

BRASELTON, GEORGIA

8,166 SQUARE FEET WITH DRIVE THRU FOR LEASE
5555 HIGHWAY 53, BRASELTON, GA 30517 (JACKSON COUNTY)

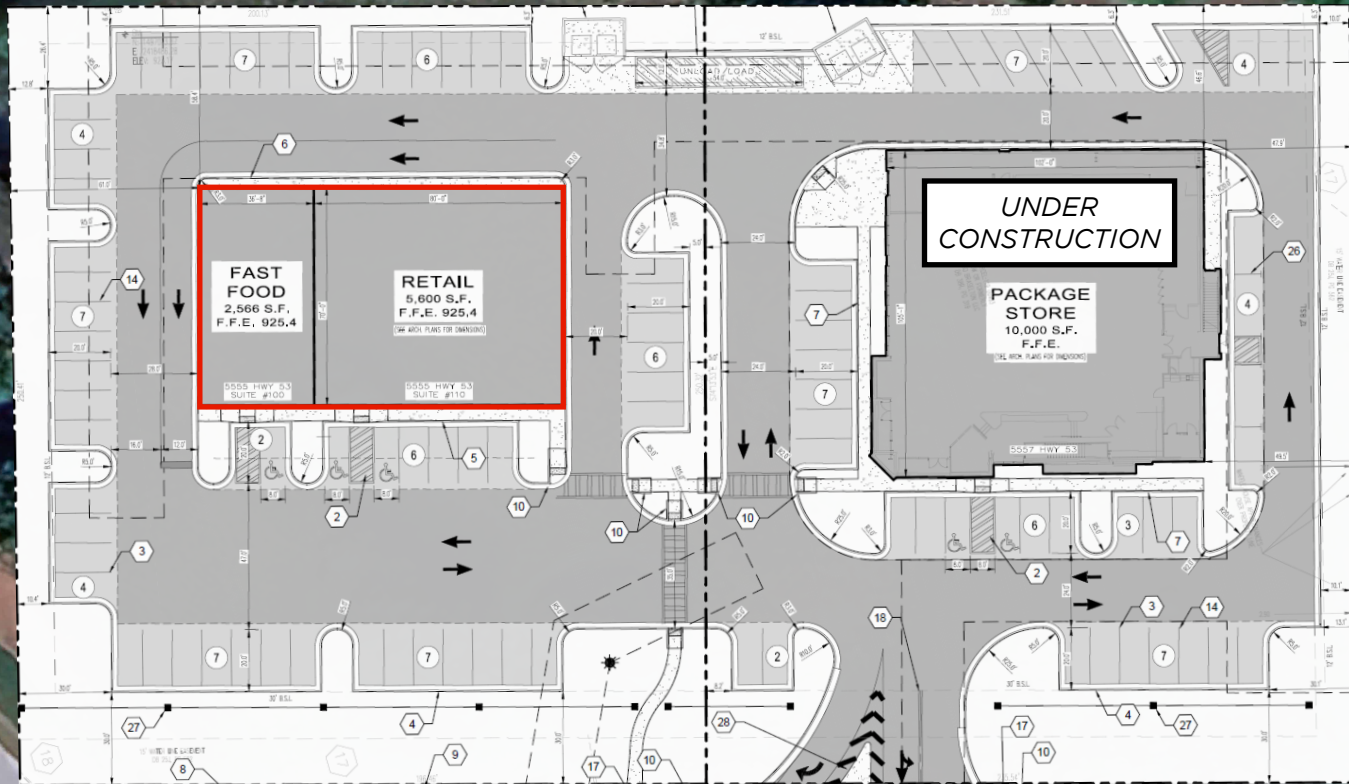


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CHERRY DR

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HWY 53 - 23,700 VPD

PROPERTY OVERVIEW

5555 Highway 53 / Braselton, GA 30517



Site has excellent visibility to over 23,000 VPD on HWY 53 & is located directly off I-85 Exit 129) with over 64,000 VPD. Population growth within 5 miles of the site is set to exceed 2.9% by 2029 and over 3% within 3 miles by 2029. Site is nearby Chateau Elan, a 3,500 AC destination resort, & Michelin's Road Atlanta Raceway with 400,000 annual visitors. Estimated Delivery - Q2 2025.

