

# TURNKEY AUTO SALES BUILDING ON HIGH TRAFFIC BROWNS BRIDGE RD

1810 Browns Bridge Rd | Gainesville, GA 30501



**ATLANTA LEASING  
& INVESTMENT**

±2,820 SF Turnkey Auto Sales building on high traffic  
Browns Bridge Rd with 65+ parking spaces



## TURNKEY AUTO SALES BUILDING ON HIGH TRAFFIC BROWNS BRIDGE RD

±2,820 SF Turnkey Auto Sales building on high traffic Browns Bridge Rd with 65+ parking spaces

LEASE RATE *\$11,900/month + NNN Fees*

SALE PRICE *\$2,400,000*

ADDRESS *1810 Browns Bridge Rd  
Gainesville, GA 30501*

SQUARE FEET *±2,820 SF + large parking lot*

ZONING [GB](#)

---

## PROPERTY HIGHLIGHTS

---

- Rare opportunity to secure a turnkey auto sales building, ready for a new tenant to occupy
- Space in immaculate condition
- Central air and heating
- Drive in door for car repair
- Large parking area
- High traffic count on Browns Bridge Rd with ±28,000 vehicles/day
- 5-mile radius demographics indicate \$105K median household income and 10% growth over the last 5 years

---

## EXECUTIVE SUMMARY

---

Atlanta Leasing Investment is pleased to offer this +/- 2,820 SF Turnkey Auto Sales building on high traffic Browns Bridge Rd with 65+ parking spaces for lease or sale. The space is in immaculate condition and ready to occupy immediately. Located in the heart of Gainesville, this building is one of only a handful of properties zoned for autosales and ownership is willing to lease or sell the building.

## TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Jesse Jewell Pkwy	Delta Dr NE	27,248	2022	0.05 mi
Jesse Jewell Pkwy	Whiting Dr NE	24,920	2017	0.05 mi
Jesse Jewell Pkwy	Delta Dr W	27,240	2022	0.10 mi
Browns Bridge Road	Delta Dr W	28,018	2020	0.10 mi
Browns Bridge Avenue	Skelton Rd NW	755	2020	0.21 mi
Browns Bridge Ave	Skelton Rd NW	750	2022	0.21 mi
Skelton Rd	Pleasant Cir NE	4,660	2022	0.26 mi
Spring Rd	Skelton Rd NW	2,195	2022	0.27 mi
Skelton Road	Driskell Dr SW	5,367	2020	0.29 mi
Skelton Rd	Driskell Dr SW	5,305	2022	0.29 mi

