



OFFERING MEMORANDUM

The Factory

3955 Hwy 53,
Hoschton, GA 30548

Presented by
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LEXARON

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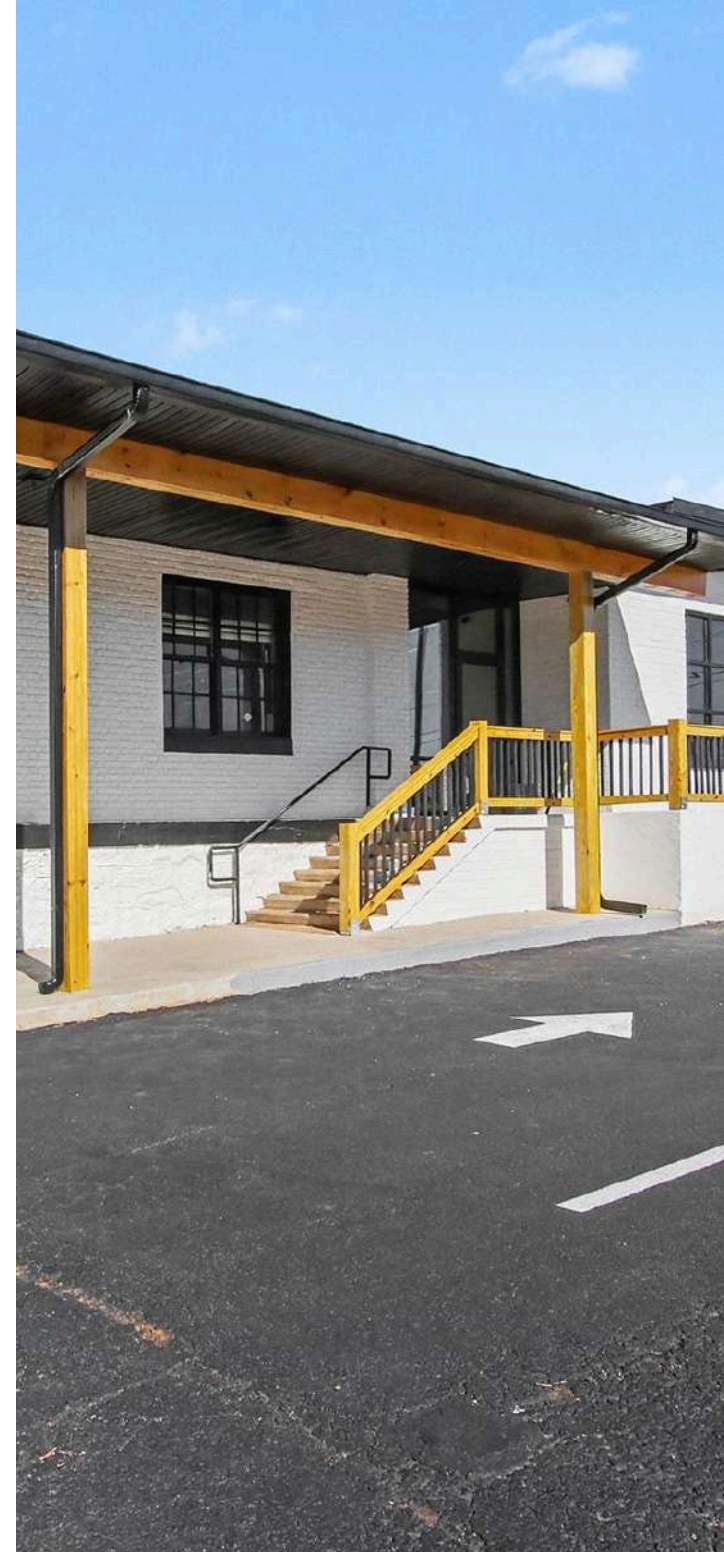
CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at **3955 Hwy 53, Hoschton, GA 30548**. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by Lexaron or its agents.

