

# 315 Academy St NE

Gainesville, GA 30501

## OFFICE BUILDING FOR LEASE



### PROPERTY DESCRIPTION

Position your business in a highly accessible and desirable professional setting at Gainesville's 315 Academy Street NE. This 1,784± square foot single-tenant office building offers a functional and flexible layout ideal for professional services, medical-adjacent users, or administrative offices seeking a standalone presence near the heart of the city.

The building features four private offices complemented by two spacious open areas that can serve as a conference room, reception area, collaborative workspace, or additional offices, allowing tenants to tailor the layout to their operational needs. A private restroom and basement storage area provide additional convenience and practicality for day-to-day operations.

Situated on a well-located parcel with approximately 12 on-site parking spaces, the property provides ample parking for employees and visitors—an important advantage for office users in this market.

Opportunities for small standalone office buildings in this area are limited—schedule a tour today before this space is leased.

### LOCATION DESCRIPTION

Strategically positioned just minutes from downtown Gainesville, the property also benefits from close proximity to the historic charm of Green Street and the regional healthcare hub of Northeast Georgia Medical Center. This location offers excellent convenience for clients and staff alike, with easy access to major thoroughfares, nearby amenities, and the broader Gainesville business community.

### OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Lease Rate:    | \$18.50 SF/yr (Gross) |
| Available SF:  | 1,784 SF              |
| Lot Size:      | 0.26 Acres            |
| Building Size: | 1,784 SF              |

