

DOWNTOWN GAINESVILLE SQUARE

104 Main Street SW, Gainesville, GA 30501



**8,000-15,000 SF
Available For Lease**

PROPERTY HIGHLIGHTS

- 8,000-16,000 SF available for restaurant or entertainment user directly on the Gainesville Square fronting Main Street
- Over \$200M in development has been completed or delivered in downtown Gainesville since 2020.
- The City of Gainesville has completed over \$3M in downtown streetscape improvements in and around Gainesville's square
- Downtown Gainesville is a vibrant mixed-use destination of restaurants, retail, hospitality, multi-family residential, office and municipality/government uses.
- **Two free public parking decks in close proximity:**
 - 1) Main Street Parking Deck - 630 spaces - 1 minute walk
 - 2) Gainesville North Parking Deck - 410 spaces - 2 minute walk
- Join Taqueria Tsunami, Kilwin's, Boarding Pass Coffee, Onward Reserve, Dress Up Boutique, Consuelo's, Recess Southern GastroPub, Yellowfi-n, Atlas Pizza, Avocados, and Scott's Downtown

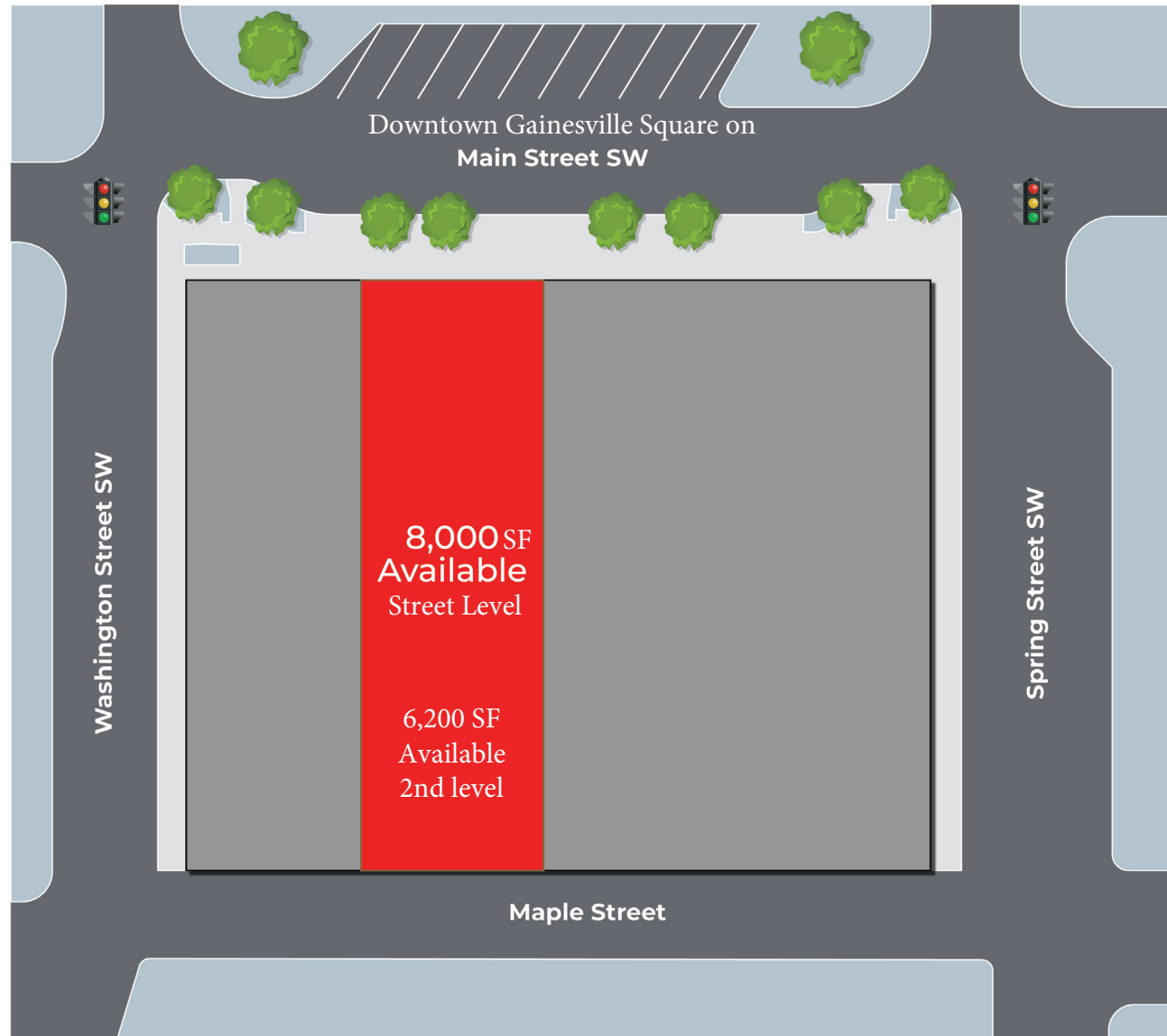
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	8,059	41,526	64,087
Average HH Income	\$65,666	\$69,565	\$79,445
Daytime Employees	26,055	51,553	61,727

EXCLUSIVE AGENT
PATRICK BENTLEY
patrick@highpoint-realestate.com
770.462.0055



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Site Plan | 104 Main Street SW, Gainesville, GA 30501



Property Photo | 104 Main Street SW, Gainesville, GA 30501

Conceptual Storefront Rendering fronting Main Street