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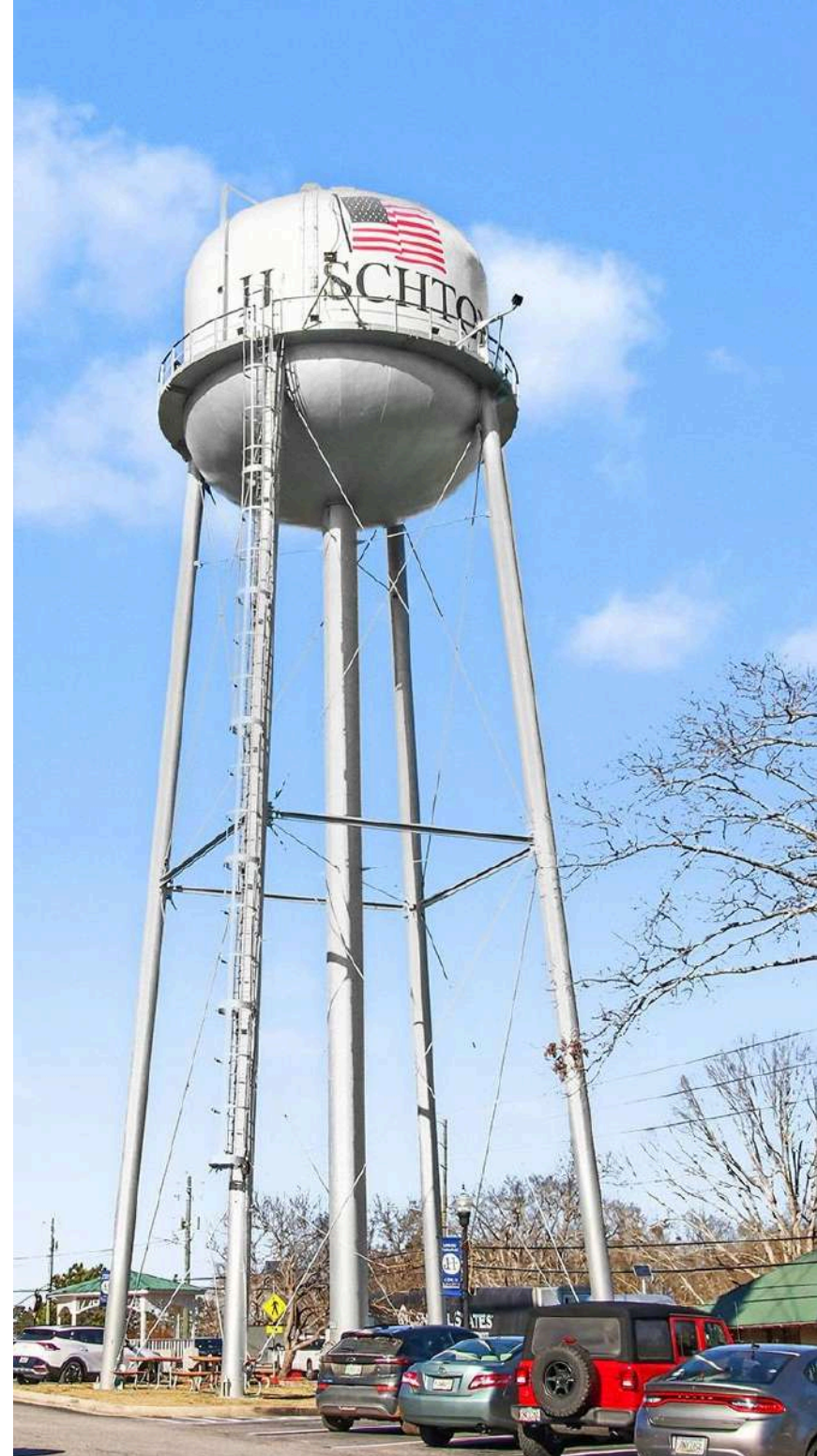
This is not an offer to sell or lease any property, and no agreement shall be deemed to exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.

