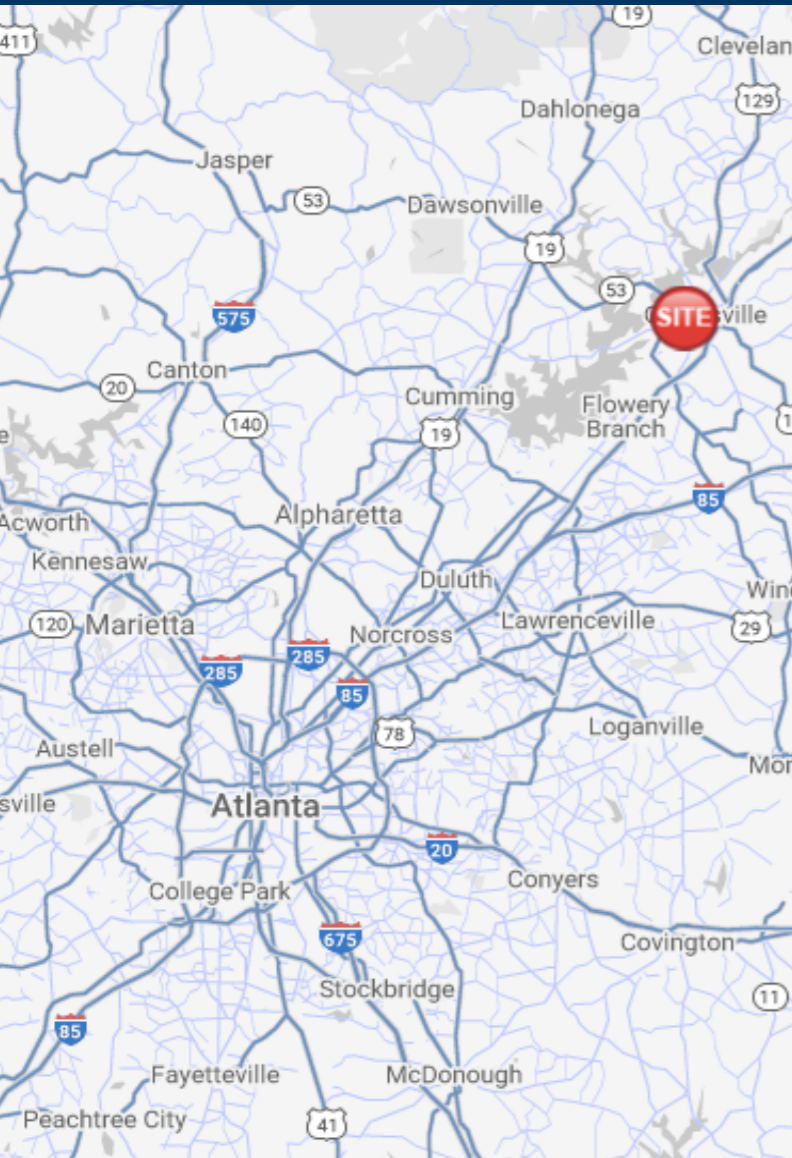


Lakeshore Station

350 Shallowford Road
Gainesville, GA 30504



Leasing Contacts

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Property Highlights

Lakeshore Station is 8,000 square feet of retail space on approximately 1.00 acre, located directly off Dawsonville Highway on Shallowford Road in the heart of the Gainesville retail corridor. The center is located on an outparcel in front of Wal-Mart and Lowes.

Site Access: Property is accessible via a traffic light on Shallowford Road and shared access from Wal-Mart and Lowes side entrance off Skelton Road.