LOCATED NEAR

-  Residential development activity
-  Major Travel Corridors
-  Commercial development activity
-  Employment Opportunities
-  All Major Utilities

MAJOR BRANDS



MAJOR INTERSECTIONS

Hwy 53 and Lewis Braselton Blvd / 39,500 VPD
I-85 (At Exit 129) / 64,100 VPD

DEMOGRAPHICS

5555 Highway 53 / Braselton, GA 30517

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Population	4,700	29,600	86,000
2029 Projected Population	5,500	34,200	98,200
Projected Growth Rate (2024-2029)	3.51%	2.92%	2.67%

HOUSEHOLDS	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Households	1,500	10,000	29,700
2029 Projected Households	1,800	11,500	34,100

HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Average Totals	\$127,500	\$128,800	\$127,000

BUSINESS	5 MINUTES	10 MINUTES	15 MINUTES
2024 Estimated Total Businesses	80	800	2,100
2024 Estimated Total Employees	600	12,300	34,400



\$127,000

Average Income



86,000

Population



29,700

Households



3.2%

Unemployment



68,100

Labor Force

LOCATION OVERVIEW

5555 Highway 53 / Braselton, GA 30517



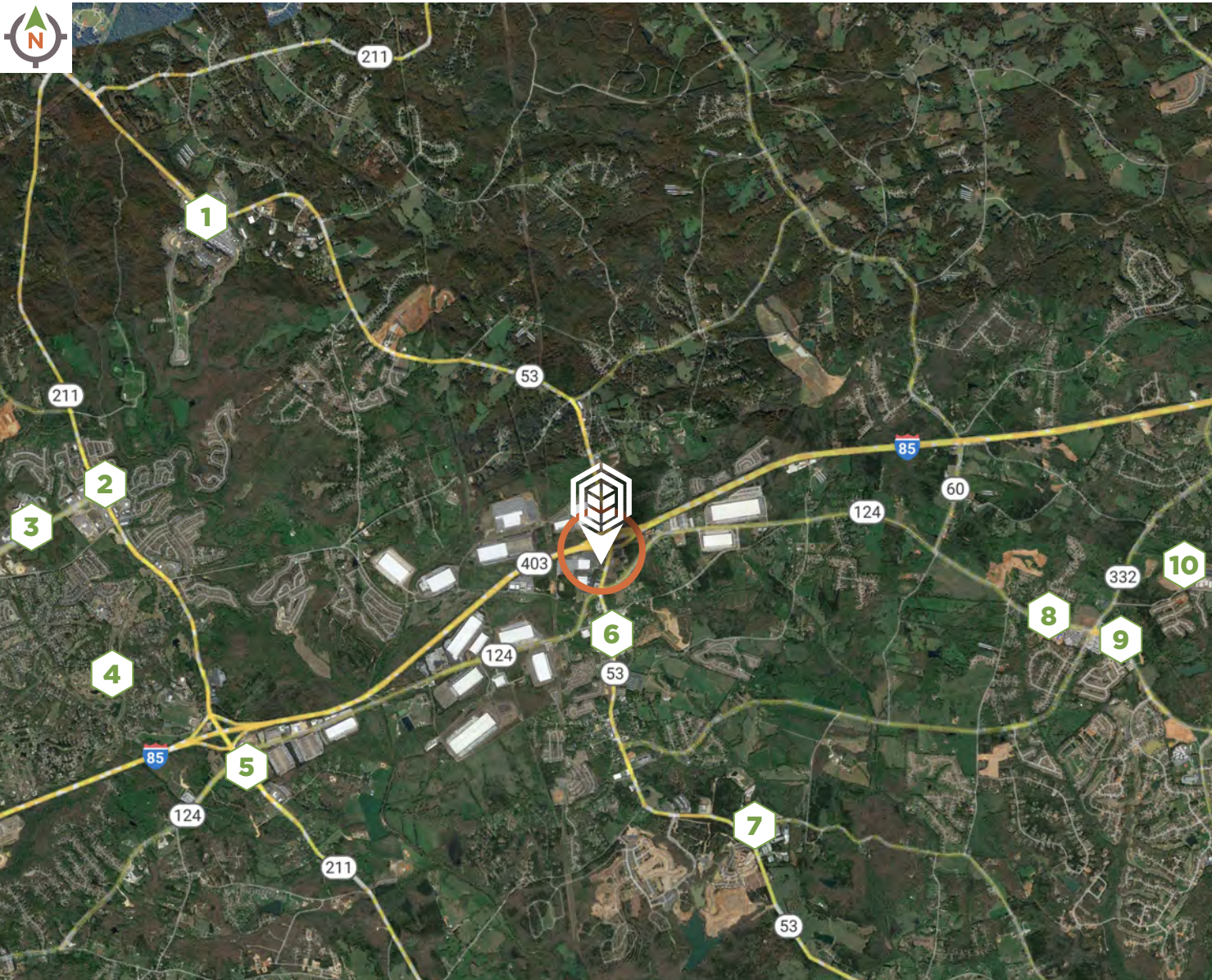
13 MILES FROM GAINESVILLE
24 MILES FROM ATHENS
33 MILES FROM ALPHARETTA
43 MILES FROM ATLANTA

CONTACT

Greg Craft: (678) 361-4854 / gcraft@cgpre.com
Palmer Haynes: (478) 319-8267 / phaynes@cgpre.com

