

RETAIL PAD SITE – FULLY IMPROVED

912 NW MCEVER ROAD
GAINESVILLE, GA 30504
HALL COUNTY

±1.2 ACRES

ASKING PRICE:
\$875,000



DEREK FOSTER C: 478.997.1024
DFOSTER@THESUMMITGROUPMACON.COM
1120 BALL STREET, PERRY, GA 31069
O: 478.313.5213
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±1.2 Acres
- Zoning: PUD
- This property features 126 ft. of frontage on Mcever Road
- Utilities available to site
- Located at signalized intersection
- Located within Hall County, one of North Georgia's fastest-growing regions and part of the broader Gainesville MSA growth pattern
- Convenient access to major regional routes including Dawsonville Highway (GA 53) and proximity to I-85 for connectivity to Metro Atlanta



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DEMOGRAPHICS

- Traffic Count (GDOT 2024:)
Mcever Road – 25,900 VPD
Dawsonville Highway – 32,500 VPD

912 NW Mcever Road - Gainesville, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	6,712	44,707	82,809
2030 ESTIMATED POPULATION	7,815	47,567	91,571
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,467	15,478	29,827
2030 HOUSEHOLD ESTIMATES	2,777	16,465	33,147
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$76,527	\$90,182	\$99,219
2030 HH INCOME ESTIMATE	\$88,022	\$100,924	\$110,215

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$90,182	44,707	15,478	4.7%	5,267

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AERIAL



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