

Retail Pad Available

Braselton Walk | Proposed Restaurant

Lagree Duck Rd

±0.5 AC
Retail Pad

New Cut Rd

For Sale or Build-to-Suit

94 New Cut Road • Braselton, GA 30517



Prime Retail Pad

Proposed Restaurant Opportunity

SVN | Second Story is pleased to present a 0.5-acre retail pad available for sale or build-to-suit within the Braselton Walk planned mixed-use development in Braselton. The site is pad-ready, providing a streamlined path to development. A conceptual plan is included for a $\pm 3,777$ SF restaurant with an additional $\pm 1,336$ SF outdoor patio.

Braselton Walk 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 and within one mile of Interstate 85, the Property offers strong visibility and regional connectivity.

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 build-to-suit options allow users to capitalize on continued growth in Northeast Metro Atlanta.



Proposed Restaurant Rendering

THE OFFERING

Proposed Use	±5,000 SF Restaurant
Sale Price	\$750,000
Lot Size	0.5 Acre
Price Per Acre	\$1,500,000



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 Rd and Lagrange Duck Rd with high visibility from 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.

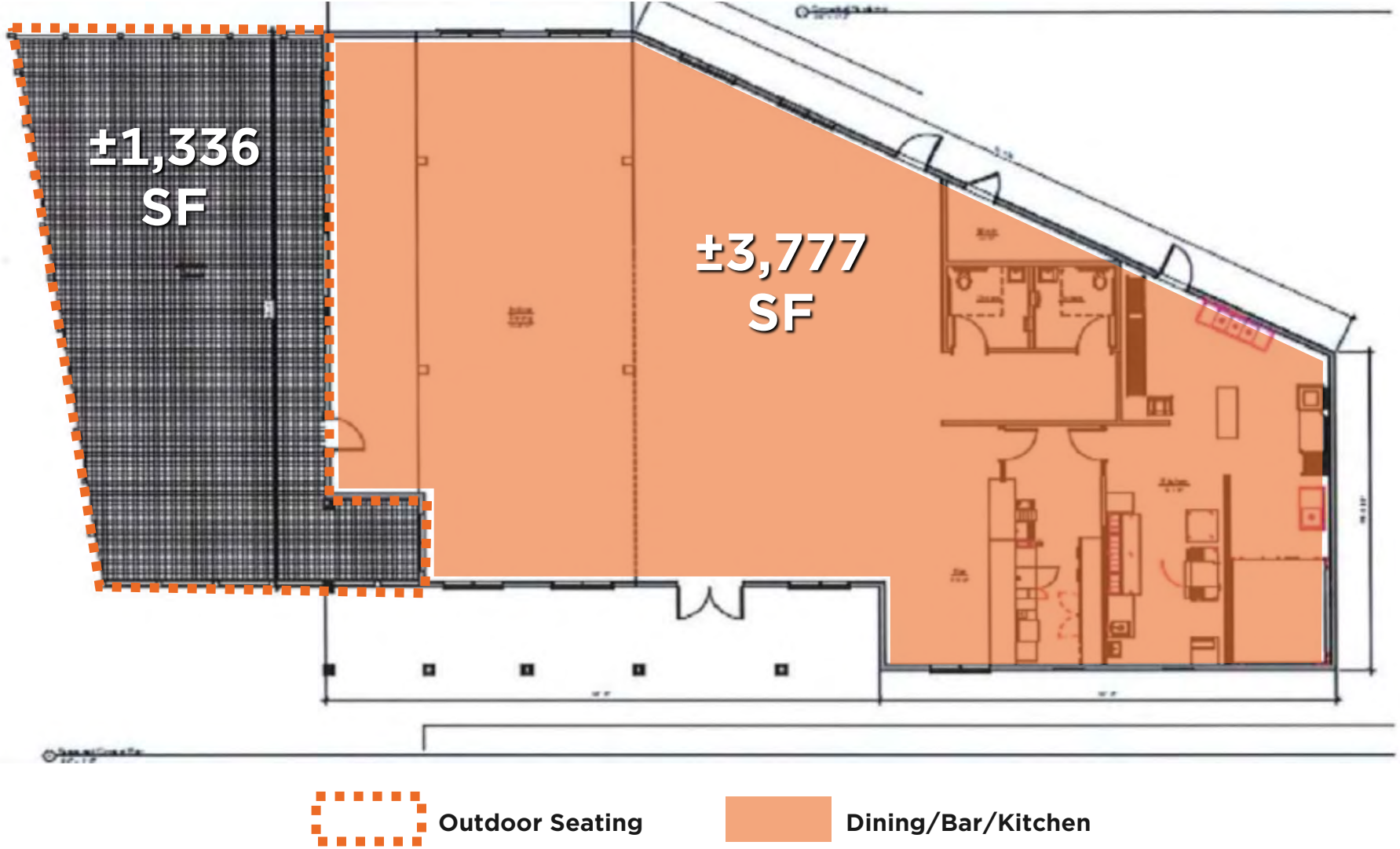
EXPANDING RETAIL & SERVICE DEMAND

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

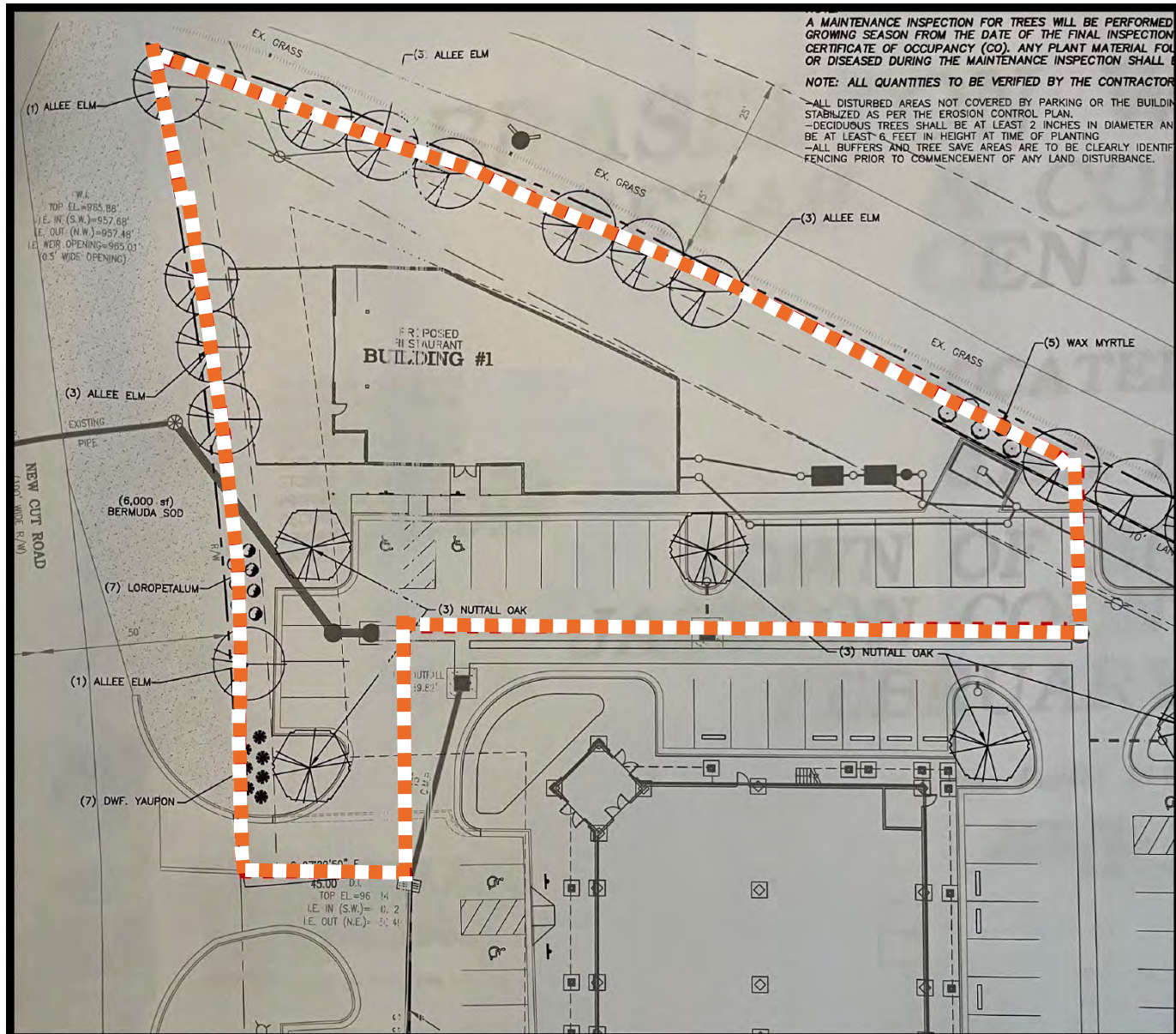
RETAIL SYNERGY

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

Concept Plan | ±5,000 SF Freestanding Restaurant with Outdoor Patio



