

# RETAIL SPACE FOR LEASE

NEW LUXURY APARTMENT COMMUNITY

LINEAGE AT DACULA

2440 Alcovy Rd, Dacula, GA 30019



9,600+/- SF OF GROUND FLOOR RETAIL SPACE  
1,200 SF OR LARGER SPACES AVAILABLE

ED LEE

CAPITAL PROPERTIES GROUP, L.L.C.

404-233-8450

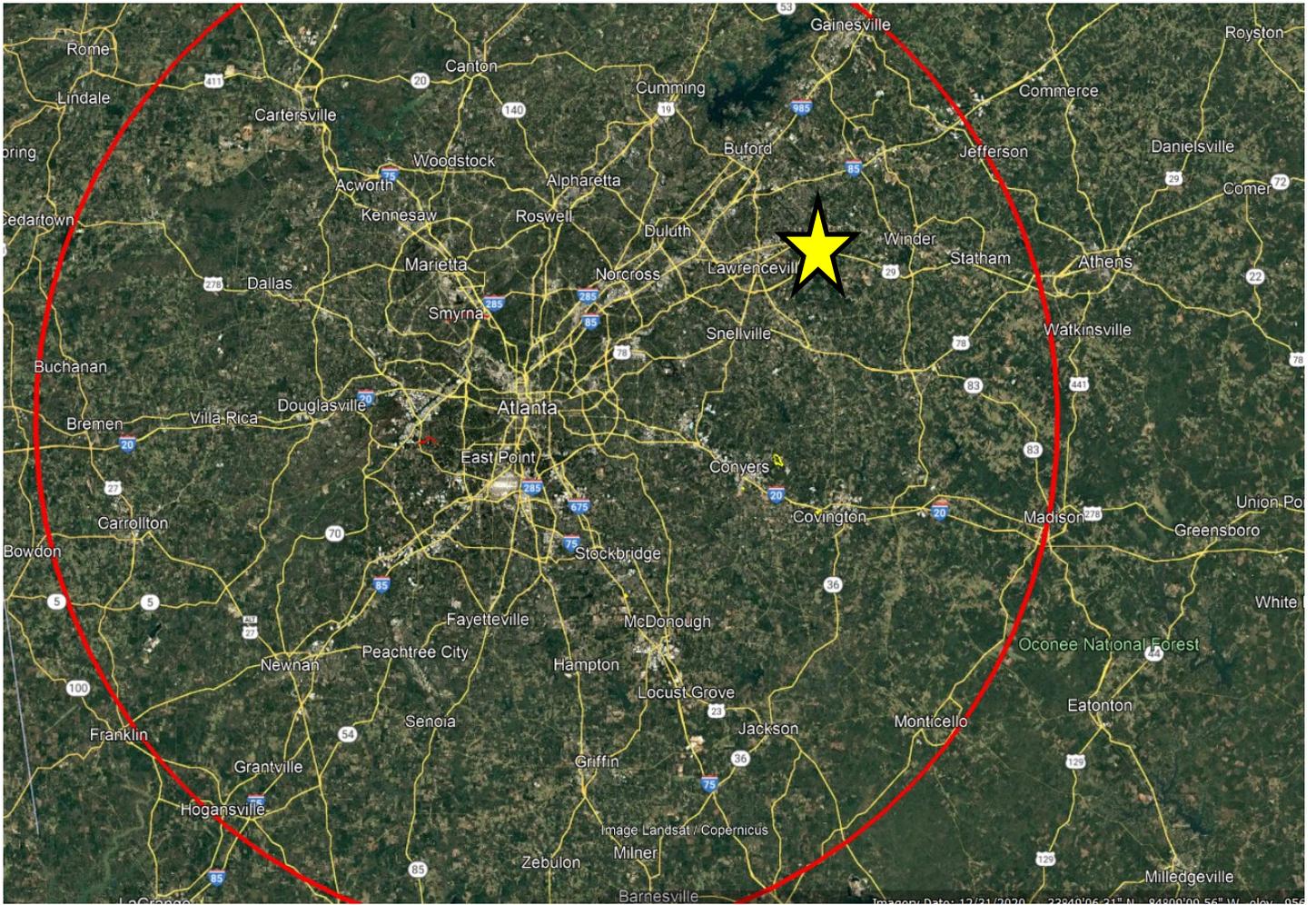
ed@capitalpropertiesgroup.com

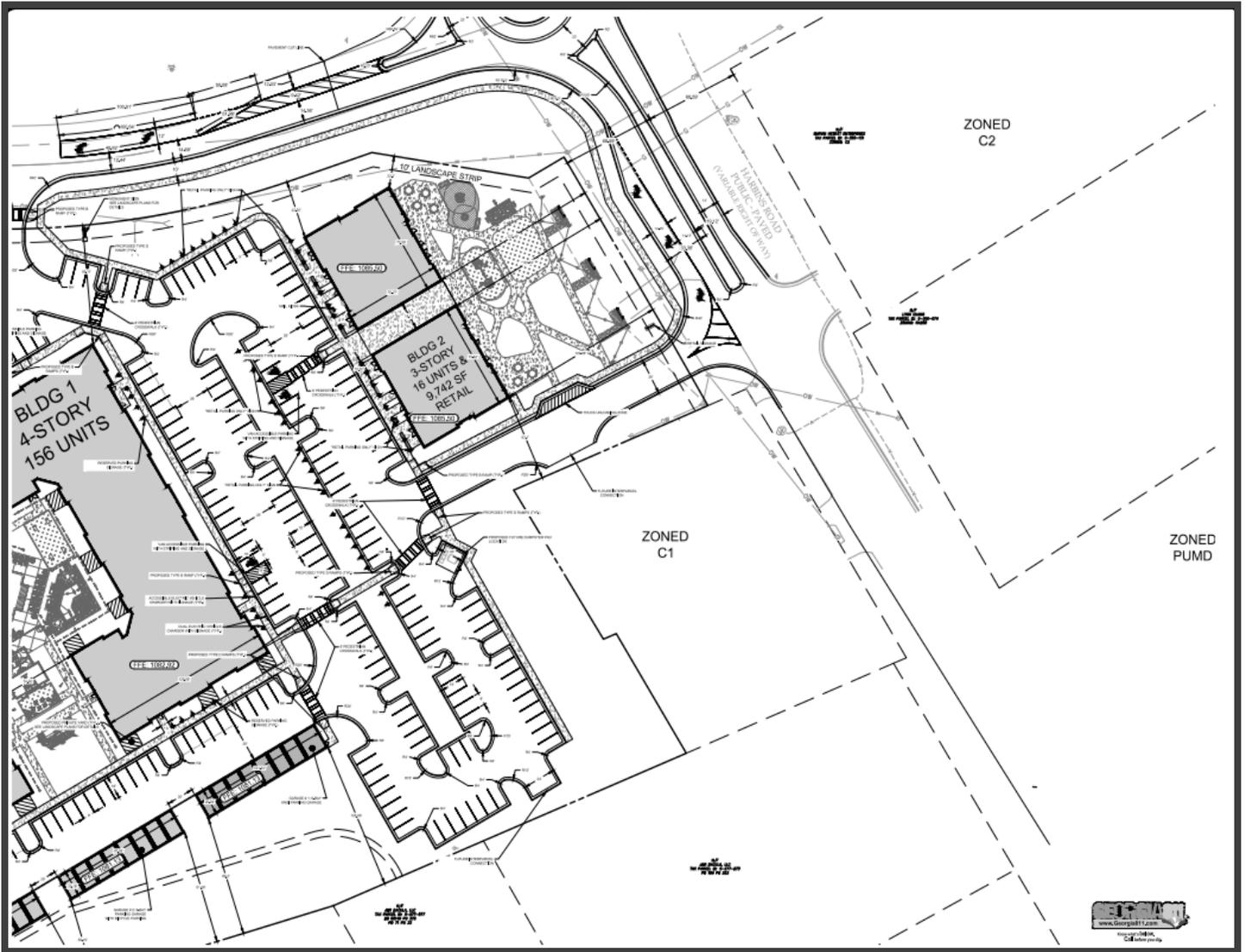
 **THOMPSON  
THRIFT**  
A REAL ESTATE COMPANY