AREA DEMOGRAPHICS



2021
Population

1 MILE	8,658
3 MILE	47,714
5 MILE	79,077



2021 Daytime
Population

1 MILE	7,476
3 MILE	40,256
5 MILE	54,548



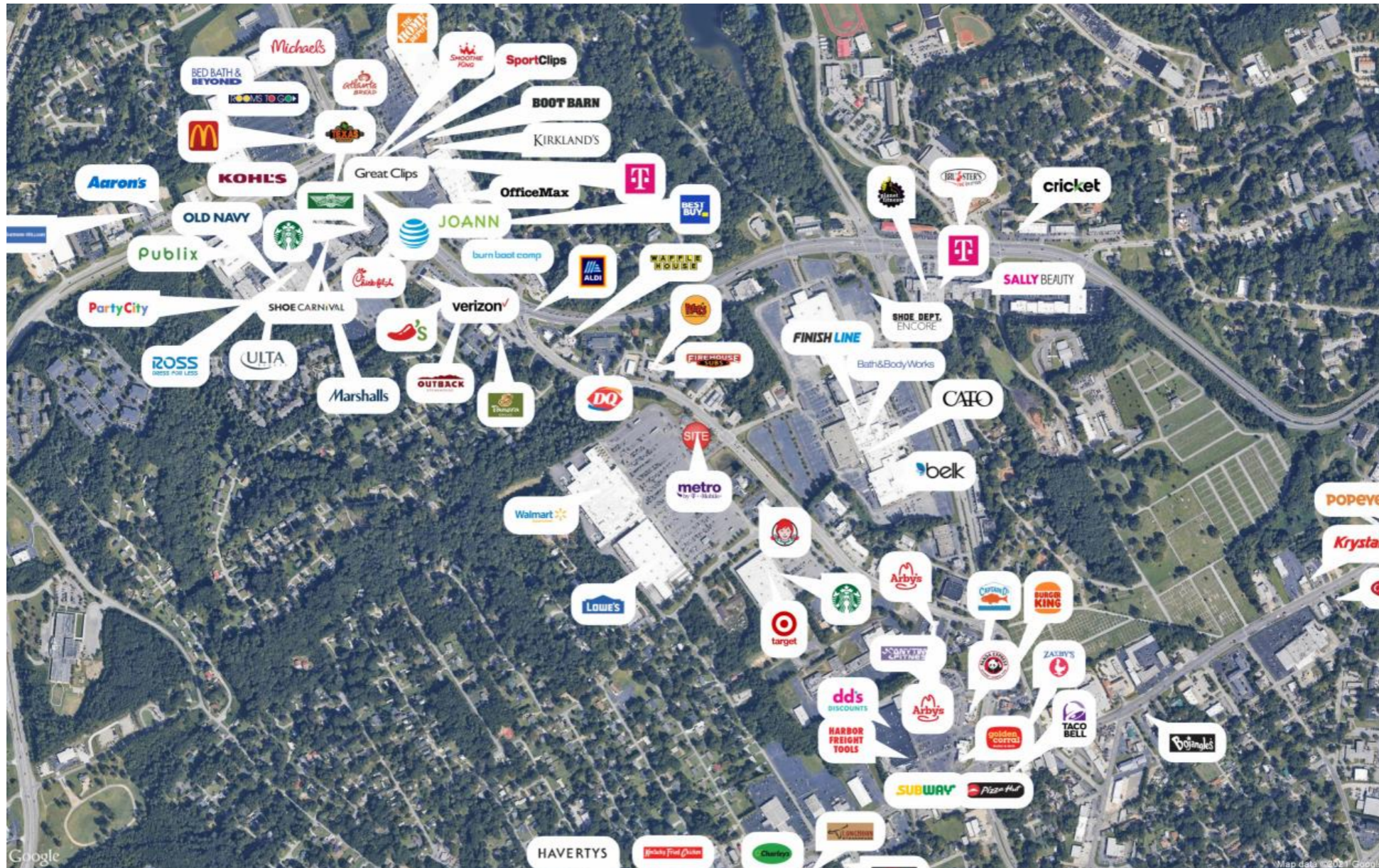
Household 2021

1 MILE	2,701
3 MILE	15,570
5 MILE	27,214



Household
Income

1 MILE	\$56,870
3 MILE	\$70,913
5 MILE	\$78,898



LAKESHORE STATION

Trade Area Overview