

RETAIL SPACE FOR LEASE

NEW LUXURY APARTMENT COMMUNITY
HARBINS RD | DACULA GA



9,750 +/- SF OF GROUND FLOOR RETAIL SPACE
1,200 SF OR LARGER SPACES AVAILABLE



CAPITAL

PROPERTIES GROUP, L.L.C.

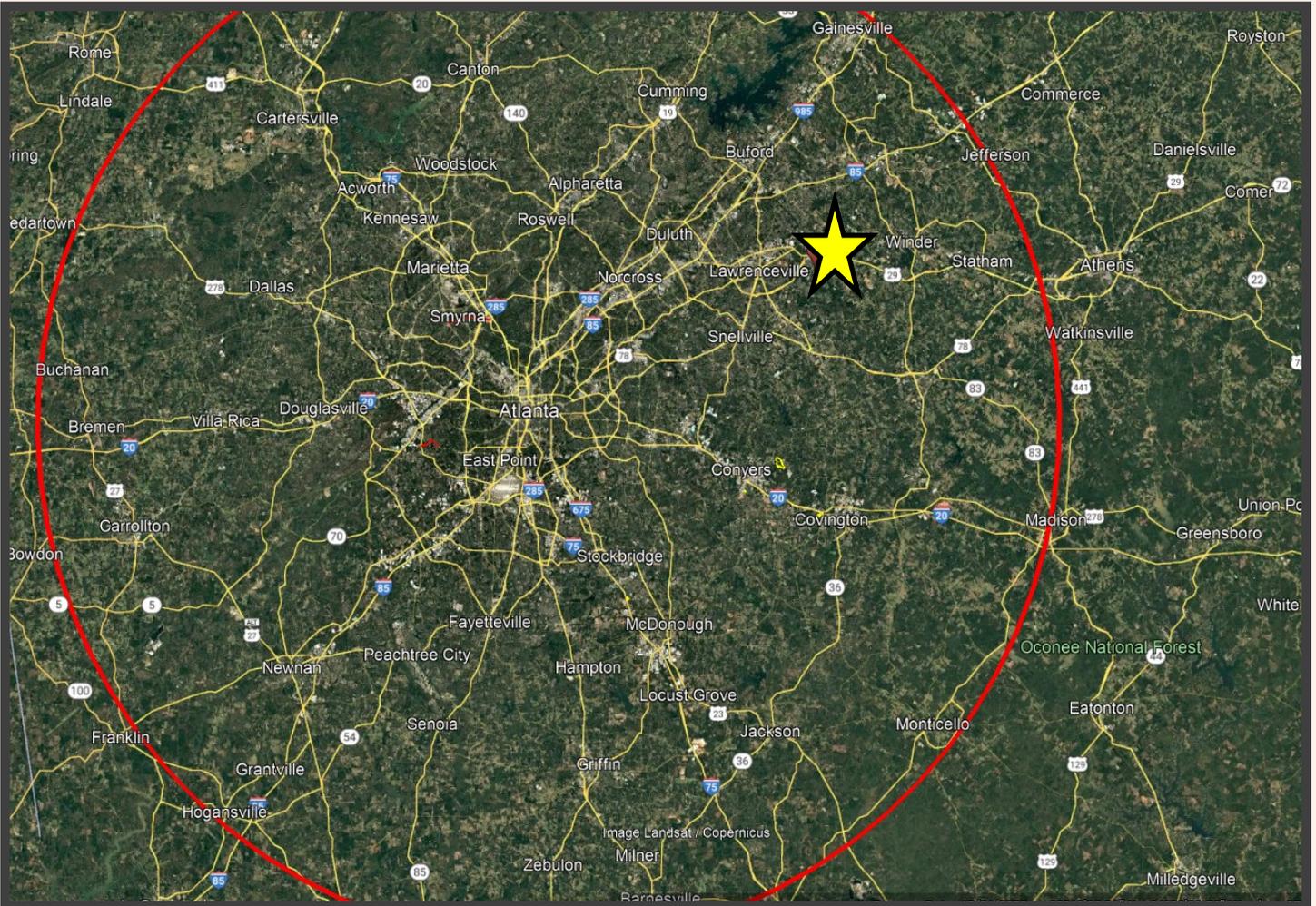
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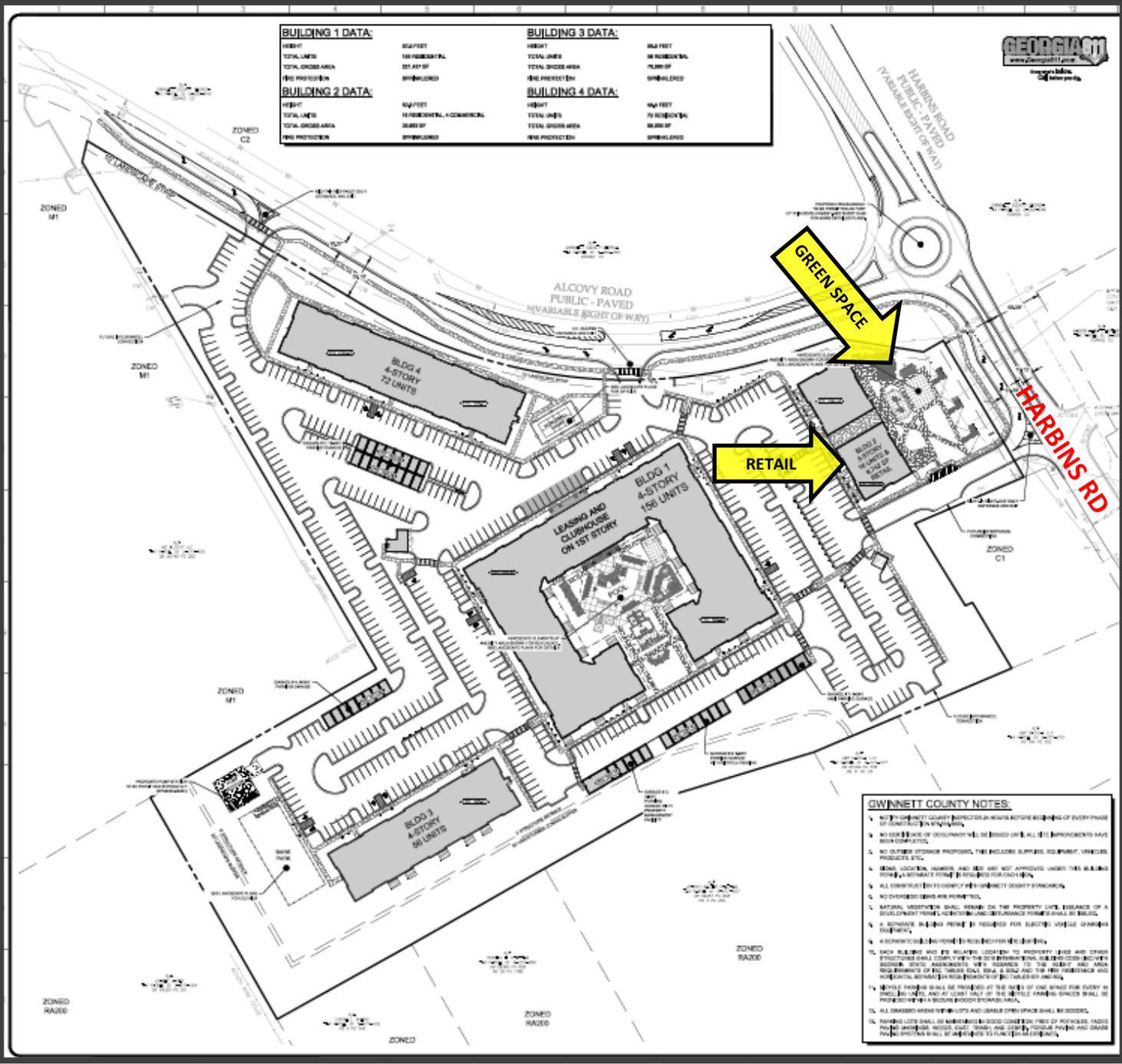




