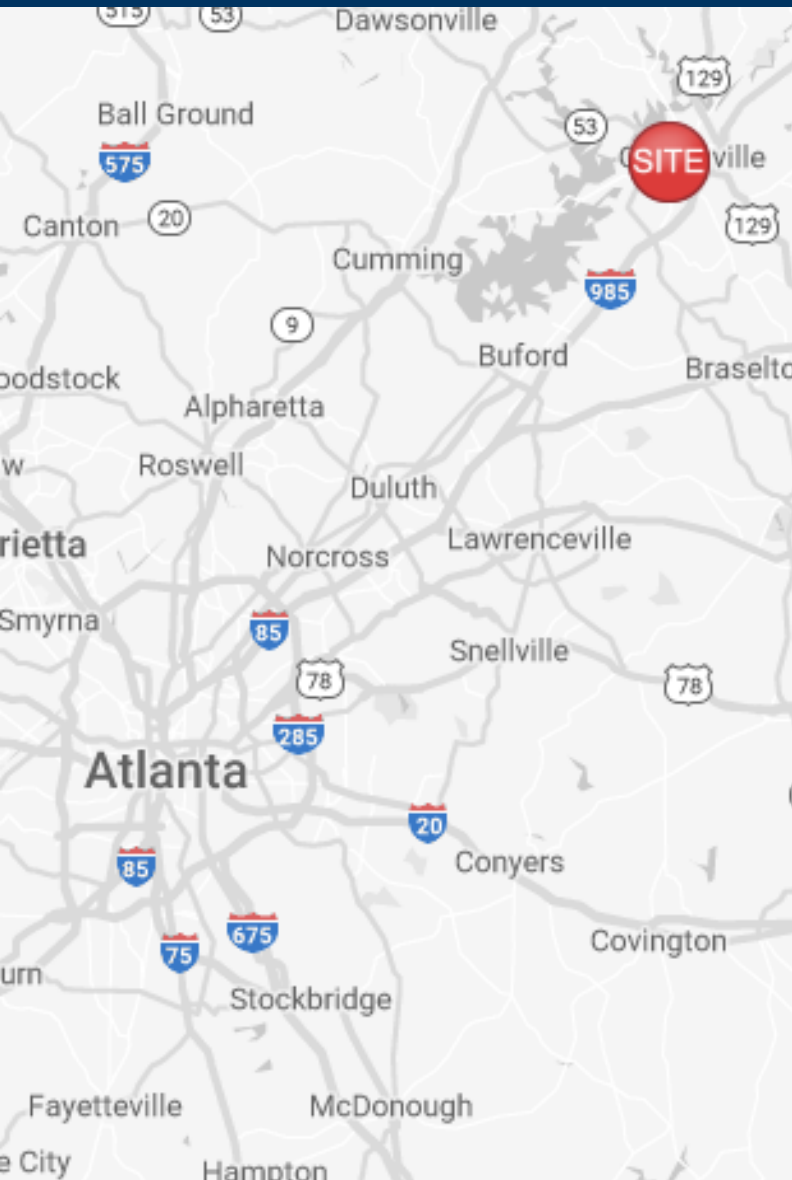


Lakeshore Station

350 Shallowford Road
Gainesville, GA 30504



Leasing Contacts

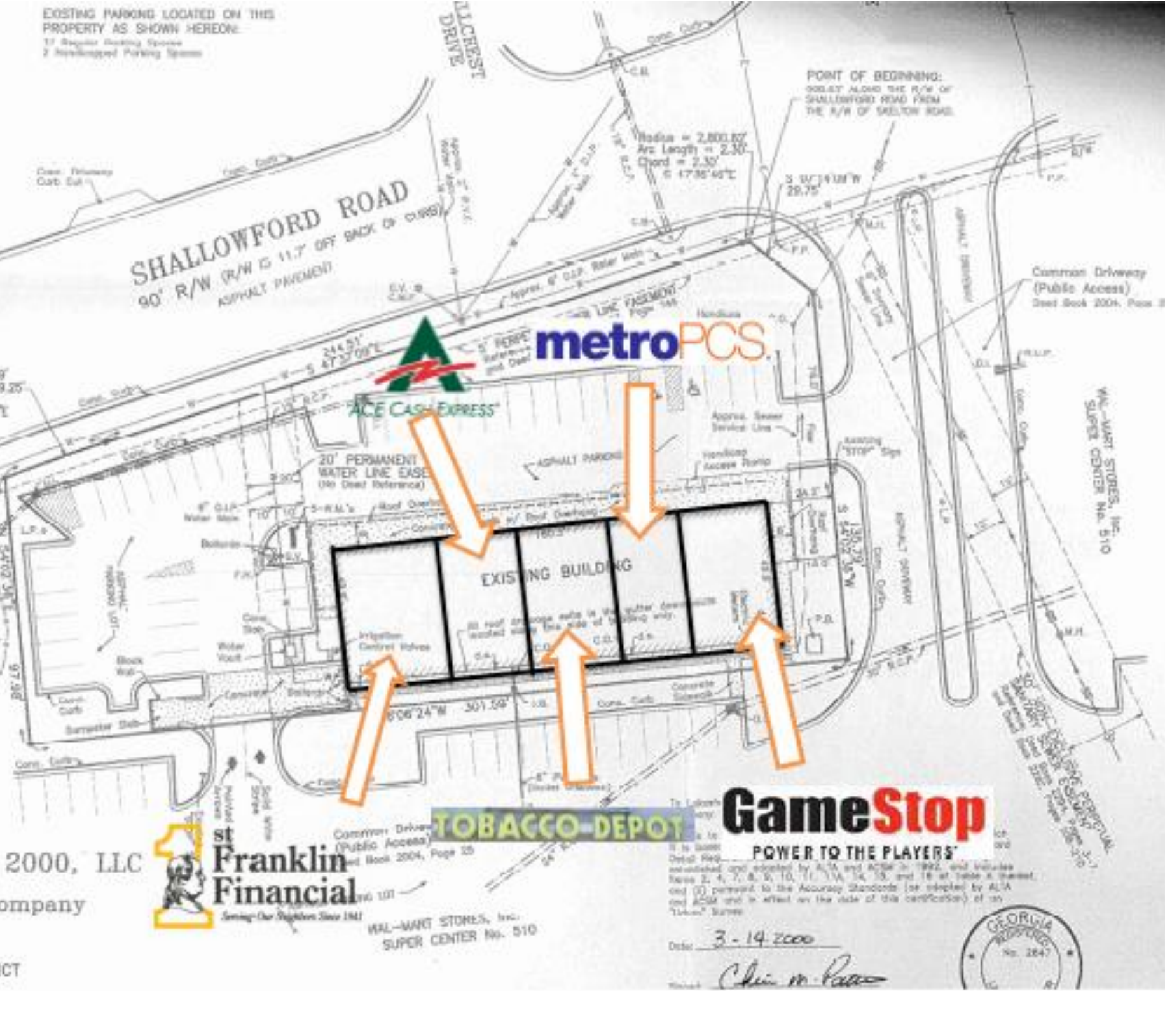
Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

Property Highlights

- Lakeshore Station is 8,000 square feet of retail space stationed on approximately 1.00 acre.
- The center is located directly off Dawsonville Highway on Shallowford Road in the heart of the Gainesville retail corridor, on an outparcel in front of Walmart and Lowes.
- Zoned R-B Residential Business
- 100% Leased

Lakeshore Station TENANTS

A	GameStop	2,800
B	Metro PCS	1,000
C	Tobacco Depot	1,100
D	Ace Cash Express	1,000
E	First Franklin Financial	2,100
	GLA	8,000
	Availability:	100% Leased



LAKESHORE STATION Site Plan



AREA DEMOGRAPHICS



2023
Population

1 MILE	8,247
3 MILE	43,628
5 MILE	76,721



2023 Daytime
Population

1 MILE	7,577
3 MILE	43,945
5 MILE	55,666



Household 2023

1 MILE	2,746
3 MILE	15,375
5 MILE	27,917



Household
Income

1 MILE	\$71,106
3 MILE	\$88,094
5 MILE	\$96,805



LAKESHORE STATION

Trade Area Overview