

For Lease

Braselton Walk | NOW OPEN

Office & Medical • ±1,680–8,330 SF

94 New Cut Road, Building 2000 • Braselton, GA 30517



Prime Office & Medical Suites

SVN | Second Story is pleased to present for lease a two-story $\pm 25,000$ SF retail and medical office building, representing the first phase of the Braselton Walk planned mixed-use development. The Property is adjacent to Hometown Walk, an established retail center with a strong tenant mix, creating cross-traffic and reinforcing its position as a neighborhood commercial hub. Located off Highway 53 with close proximity to Interstate 85, Braselton Walk offers strong visibility and regional connectivity.

The building delivered in May 2026 in turnkey vanilla box condition. The ground floor is fully leased to Firehouse Subs, Cork & Keg liquor store, and U.S. Gentleman Barber Shop. Class A office and medical space is now preleasing on the second floor, with elevator access providing convenient connectivity between levels.

Surrounded by rapid residential growth, major employers, and destination drivers such as Château Élan Winery & Resort and Road Atlanta, the Property is well-positioned to serve both local and regional demand. Flexible configurations and build-to-suit opportunities allow users to capitalize on continued growth in Northeast Metro Atlanta.

Building 2000

94 New Cut Rd, Braselton

Preleasing

Office & Medical

$\pm 25,000$ SF

Class A Building

Now Open

Delivered May 2026

FOR LEASE

Rental Rate	\$24 PSF NNN
NNN Expenses	\$4.00-\$4.50 PSF (est.)
Lease Term	Negotiable

AVAILABLE SPACES

2nd Floor	Suite 2200	2,449 SF
	Suite 2210	1,680 SF
	Suite 2220	1,680 SF
	Suite 2230	2,521 SF
	Suite 2250	1,724 SF
	UP TO 8,330 SF CONTIGUOUS	





September 2026



August 2026



May 2026



2ND

Fastest-Growing
CITY IN GEORGIA



41,800
POPULATION
5 MILE RADIUS



\$121,400
AHHI
5 MILE RADIUS



11,700
VPD ON
Hwy 53 / New Cut

PROPERTY HIGHLIGHTS

HIGH-VISIBILITY CORRIDOR

- Prominent frontage along New Cut Road and Hwy 53 (11,700 VPD), a primary commuter corridor for Gainesville traffic with strong peak-hour volumes

EXCELLENT ACCESS & CONNECTIVITY

- One mile from I-85, linking the site to Metro Atlanta, key employment hubs, and North Georgia destinations (Lake Lanier, Blue Ridge Mountains)

STRATEGIC BRASELTON LOCATION

- Near major employers and destinations including Northeast Georgia Medical Center, Château Élan, and regional distribution hubs

BUILT-IN CUSTOMER BASE

- Surrounded by established neighborhoods and located less than one mile from the 335-home Liberty Crossing community (new development by D.R. Horton)

STRONG DEMOGRAPHICS

- Affluent trade area with \$121K+ average household incomes and a growing daytime population.

EXPANDING RETAIL & SERVICE DEMAND

- Braselton has experienced over 30% growth since 2020, driving demand for neighborhood-serving retail, dining, and medical services

RETAIL SYNERGY

- Adjacent to Hometown Walk, an established retail center with a diverse tenant mix, supporting cross-traffic and visibility