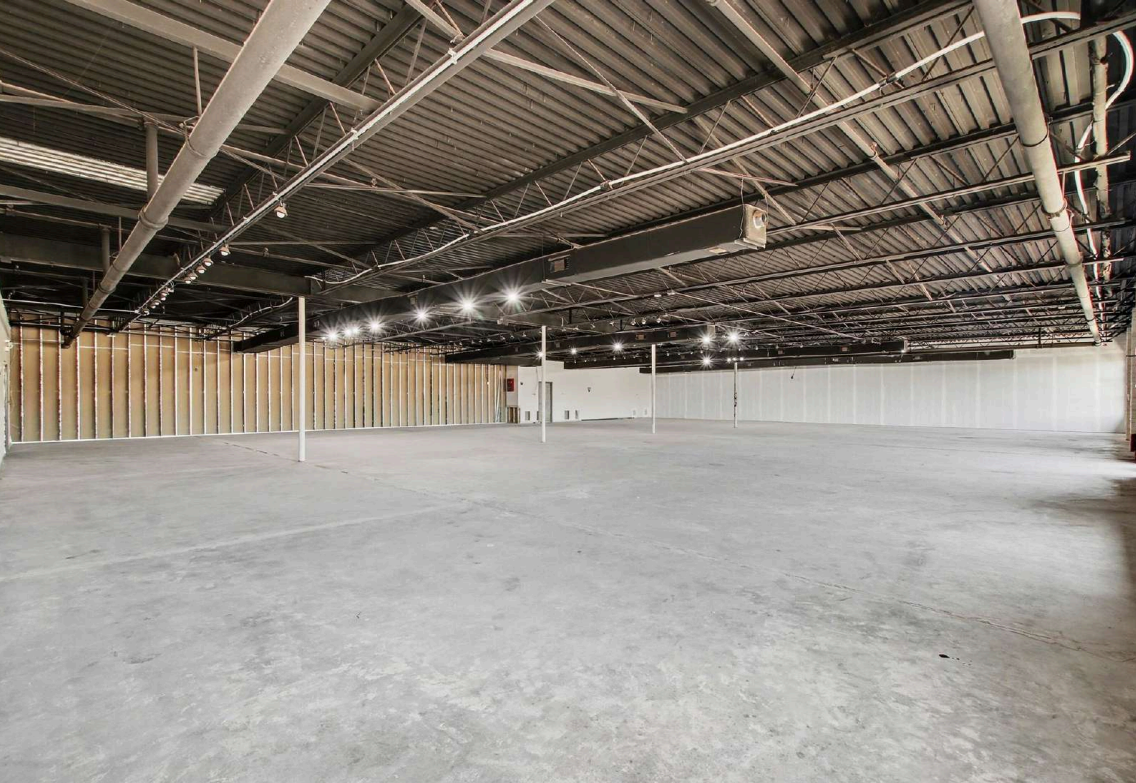


OFFERING

This well-maintained commercial property offers an excellent opportunity for investors seeking long-term income stability and strong market positioning. Strategically located in a high-visibility area with easy access to major roads and public transit, the site benefits from consistent foot and vehicle traffic.

