

Flexible Mixed-Use

Braselton Walk | Two Multipurpose Buildings

New Cut Rd



53

±11,200 SF
Building 3000

±5,000 SF
Building 4000

Lagrange Duck Rd

For Sale or Build-to-Suit

94 New Cut Road, Buildings 3000 & 4000 • Braselton, GA 30517



Modern Multipurpose Space

Flexible Mixed-Use Opportunity | Approved for $\pm 11,200$ SF & $\pm 5,000$ SF Buildings

SVN | Second Story is pleased to present a for sale or build-to-suit opportunity within the Braselton Walk planned mixed-use development in Braselton. The site is approved for two buildings with conceptual plans in place, offering flexibility for a range of commercial users.

The first building consists of $\pm 11,200$ SF of flex space, designed with brick and shiplap siding and rear loading capabilities. The layout can accommodate showroom, office, or retail uses and may be demised into up to three suites.

The second building is a $\pm 5,000$ SF barn-inspired structure designed to support a variety of commercial uses. The space offers a flexible layout and can be delivered as a build-to-suit or vanilla box.

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 and within one mile of Interstate 85, Braselton Walk 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.



THE OFFERING

Proposed Use	Two Flex/Multipurpose Buildings
Building 3000	±11,200 SF
Building 4000	±5,000 SF
Sale Price	\$3,100,000



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

- Frontage on LaGree Duck Road 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.

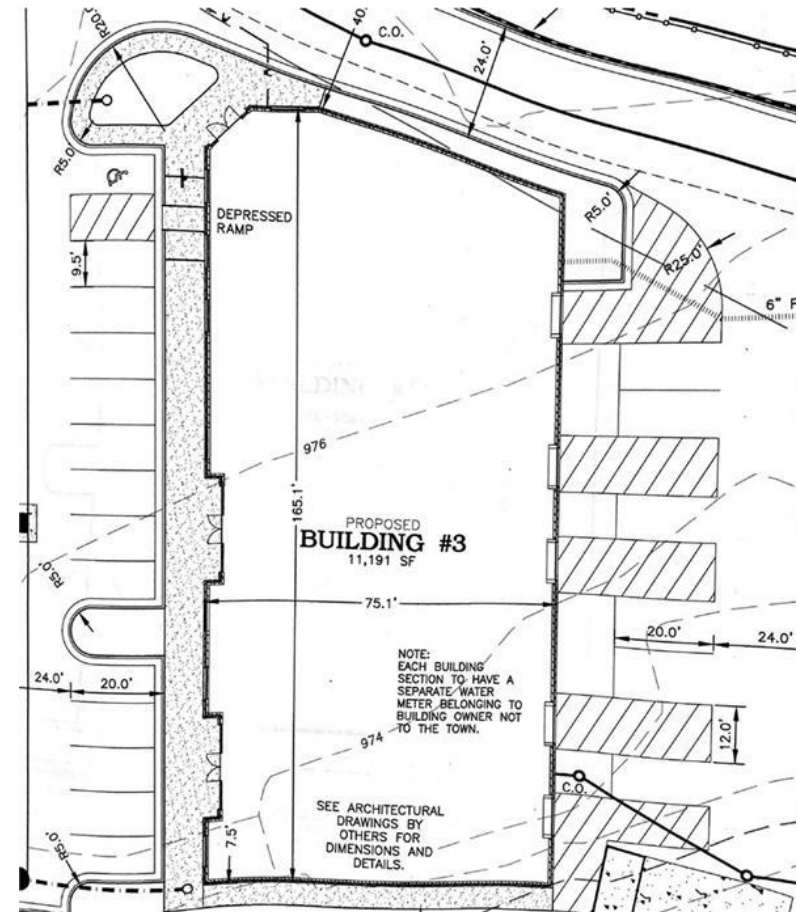
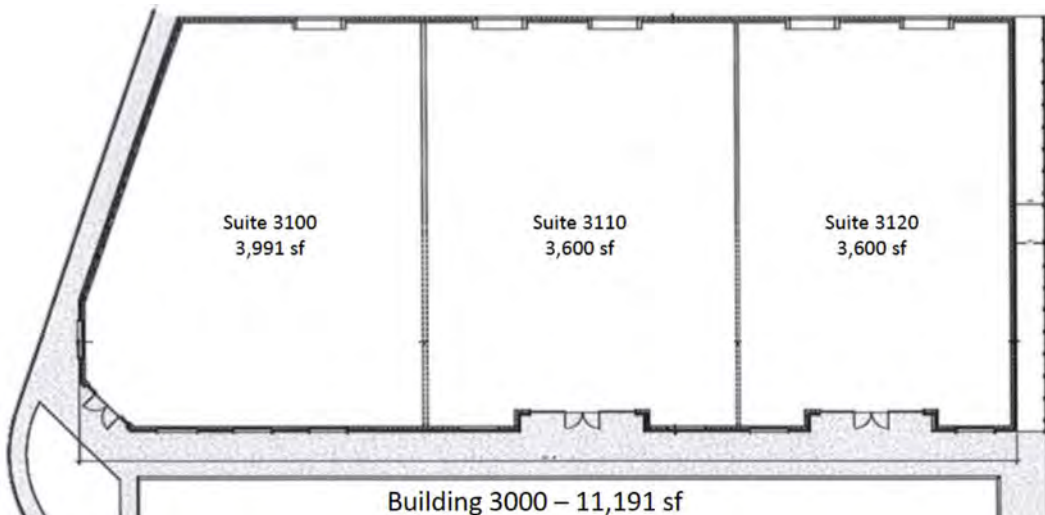
EXPANDING RETAIL & SERVICE DEMAND