SURROUNDING MARKET

5555 Highway 53 / Braselton, GA 30517

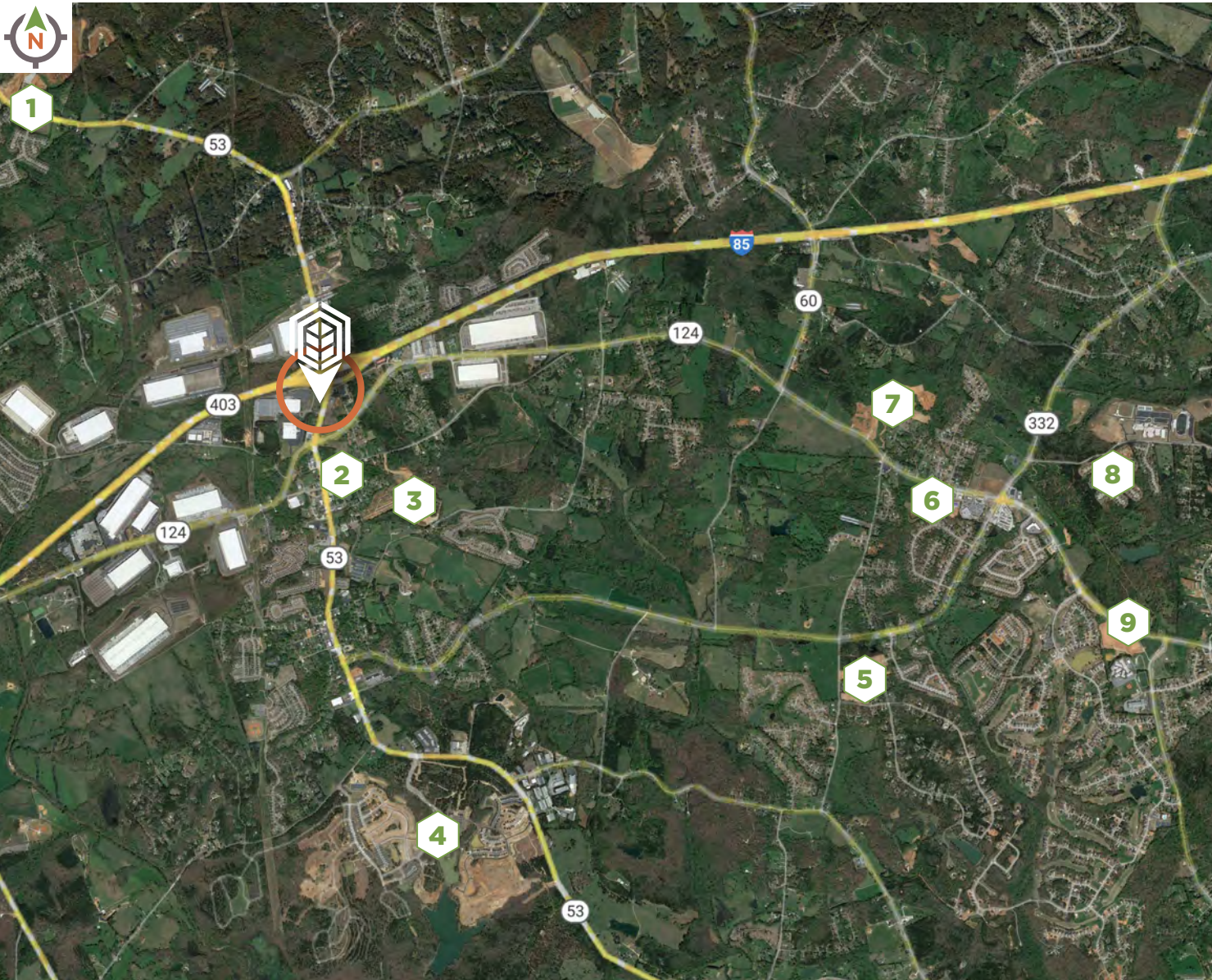


- 1 
- 2 
- 3 NE Georgia Medical Center
284 Total Beds
- 4 
- 5 
- 6 Downtown Braselton
- 7 Downtown Hoschton
- 8 
- 9 
- 10 Jackson County High School
1,613 total students

CONTACT

DEVELOPMENT PROJECTS

5555 Highway 53 / Braselton, GA 30517



- 1 Helen Valley**
115 single family homes
(under construction)
- 2 Braselton Civic Center**
10,000+ sq. ft. event space
(Opened 2022)
- 3 Braselton Townside**
116 single family homes
(under construction)
- 4 Twin Lakes Community**
2,600 single family homes
(under construction)
- 5 Morris Creek**
127 single family homes
(under construction)
- 6 Manor Lake Assisted Living**
87 units | 109 beds
(Opened 2022)
- 7 Bentwater**
100 single family homes
(under construction)
- 8 Charlotte Estates**
104 single family homes
(under construction)
- 9 Gum Springs Park**
15 acre recreation center
(under construction)



RETAIL SPACE FOR LEASE

5555 Highway 53
Braselton, GA 30517

TO INQUIRE ABOUT THIS PROPERTY

Greg Craft

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Palmer Haynes

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