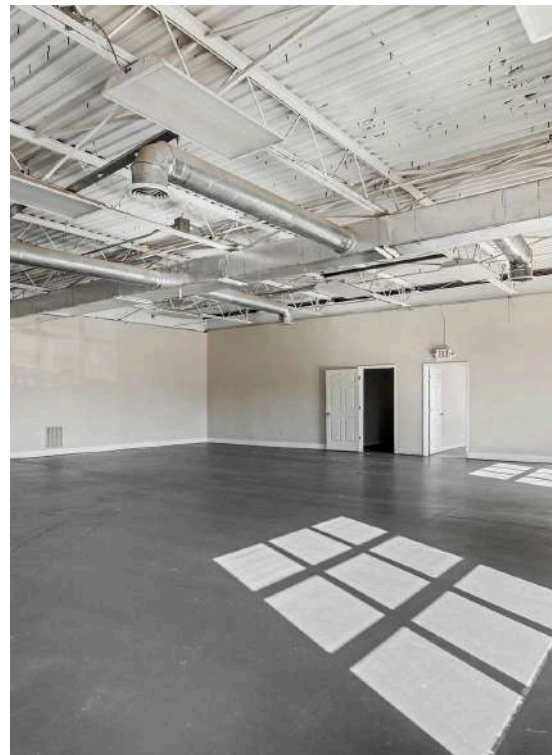
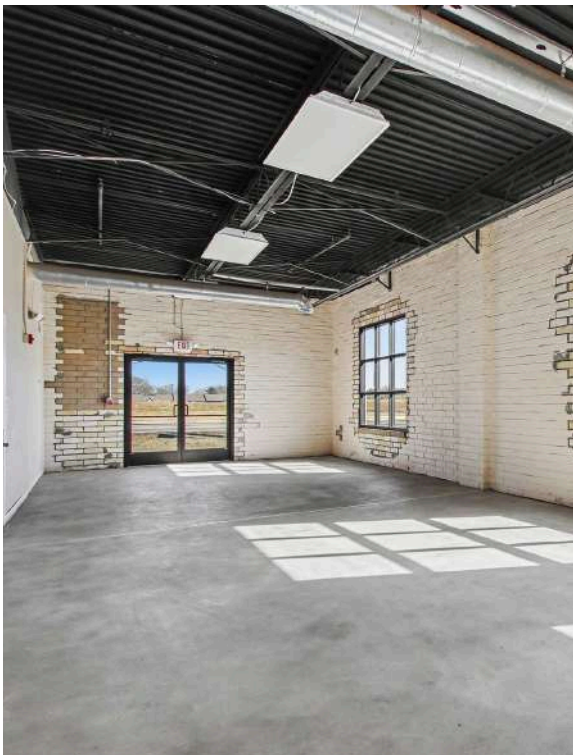
Lease Type:	NNN
Rent:	\$25 / sqft NNN
OPEX:	\$3.50
Total Bldg SqFt:	30,656
Class:	B
Year Built:	1972 / Renovated 2026
Parking:	86





PROPERTY SUMMARY

This oasis in a historic structure at a prime location boasts 30,656 square feet of future retail, dining, and entertainment destinations, 470 feet of frontage on Highway 53, recently expanded and upgraded windows, 11-foot-high ceilings, potential outdoor stage, and ample parking. Situated in a growing high-traffic area a block away from the newly renovated Hoschton town center, down the block from the presently being built new Publix and soon to be built Kroger, around the corner from an ongoing 2300 single family home development, a 225 approved apartment development, and across from a 300-townhome development.

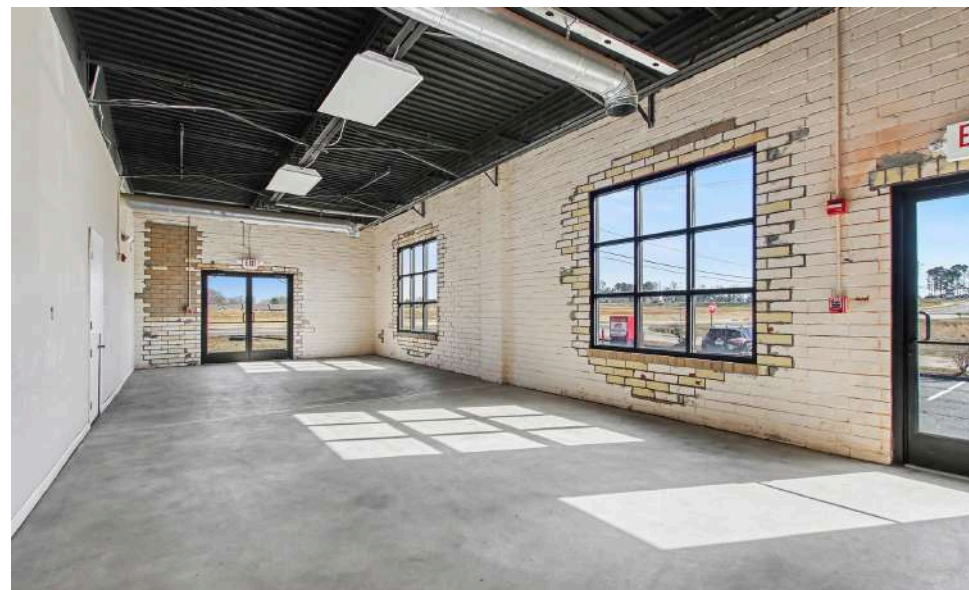
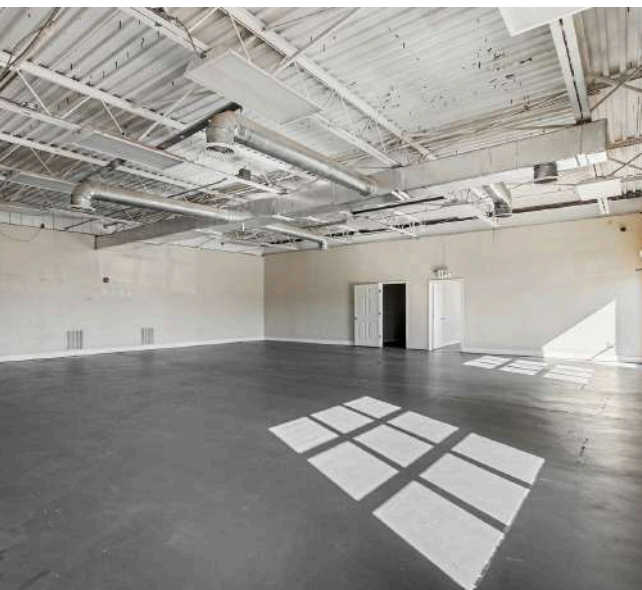