- 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

Building 3000 | Proposed ±11,200 SF Modern Flex Space



Building 4000 | Proposed ±5,000 SF Multipurpose Space



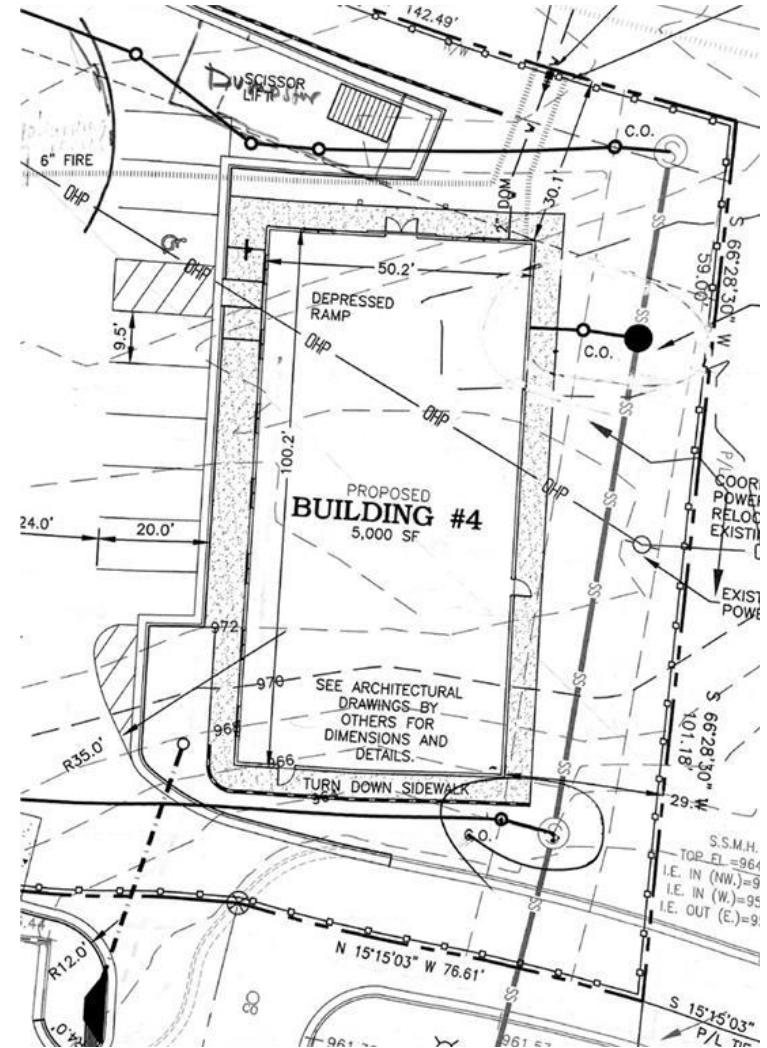
Building 4000
5,000 sf

Concept Plan
High-End Auto Repair

Front Reception
2 Offices
Waiting Area
Unsex Bathroom
9 Bays
Storage/Supply Room
Employee Bathroom
Employee Washroom