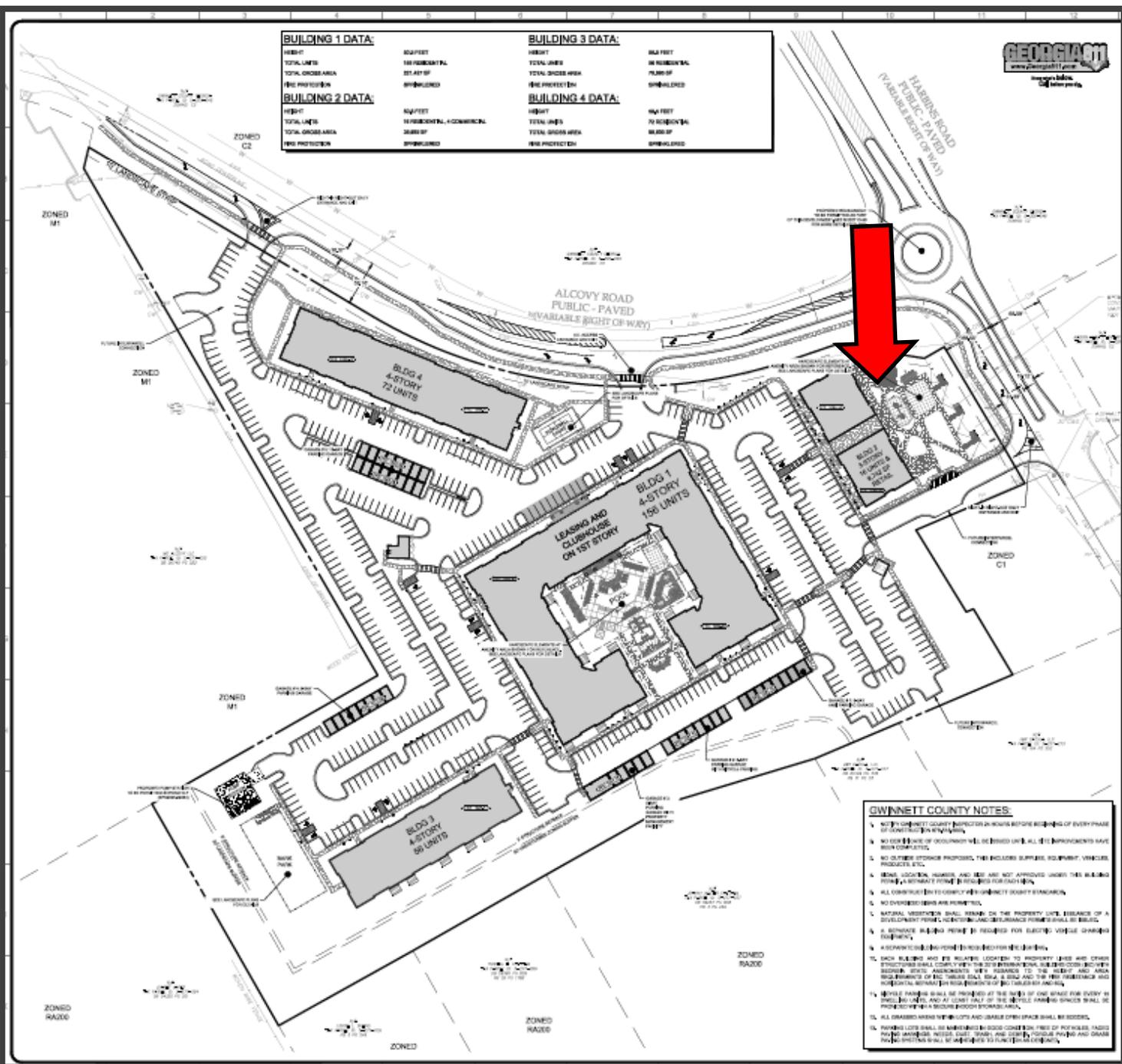
**CAPITAL**

PROPERTIES GROUP, L.L.C.