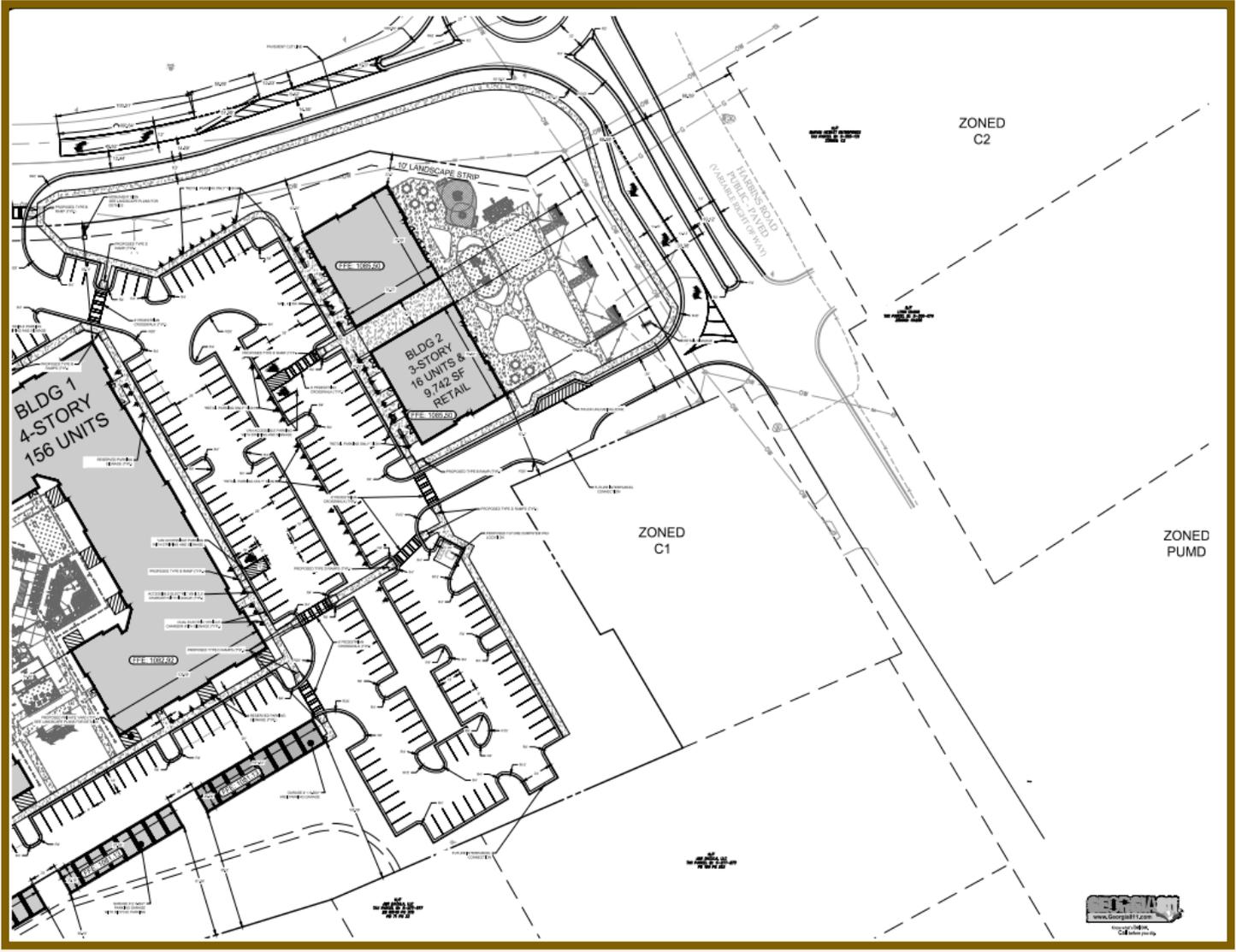




BUILDING 1 DATA:		BUILDING 3 DATA:	
HEIGHT	80' FEET	HEIGHT	80' FEET
TOTAL UNITS	180 RESIDENTIAL	TOTAL UNITS	80 RESIDENTIAL
TOTAL GROSS AREA	21,417 SF	TOTAL GROSS AREA	7,000 SF
PERF. PROTECTION	UNPAVED	PERF. PROTECTION	UNPAVED
BUILDING 2 DATA:		BUILDING 4 DATA:	
HEIGHT	80' FEET	HEIGHT	80' FEET
TOTAL UNITS	11 RESIDENTIAL, 1 COMMERCIAL	TOTAL UNITS	70 RESIDENTIAL
TOTAL GROSS AREA	20,800 SF	TOTAL GROSS AREA	10,000 SF
PERF. PROTECTION	UNPAVED	PERF. PROTECTION	UNPAVED



- GWINNETT COUNTY NOTES:**
1. NOT IN GWINNETT COUNTY JUNCTIONS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
 2. NO CONSTRUCTION OF DEVELOPMENT WILL BE ALLOWED UNTIL ALL CITY REQUIREMENTS HAVE BEEN COMPLETED.
 3. NO CHANGE OF OWNER PROPOSAL, THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
 4. MEAS. LOCK BOX, NUMBER AND KEY ARE NOT APPROVED UNDER THIS BUILDING PERM. A RETAILER'S PERM. IS REQUIRED FOR ACCESS ONLY.
 5. ALL CONSTRUCTION IS TO COMPLY WITH GWINNETT COUNTY STANDARDS.
 6. NO OVERHEAD WIRES ARE PERMITTED.
 7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERM. AND PROTECTIVE LANDSCAPE BARRIERS SHALL BE BUILT.
