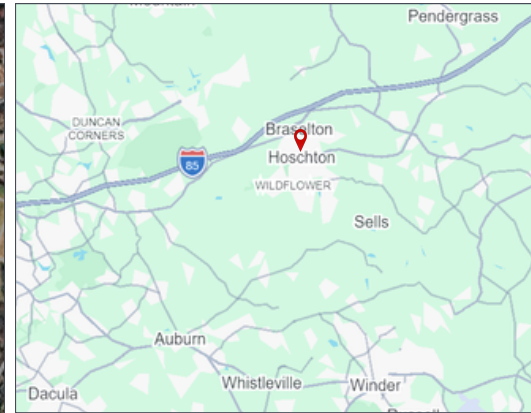
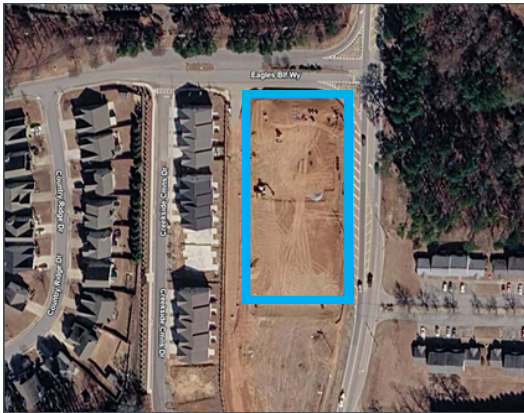




FOR LEASE

Eagles Bluff Way & Hwy 53 | Hoschton, Georgia

New $\pm 4,000$ SF building under construction at the corner of Hwy 53 and Eagles Bluff Way, offering a highly visible location for medical, dental, or retail users in rapidly growing Hoschton.

- $\pm 4,000$ SF new construction
- Mixed-Use zoning
- Excellent Hwy 53 visibility
- Ideal for medical, dental, or retail users
- Located near schools, childcare, and other family-focused uses

Location Highlights

- 17K+ vehicles per day along Hwy 53
- 19% projected population growth within a 10-minute drive over the next five years
- \$123,385 MHI, projected to reach \$135,003 by 2031
- Healthcare spending 15% above the national average

Travis Waldrop, CCIM

Senior Brokerage Partner

travis.waldrop@dtspade.com

O: 404.939.9500

D: 512.636.4664