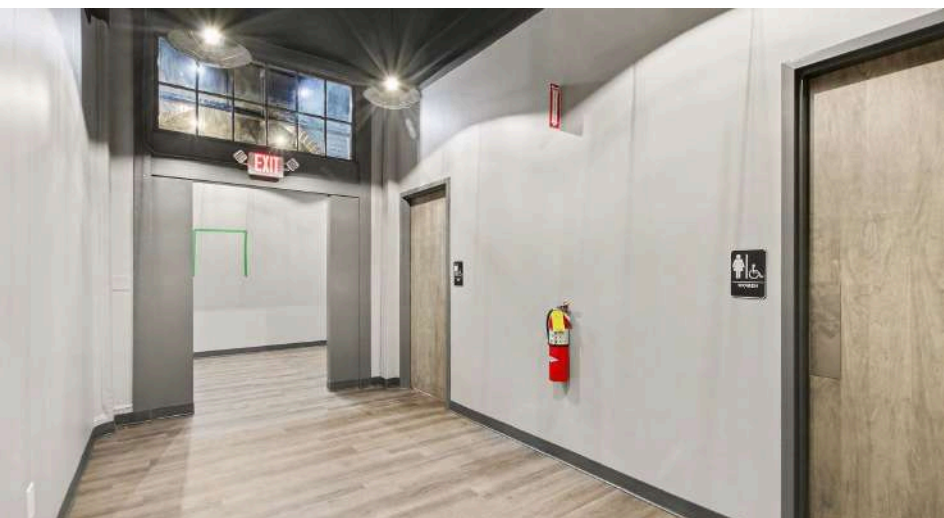
HIGHLIGHTS

- 2.06 Acres on Highway 53
- 367' on Hwy 53
- 300' on Ind. Blvd
- Three ingress/egress access
- New TPO/Shingle roof/plumbing pipes
- Surrounded by 3000+ new ongoing rooftops with existing 1000+ rooftops