Site Plan



Braselton Walk

Planned Unit Development

New Cut Road

Lagrange Duck Road

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

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" NOT INCL. ACMP

Braselton Walk | Planned Mixed-Use Development Site



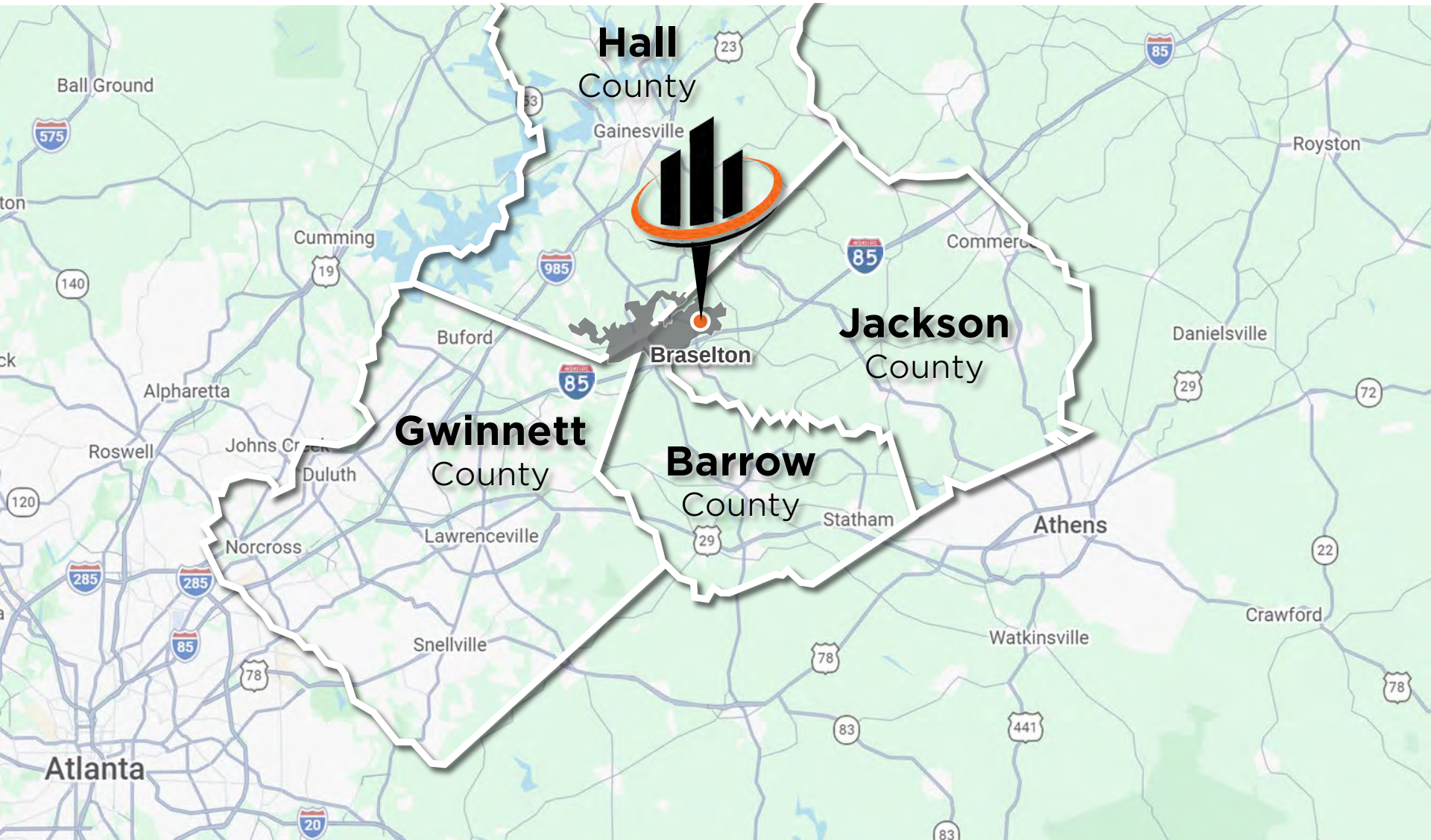
Prime Retail Site | Pad-Ready



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



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



Braselton, GA | Affluent Growth Market with Diverse Demand Drivers

\$121k+



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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





New Cut Rd



Lagrange Duck Rd

EXCLUSIVELY LISTED BY:

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