MISSION BOULEVARD
CONSTITUTION AVENUE
HONOR COURT
FREEMONT ROAD
PROSPECT STREET
BANNER ROAD
TOWN SQUARE BOULEVARD
ANTHEM STREET
~ RESIDENTIAL PARCEL 6 ~
2.48 ACRES
~ URBAN PARK ~
0.85 ACRES
0.55 ACRES
0.52 ACRES
~ RESIDENTIAL PARCEL 4 ~
0.81 ACRES
~ RESIDENTIAL PARCEL 3 ~
0.55 ACRES
~ RESIDENTIAL PARCEL 5 ~
0.60 ACRES
A
B
C
D
E
F
N 48°06'53" W 329.08'
N 58°42'50" W 473.50'
S 48°06'53" E 338.70'
S 58°42'50" E 238.66'
N 57°10'12" W 251.53'
N 48°24'44" W 222.87'
N 49°26'44" W 168.58'
N 48°23'05" E 295.49'
S 41°53'07" W 264.03'
N 33°57'53" E 201.16'
S 89°21'53" E 100.29'
S 48°06'53" E 113.70'
N 31°17'10" E 284.77'
S 31°17'10" W 285.94'
N 31°17'10" W 299.77'
S 31°17'10" E 290.36'
N 41°53'07" E 280.61'
S 31°17'10" W 131.56'
S 34°57'48" W 120.38'
N 41°53'07" E 262.61'
S 41°53'07" W 262.61'
S 41°53'07" W 144.58'
N/F CASTILLO DB 43L, pg 197 PB 10, pg 251 PARID: 102 0148
POINTE GR... PENDERGRASS, ... DB 103R, pg 656 PARID: 102 0578
JOEY P. LESLIE, ...
IPS
ROCK FOUND
IPF 1/2" RB
IPF 1" ROD
STEPS
WALL

LOCATION

The city is situated between Gainesville and Athens, making it a highly desirable area for industry and the current housing boom that has followed.



The City of Pendergrass is located in Jackson County, northeast of Atlanta and just north of Athens. Its location on I-85 allows for great access into the City of Atlanta, Hartsfield-Jackson Atlanta International Airport and South Carolina. It is surrounded by Gwinnett, Hall, Banks, Madison, Clarke and Barrow Counties.

JACKSON COUNTY OVERVIEW

Although Jackson County is still largely rural, the eastern part of the county is considered to be the edge of Atlanta's sprawl. Jackson County's population currently stands just over 85,000 residents and neighboring Gwinnett County has a population of just over 1,000,000.

The entire Northeast Georgia Region has an incredible business climate that continues to attract several multi-million dollar projects. In late 2018, SK Innovation announced they had selected Jackson County as the base of operations for their SK Battery America division. The project was transformational for the county, alone creating 3,000 jobs.

- Jackson County is the 4th fastest growing county in U.S. with a resident population of 20,000 or more.*
- Jefferson, GA (including all of Jackson County) is the #1 fastest growing Micropolitan area.*
- In the last five years, school enrollment has increased by 32%.
- Unemployment stands at around two percent.
- Jackson County is home to Chateau Elan Winery and Resort, one of the largest and most awarded wineries on the East Coast.
- There is a population of 1.8 Million within 45 minutes.
- Jackson County is 25 miles to the University of Georgia.

*July 2022-July 2023

Source: Jackson Alliance for Economic Development

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DEMOS & STATS

20 MINUTE DRIVE TIME

93,740
residents

36.6
median age

3.04
average household size

$112,811
average household income

40,423
households

$345,310
average home value

3,663
total businesses

61,469
employees

#4 fastest growing county
in the U.S. with a resident population of 20,000 or more

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