**1810 BROWNS BRIDGE RD, GAINESVILLE, GA 30501**

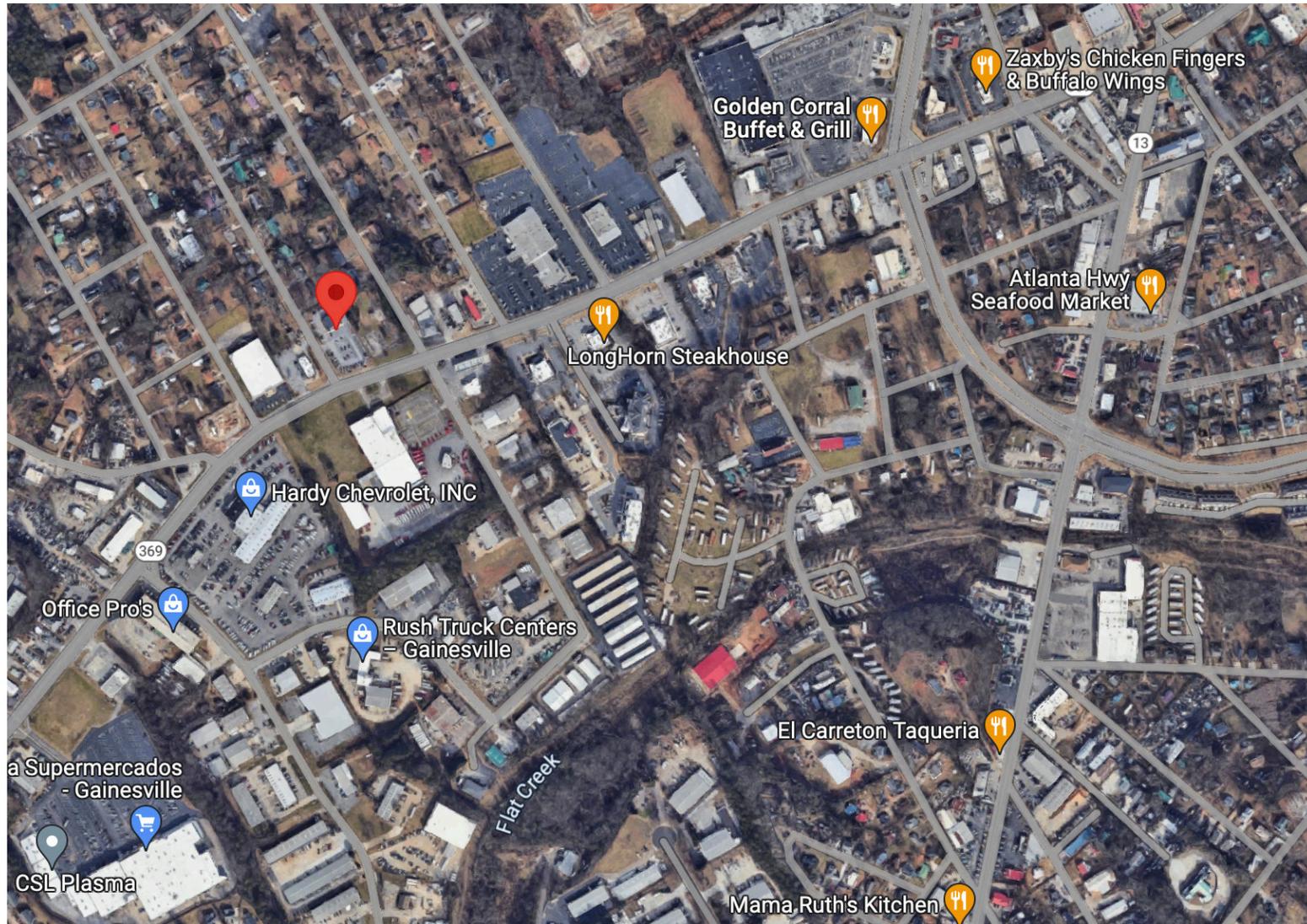
▶ 803.760.3631

▶ [AtlantaLeasing.com/1810BrownsBridge](https://AtlantaLeasing.com/1810BrownsBridge)



**ATLANTA LEASING  
& INVESTMENT**

## AREA RETAIL MAP



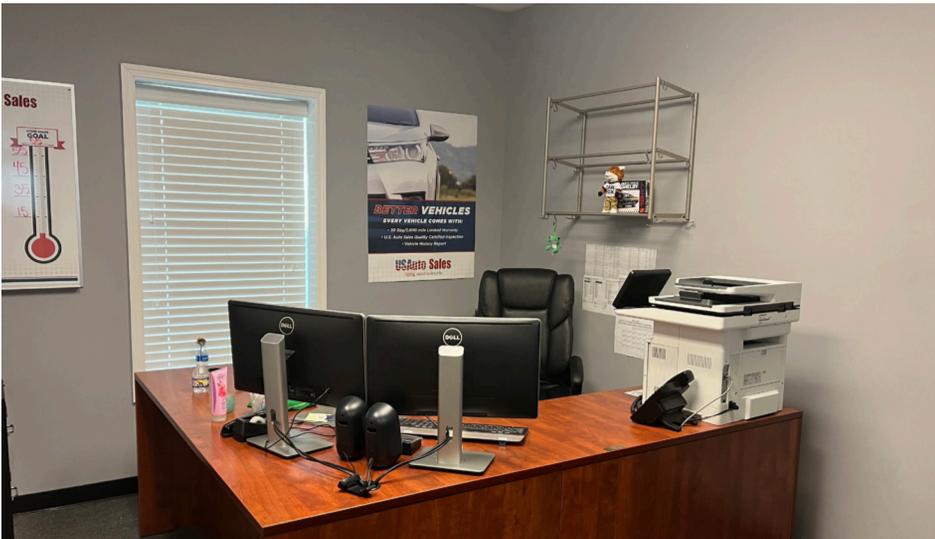
**ATLANTA LEASING  
& INVESTMENT**

DAVID AYNES  
Managing Broker  
404-348-4448  
Dave@AtlantaLeasing.com

DREW McDUFFIE  
Leasing & Sales Associate  
404-348-4448  
Drew@AtlantaLeasing.com

STUART HOPE  
Leasing & Sales Associate  
404-348-4448  
Stuart@AtlantaLeasing.com

## INTERIOR



1810 BROWNS BRIDGE RD, GAINESVILLE, GA 30501

▶ 803.760.3631

▶ [AtlantaLeasing.com/1810BrownsBridge](http://AtlantaLeasing.com/1810BrownsBridge)



ATLANTA LEASING  
& INVESTMENT

## EXTERIOR



1810 BROWNS BRIDGE RD, GAINESVILLE, GA 30501

▶ 803.760.3631

▶ [AtlantaLeasing.com/1810BrownsBridge](https://AtlantaLeasing.com/1810BrownsBridge)



ATLANTA LEASING  
& INVESTMENT