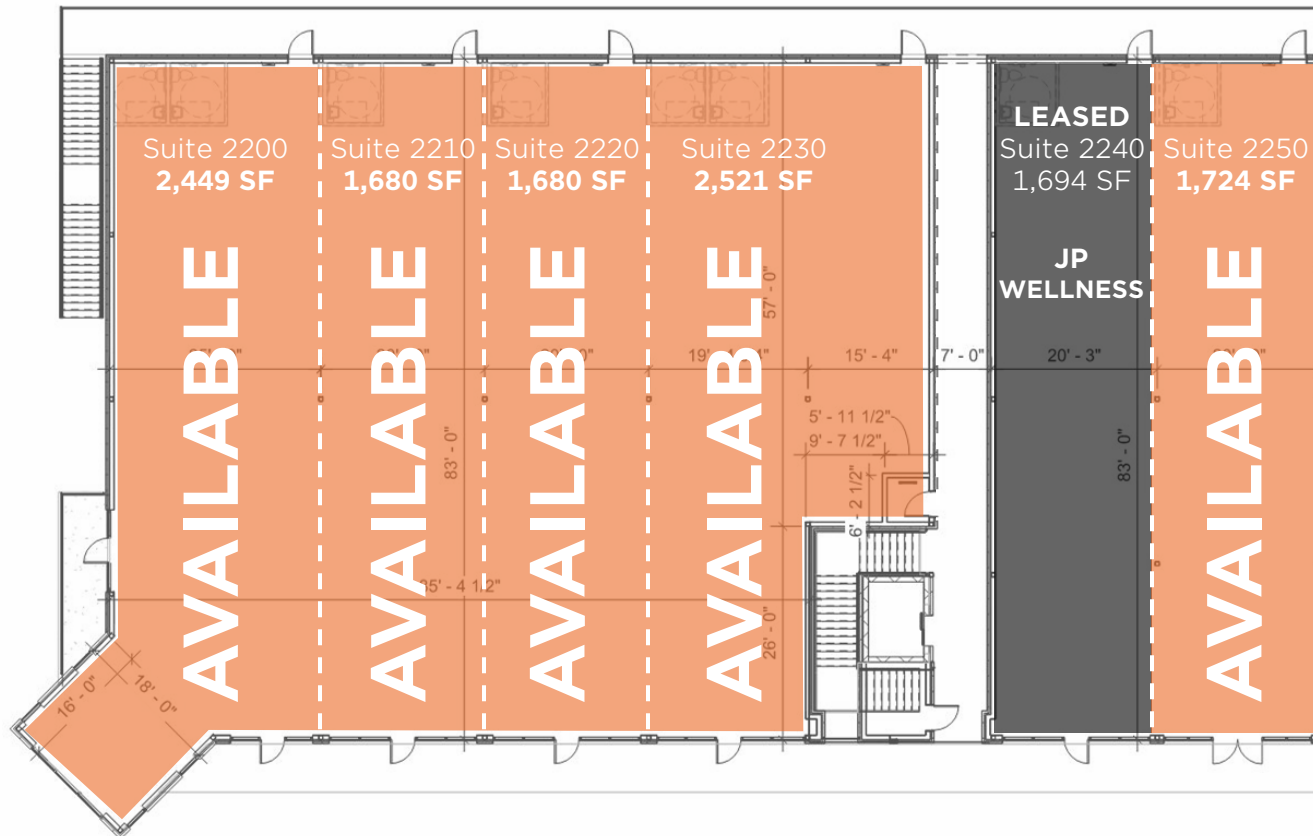
1ST LEVEL FLOORPLAN | Fully Leased



- Full Sprinkler System
- Water Heater
- HVAC - 5 Tons
- 200-amp Electrical Panel
- Emergency Lighting
- Standard Finished ADA Bathrooms
- Primed Drywall
- Glass Storefront

2ND LEVEL FLOORPLAN | Class A Medical Office Space | Suites Can Be Combined | \$24 PSF NNN

Up 8,330 SF Contiguous



Turnkey Vanilla Box Condition:

- Full Sprinkler System
- Water Heater
- HVAC - 5 Tons
- 200-amp Electrical Panel
- Emergency Lighting
- Standard Finished ADA Bathrooms
- Primed Drywall
- Glass Storefront

Braselton Walk

Planned Unit Development

New Cut Road

**FOR SALE
or Build-to-Suit**
Restaurant Pad
0.5 AC | ±5,000 SF

Lagrange Duck Road

FOR LEASE
Retail &
Medical Office
NOW OPEN
BLDG 2000

**FOR SALE
or
Build-to-Suit**
±11,200 SF
Flexible
Mixed-Use
BLDG 3000

**FOR SALE
or BTS**
±5,000 SF
Flexible
Mixed-Use
BLDG 4000

UNDERGROUND DETENTION
EXISTING POND "C" 80' DIA 10' DEEP

Braselton Walk | Planned Mixed-Use Development Site





Major employment hub along I-85 | Supports consistent traffic and demand for retail and medical office users



Braselton, GA | Affluent Growth Market with Diverse Demand Drivers

\$121k+



Average Household Income

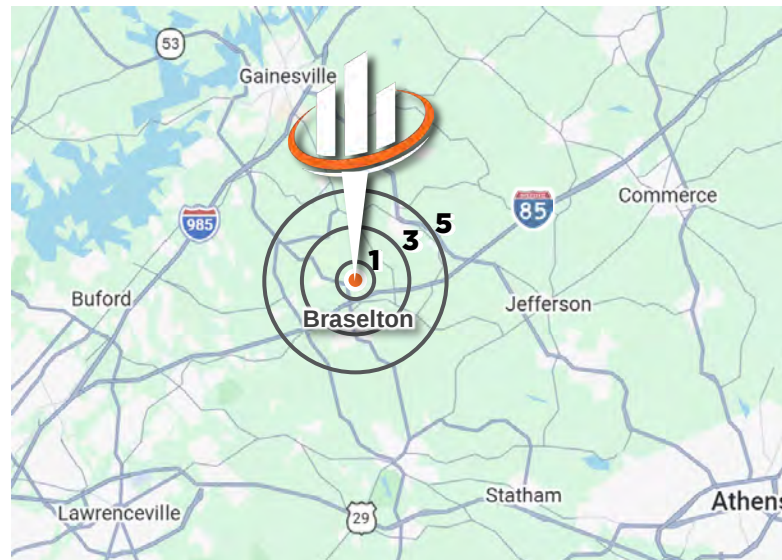
2ND
Fastest Growing
City in GA

+30%
Population Growth
Since 2020

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,129	10,842	41,813
2030 Projection	1,334	12,888	49,470
Median Age	39.3	38.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	389	3,677	13,960
Persons Per HH	2.9	2.9	3
Average HH Income	\$110,704	\$111,403	\$121,422
Median Home Value	\$384,999	\$377,919	\$393,883