PROPOSED FLOOR PLAN



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



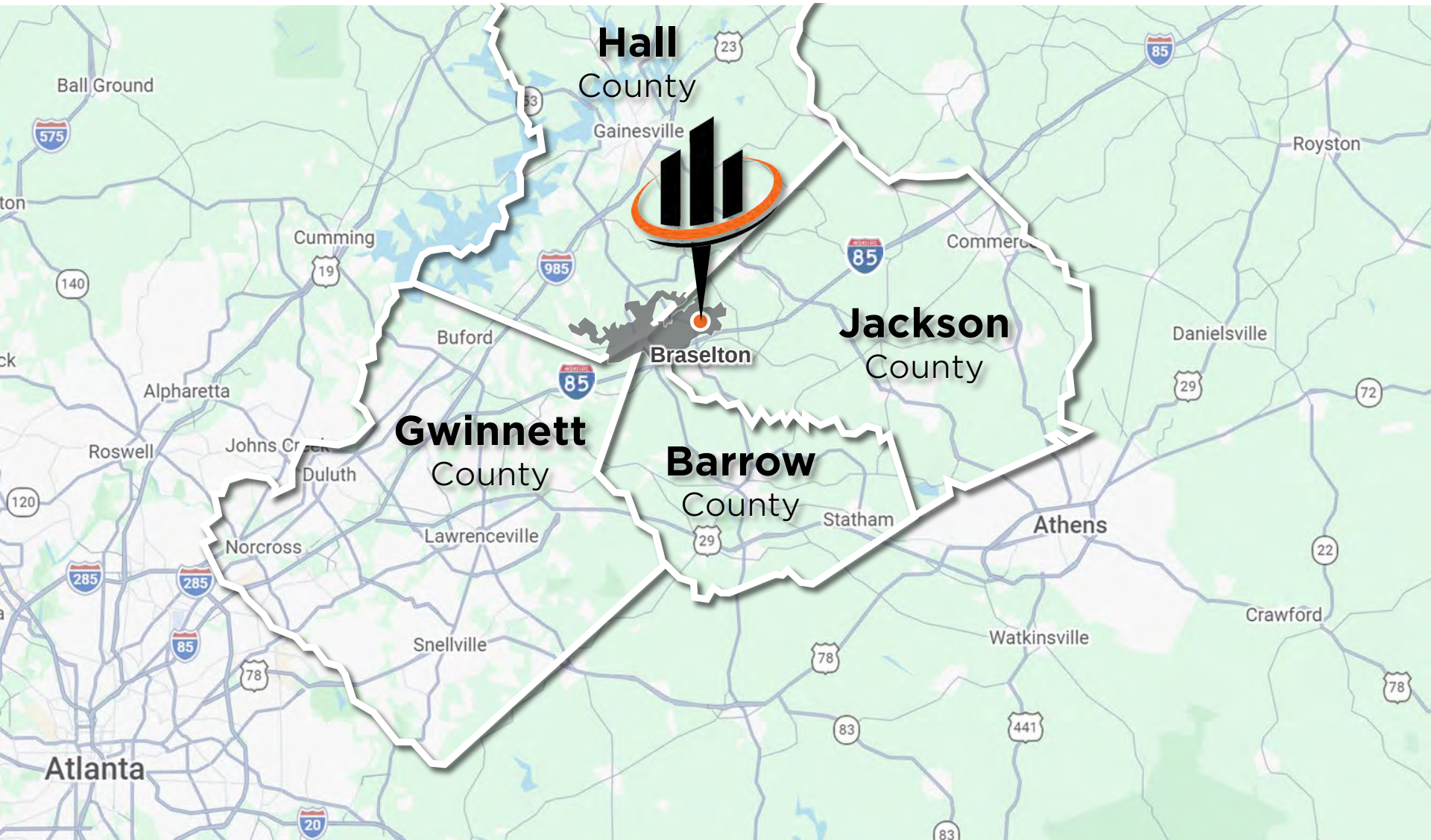
Prime Flex/Multipurpose Site | Pad-Ready



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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o vi nPYy
PBOya P

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





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