 8. SIGNAGE REQUIRED PERMITS IS REQUIRED FOR EXTERIOR VISUAL CHANGES TO PROPERTY.
 9. A SIGNAGE PLAN IS REQUIRED TO BE SUBMITTED WITH THE PERMITS.
 10. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINE AND OTHER STRUCTURES SHALL COMPLY WITH THE MINIMUM SETBACKS, SUBMITTALS, AND OTHER DESIGN STATE ASSIGNMENTS SET FORTH IN THE PERMITS AND AREA REQUIREMENTS OF THE TOWN OF GAINES, GEORGIA, AND THE CITY OF GAINES AND RESIDENTIAL SEPARATION REQUIREMENTS OF 30' TYPED BY AND BY.
 11. OFFICE PARKING SHALL BE PROVIDED AT THE BUILDING AND SHALL BE EVERY 10' BY 10' UNITS, AND AT LEAST HALF OF THE OFFICE PARKING SPACES SHALL BE PROVIDED WITH A BIKE RACK STORAGE AREA.
 12. ALL UNPAVED AREAS BETWEEN LOTS AND UNPAVED OPEN SPACE SHALL BE SOILED.
 13. PERMITS SHALL BE SUBMITTED IN GOOD COVER FREE OF POSSIBLE TAGS, PAINT, LAMPING, NESTS, LOST TOOLS, AND OTHER FOREIGN OBJECTS AND OTHER PERMITS SHALL BE SUBMITTED TO FUNCTIONALITY.





POPULATION
2024

3 MILE 33,943

5 MILE 110,233

10 MILE 485,952



HOUSEHOLDS
2024

10,121

33,641

157,089



AVG HOUSEHOLD
INCOME

\$110,777

\$117,761

\$117,358



DAYTIME
POPULATION

5,699

17,600

127,503