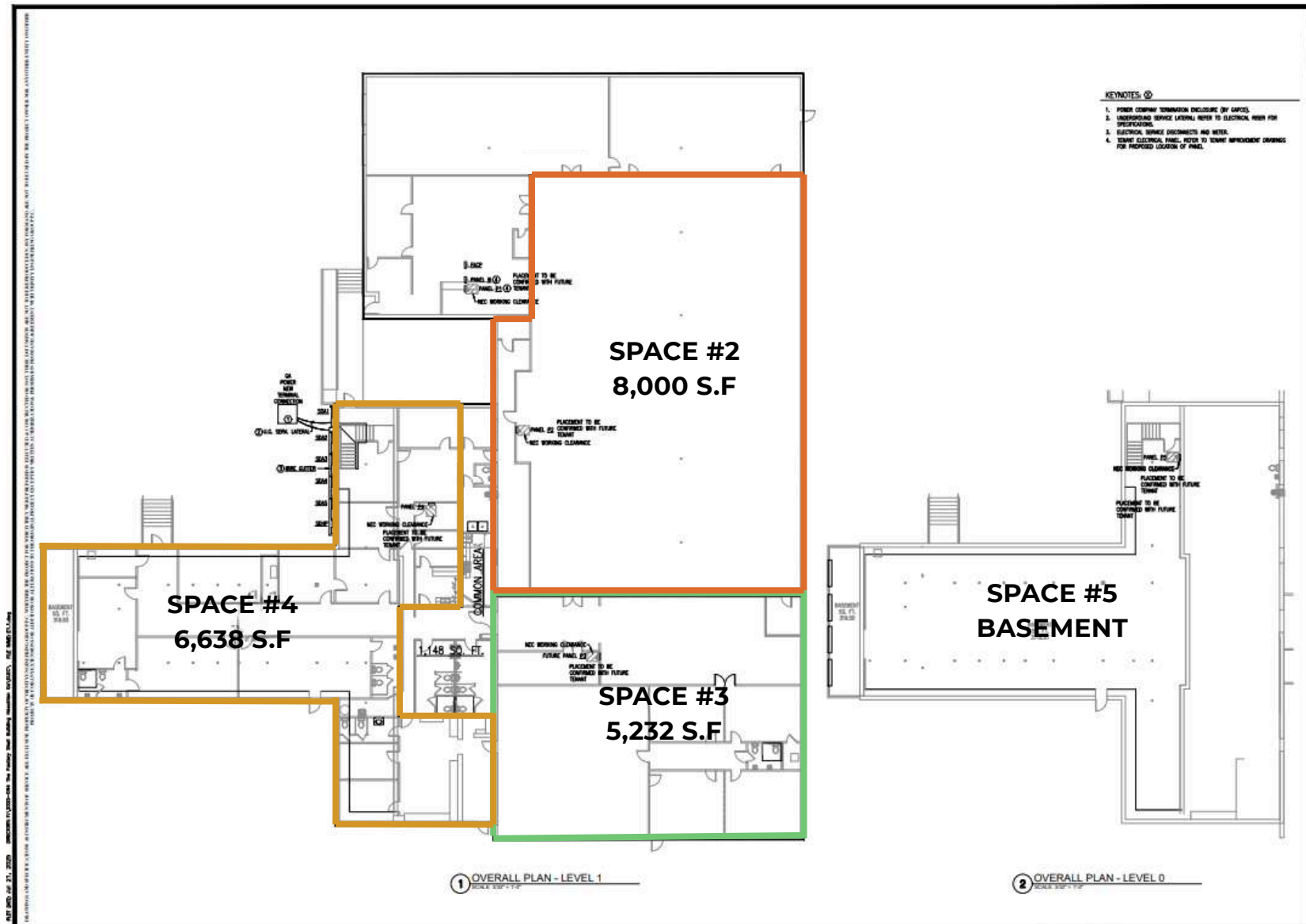
PROPERTY PHOTOS



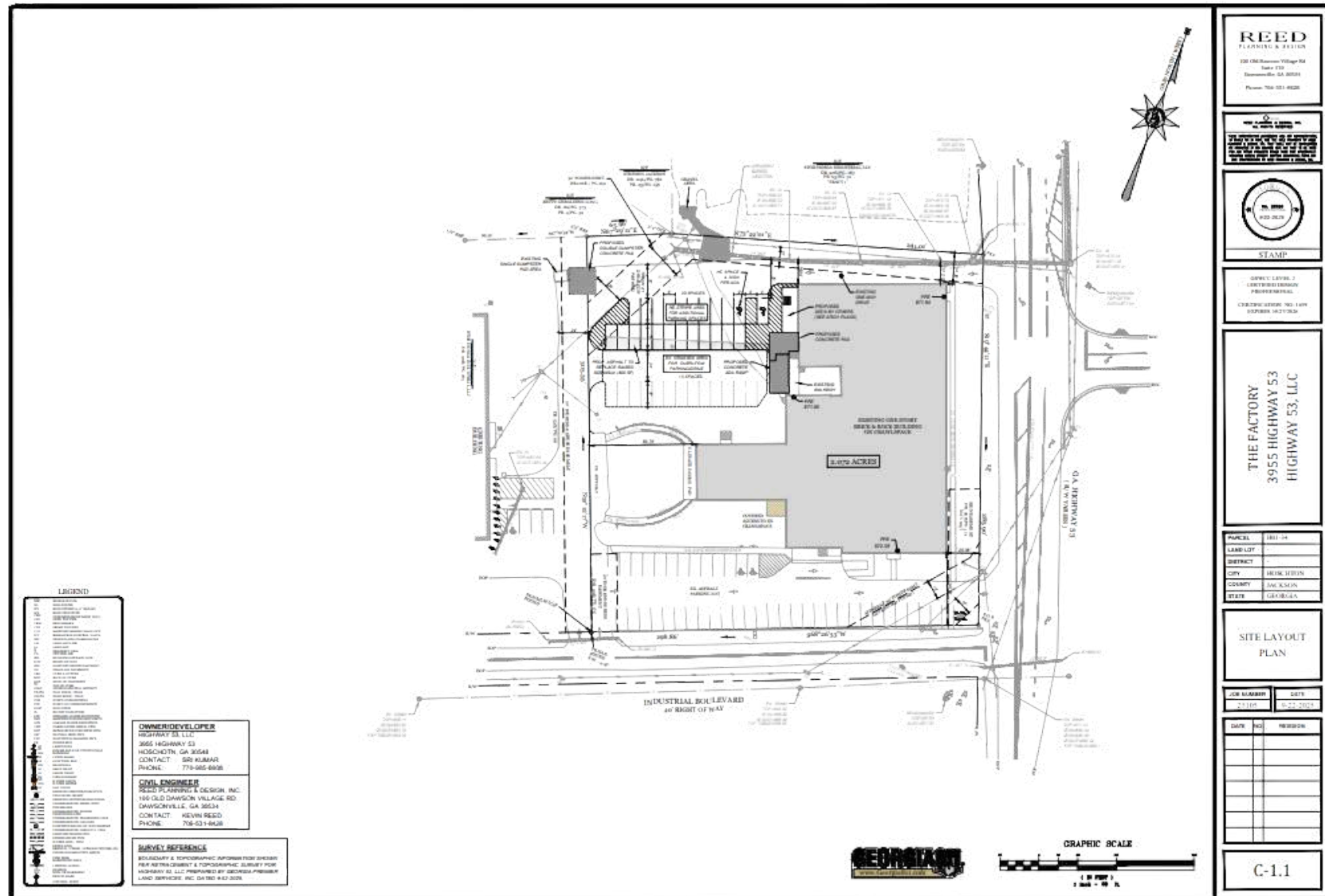




FLOOR PLAN



SITE PLAN



C-2 PERMITTED USES

Retail Sales

- Antique stores
- Apparel and clothing stores
- Appliance sales and service
- Arts and crafts stores
- Bicycle sales and service
- Motorcycle sales
- Book, stationery, and card shops
- Shoe stores
- Gift shops
- Dry goods stores
- Sporting goods stores
- Supermarkets and grocery stores

Food & Beverage

- Bakeries
- Cafes
- Coffee shops
- Grills
- Lunch counters
- Restaurants
- Catering establishments
- Alcoholic beverage establishments
(subject to local alcohol regulations)

Temporary & Seasonal Uses

- Temporary commercial uses (such as seasonal sales, subject to time limits)

Personal Services

- Barber shops
- Beauty salons
- Self-service laundromats
- Dry cleaning pickup stations

Business & Professional Services

- Professional offices
- Business offices
- Administrative offices
- Travel agencies
- Camera and photographic supply stores
- Business service establishments

Medical, Emergency & Animal Services

- Ambulance services
- Veterinary clinics
- Veterinary hospitals
- Kennels (indoor, subject to performance standards)

Entertainment & Recreation

- Bowling alleys
- Theaters)

Community & Institutional Uses

- Community centers
- Clubs and similar organizations (non-residential)