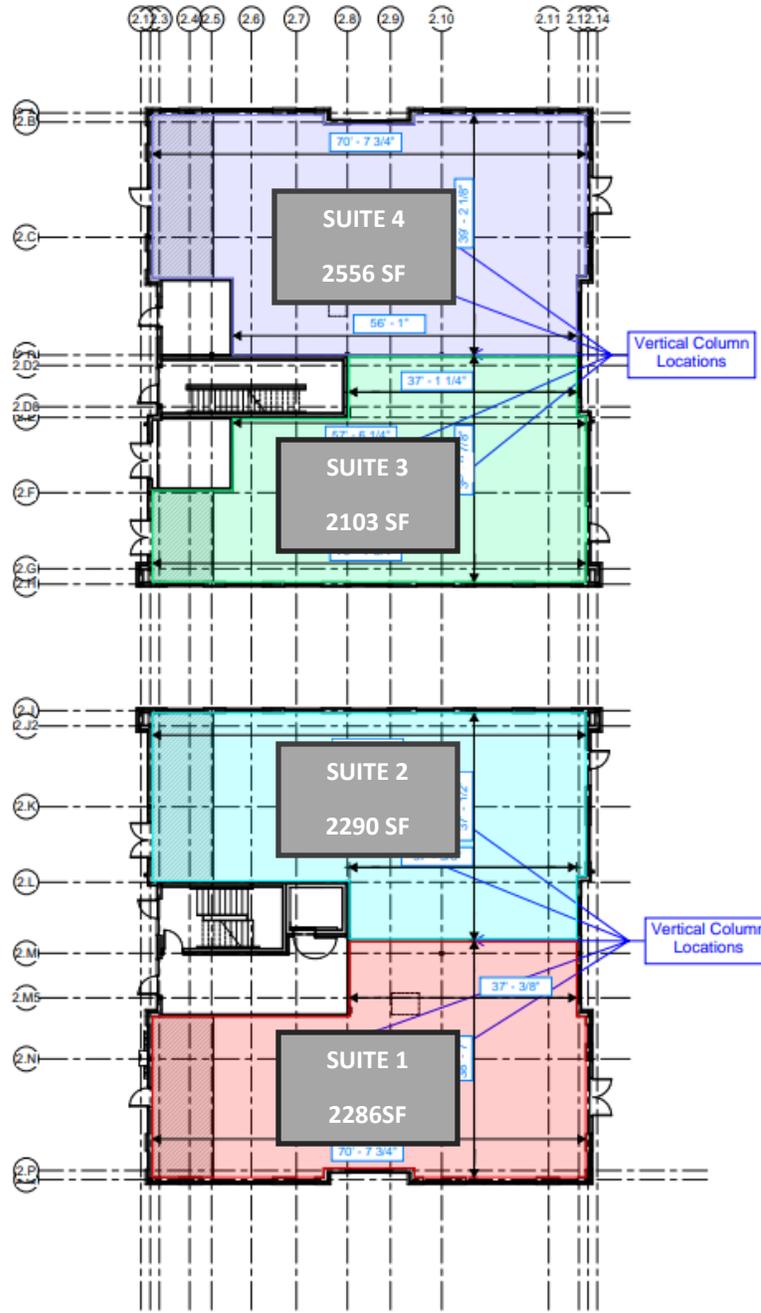


BUILDING 1 DATA:		BUILDING 3 DATA:	
HEIGHT	50 FEET	HEIGHT	50 FEET
TOTAL UNITS	16 RESIDENTIAL	TOTAL UNITS	16 RESIDENTIAL
TOTAL GROSS AREA	22,417 SF	TOTAL GROSS AREA	22,417 SF
USE PROVISION	RESIDENTIAL	USE PROVISION	RESIDENTIAL
BUILDING 2 DATA:		BUILDING 4 DATA:	
HEIGHT	50 FEET	HEIGHT	50 FEET
TOTAL UNITS	16 RESIDENTIAL, 4 COMMERCIAL	TOTAL UNITS	16 RESIDENTIAL
TOTAL GROSS AREA	22,417 SF	TOTAL GROSS AREA	22,417 SF
USE PROVISION	RESIDENTIAL	USE PROVISION	RESIDENTIAL



- GWYNETT COUNTY NOTES:**
1. NOTWITHSTANDING ANY OTHER REQUIREMENTS, ALL IMPROVEMENTS TO EVERY PHASE OF DEVELOPMENT SHALL BE COMPLETED.
  2. NO USE OF ANY OF THE IMPROVEMENTS WILL BE ALLOWED UNTIL ALL OF THE IMPROVEMENTS HAVE BEEN COMPLETED.
  3. NO OUTSIDE STORAGE PROPOSED, THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
  4. SIGN, LIGHTING, FENCES, AND FEE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH ITEM.
  5. ALL CONSTRUCTION SHALL COMPLY WITH GYNWETT COUNTY STANDARDS.
  6. NO OVERSIGHTING AND PROMOTING.
  7. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNLESS EVIDENCE OF A DEVELOPMENT PERMIT IS PROVIDED AND EVIDENCE FORMS SHALL BE FILED.
  8. A SEPARATE PERMIT SHALL BE REQUIRED FOR ELECTRIC, WIRELESS, CABLE, AND OPTICAL SERVICES.
  9. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL UTILITIES.
  10. EACH BUILDING AND ITS RELATED LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODES AND WITH ALL OTHER APPLICABLE CODES AND REGULATIONS. THE HEIGHT AND AREA REQUIREMENTS OF THE THESE SHALL BE MET AND THE PERMITS AND THE HEIGHT AND AREA REQUIREMENTS SHALL BE MET.
  11. PEOPLE PARKING SHALL BE PROVIDED AT THE RATE OF ONE SPACE FOR EVERY 100 SQUARE FEET OF GROSS FLOOR AREA AND AT LEAST ONE SPACE FOR EVERY 100 SQUARE FEET OF GROSS FLOOR AREA.
  12. ALL DRIVEWAYS SHALL BE PAVED AND USABLE OPEN SPACE SHALL BE MAINTAINED.
  13. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, PAVED SURF, CRACKS, POLES, CURB, STAIRS, AND OTHER OBSTACLES. PARKING AND DRIVEWAYS SHALL BE MAINTAINED TO FUNCTION AS INTENDED.

**BUILDING "A"**



**BUILDING "B"**

**BUILDING 2 - OVERALL FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