**Patrick Cisco**

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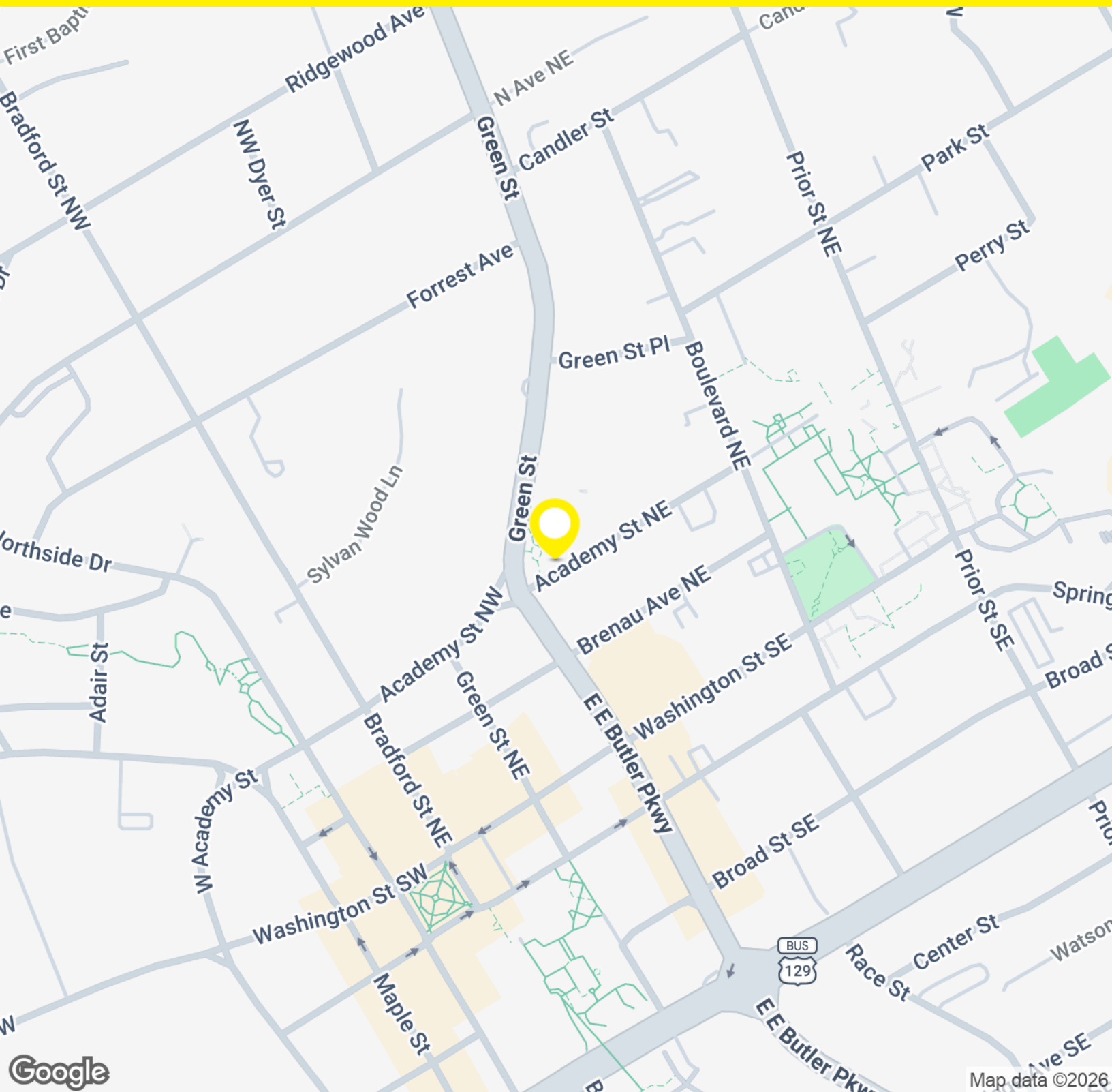
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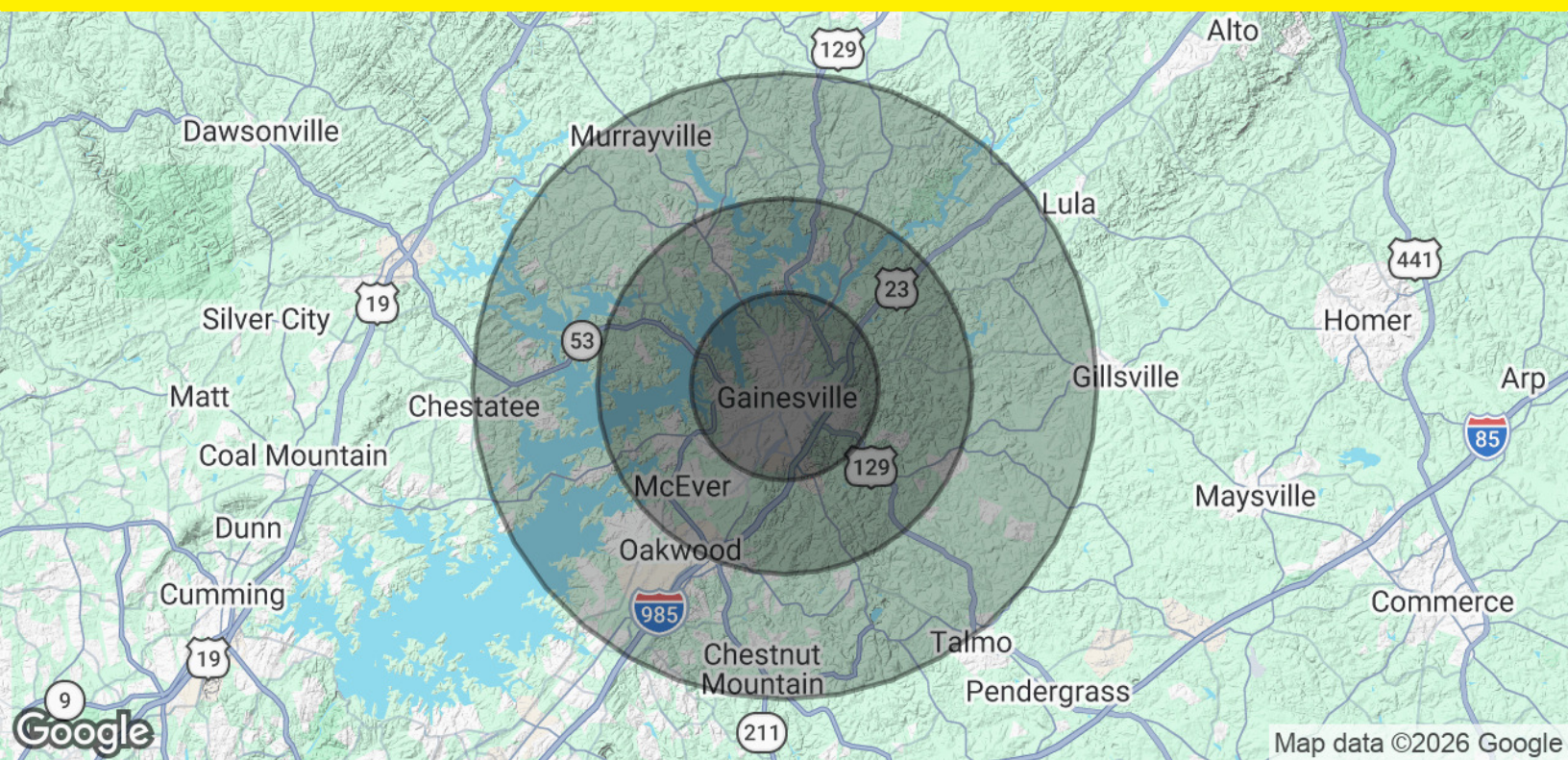
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| POPULATION           | 3 MILES | 6 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 43,571  | 88,967  | 163,264  |
| Average Age          | 32.4    | 35.6    | 37.2     |
| Average Age (Male)   | 32.6    | 34.6    | 36.3     |
| Average Age (Female) | 32.5    | 37.3    | 38.4     |

| HOUSEHOLDS & INCOME | 3 MILES   | 6 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 15,703    | 32,592    | 60,397    |
| # of Persons per HH | 2.8       | 2.7       | 2.7       |
| Average HH Income   | \$56,486  | \$67,066  | \$73,168  |
| Average House Value | \$163,765 | \$210,468 | \$222,206 |

2020 American Community Survey (ACS)

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