



PEACHTREE  
S P I N E  
PHYSICIANS

# 2ND GENERATION MEDICAL / GENERAL OFFICE SPACE

1016 Thompson Bridge Road | Gainesville, GA 30501



**NORTH GEORGIA  
COMMERCIAL**  
Commercial Real Estate Advisors

+/- 3,900 SF highly visible office  
space along Thompson Bridge Rd



## 2ND GENERATION MEDICAL / GENERAL OFFICE SPACE

+/- 3,900 SF highly visible office space along Thompson Bridge Rd

LEASE RATE *please inquire*

NNN *Net Lease*

ADDRESS 1016 Thompson Bridge Road  
Gainesville, GA 30501

SQUARE FEET 3,900 SF

ZONING [Commercial - General](#)

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## LEASE HIGHLIGHTS

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- Rare opportunity to secure a 2nd generation, stand alone office space along the highly sought after Thompson Bridge corridor
- +/-20 parking spaces available on a first-come, first-served basis
- Highly visible monument signage directly on Thompson Bridge Road
- Along strong retail corridor surrounded by an abundance of customers
- Easy access to downtown Gainesville and the Hospital
- Thompson Bridge Road (Hwy 60) with +/-27,300 vehicles/day
- Existing sublease runs through 7/31/2024 with additional (direct) term possible

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## EXECUTIVE SUMMARY

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Atlanta Leasing Investment dba North Georgia Commercial is pleased to offer this +/-3,900 SF 2nd generation medical / general office space (the "Premises") for lease at 1016 Thompson Bridge Road in Gainesville, GA. The site is a .41 acre, 3,900 SF stand alone office building containing an attractive updated office suite, a private parking lot at the front and rear containing 20 parking spaces, clean painted stucco and brick facade, exclusive standalone highly visible monument signage and attractive landscaping.



## EXTERIOR



1016 THOMPSON BRIDGE ROAD, GAINESVILLE, GA 30501

▶ 770.309.1700

▶ [NorthGeorgiaCommercial.com/1016Thompson](http://NorthGeorgiaCommercial.com/1016Thompson)



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## INTERIOR



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## DEMOGRAPHICS – POPULATION

Radius	2-Mile	5-Mile	10-Mile
2010 Population	19,547	66,439	144,449
2022 Population	23,328	78,816	170,947
2027 Population Projection	25,445	85,897	187,466
Annual Growth 2010-2022	1.6%	1.6%	1.5%
Annual Growth 2022-2027	1.8%	1.8%	1.9%
Median Age	35.2	35.5	37.4
Bachelor's Degree or Higher	26%	21%	21%
U.S. Armed Forces	6	69	138

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## DEMOGRAPHICS - INCOME

Radius	2-Mile	5-Mile	10-Mile
Avg Household Income	\$81,821	\$79,754	\$89,363
Median Household Income	\$53,365	\$56,333	\$64,461
< \$25,000	1,793	4,930	8,560
\$25,000 - 50,000	2,054	6,364	12,571
\$50,000 - 75,000	1,419	5,413	11,392
\$75,000 - 100,000	797	2,627	6,776
\$100,000 - 125,000	731	2,195	5,419
\$125,000 - 150,000	341	1,371	3,891
\$150,000 - 200,000	267	1,328	3,727
\$200,000+	751	1,722	4,526

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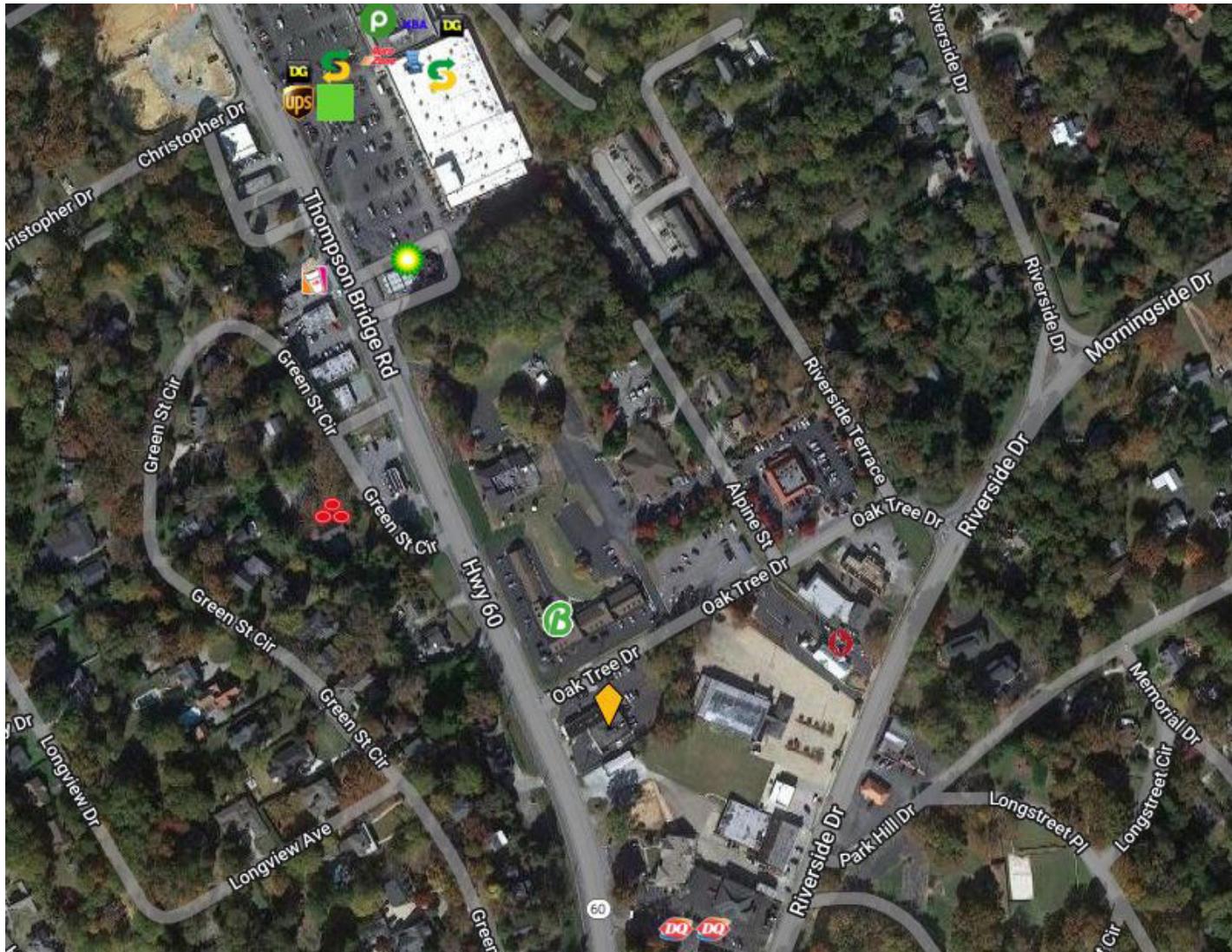
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## AREA RETAIL MAP



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