Demographics data derived from AlphaMap & Costar



Northeast Georgia Health System

**Northeast Georgia Medical Center Braselton
Regional Healthcare Anchor**

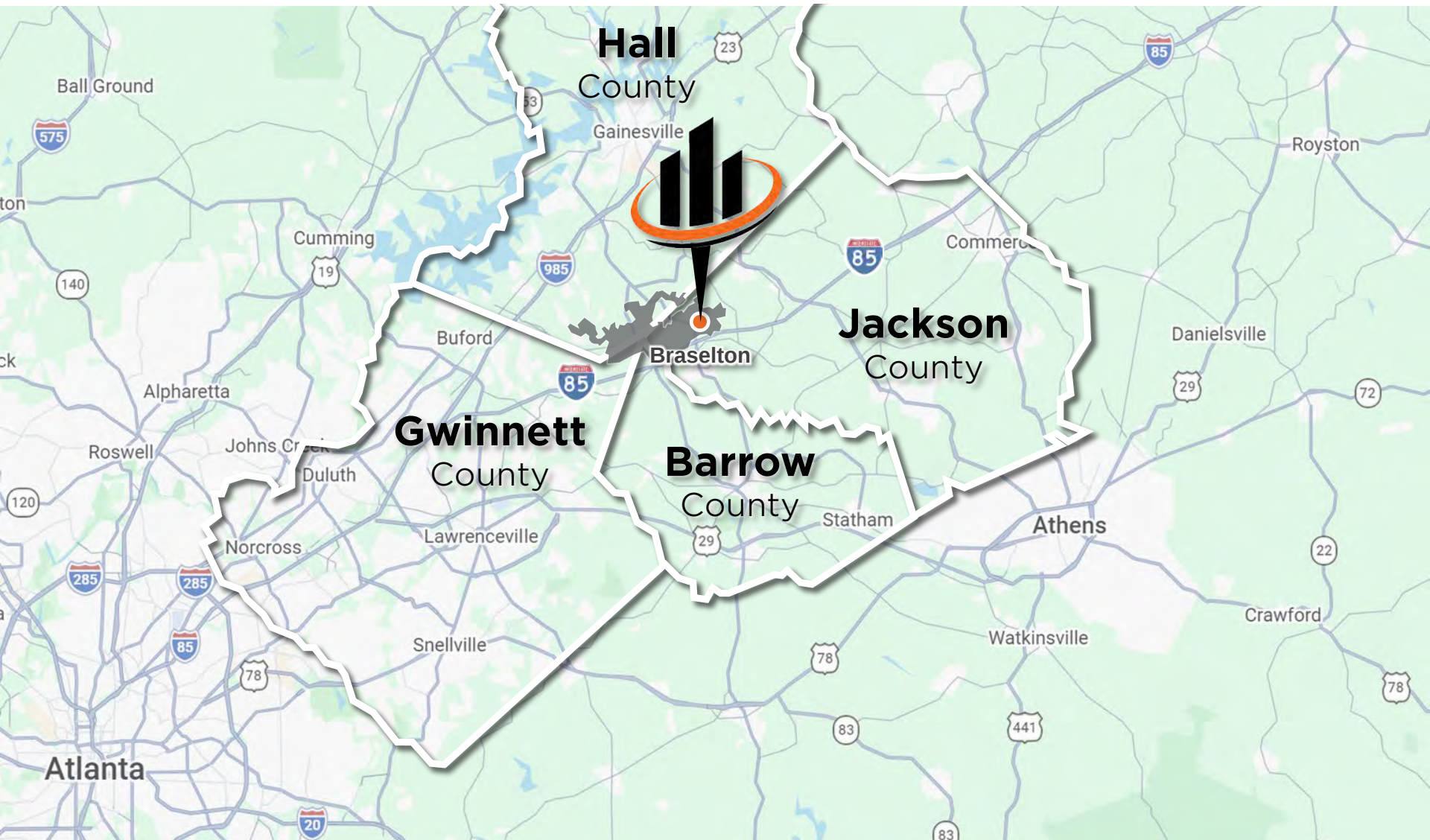


**Château Élan Winery & Resort
Premier Destination Resort & Winery**



**Road Atlanta
National Motorsports Hub | 400,000+ Annual Visitors**

Strategic Location with Multi-County Reach | Expansive trade area driving visibility and customer reach





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