

*“Gainesville’s growing market just outside Atlanta made New Holland Market an obvious choice for our first Kroger Marketplace in Georgia.” – The Kroger Co.*

## ANNOUNCING PHASE II – 80,000 SQUARE FEET AVAILABLE



### LOCATION:

Exit 24 (I-985) at the intersection of Jesse Jewel/GA 369 and Limestone Parkway/US 129.

### FACTS:

|          |                                   |
|----------|-----------------------------------|
| GLA:     | 213,000 SF + 10 outparcels        |
| Parking: | 1,236 spaces (5.83/1,000)         |
| Traffic: | I-985                      31,730 |
|          | Jesse Jewel                27,160 |
|          | Limestone                16,270   |



### COMMUNITY:

- The **Gainesville MSA** was ranked as the **3<sup>rd</sup> fastest growing MSA** in the United States in 2010.
- Hall County had **\$2.9 billion** in retail sales for 2016.
- Gainesville is home to Lake Lanier, whose economic impact is estimated at **\$5.5 billion** annually.
- The Northeast Georgia Healthcare System’s (NGHS) main campus, located 10 minutes from New Holland Market, **employs over 4,000, including 450 physicians.**

### NEIGHBORHOOD:

Lanier Medical Park  
QuikTrip  
Aquatics Center  
Taco Bell

Kroger  
Gainesville Middle School  
McDonald’s  
NE Georgia Health System

Verizon Wireless  
Milliken  
Regional YMCA  
Chick-fil-A

### DEMOGRAPHICS:

| 2017 Estimates              | 10 Mile  | Trade Area |
|-----------------------------|----------|------------|
| Population                  | 148,598  | 439,185    |
| Avg. Household Income       | \$68,332 | \$71,435   |
| Population Growth 2010-2017 | 8%       | 9%         |



**SITE PLAN:**



| Name                 | G.L.A.               |
|----------------------|----------------------|
| A Anchor             | 113,533 SF           |
| C Anchor             | 15,560 SF            |
| D Junior             | 20,000 SF            |
| E Junior             | 25,000 SF            |
| F Junior             | 20,000 SF            |
| G Retail             | 8,000 SF             |
| H Retail             | 5,000 SF             |
| J Retail             | 6,000 SF             |
| <b>Total G.L.A.</b>  | <b>213,093 SF</b>    |
| <b>Total Parking</b> | <b>1,236 spaces</b>  |
| <b>Parking Ratio</b> | <b>5.80 /1000 SF</b> |

**SITE DATA:**

**For leasing information, contact:**

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|                      | Name   | GLA                  |
|----------------------|--------|----------------------|
| A                    | Kroger | 123,000 SF           |
| C                    | Retail | 15,560 SF            |
| D                    | Junior | 20,000 SF            |
| E                    | Junior | 25,000 SF            |
| F                    | Junior | 20,000 SF            |
| G                    | Retail | 8,000 SF             |
| H                    | Retail | 5,000 SF             |
| J                    | Retail | 6,000 SF             |
| <b>Total GLA</b>     |        | <b>222,560 SF</b>    |
| <b>Total Parking</b> |        | <b>1,236 spaces</b>  |
| <b>Parking Ratio</b> |        | <b>5.80/1,000 SF</b> |