DEMOGRAPHIC SUMMARY

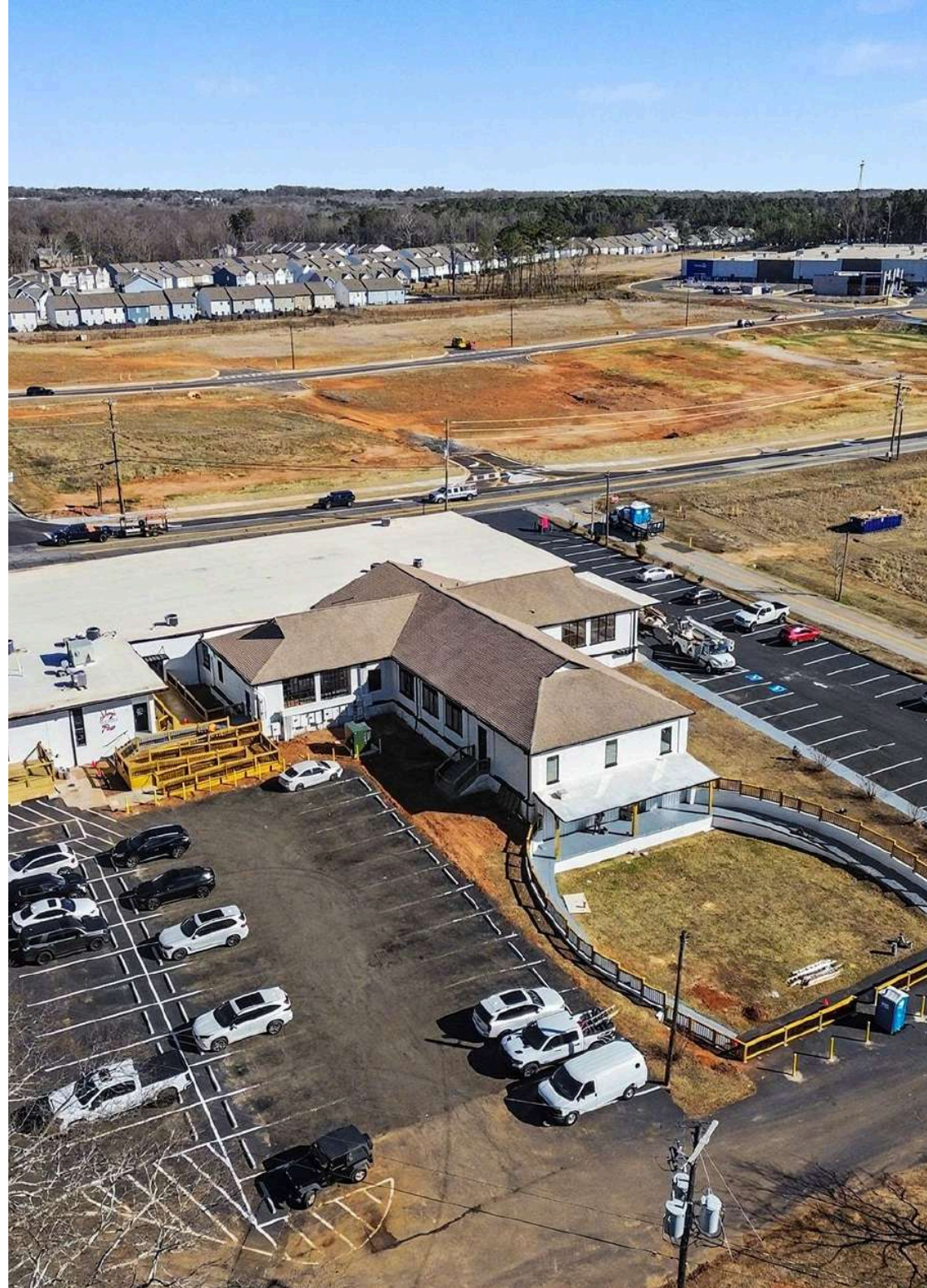


DEMOGRAPHIC SUMMARY

2024 SUMMARY	1 Mile	2 Mile	3 Mile
Population	2,548	4,160	12,366
Annual Growth 2024-2029	5.5%	5.6%	5.2%
Households	900	1,466	4,207
Avg Household Size	2.8	2.8	2.9
Owner Occupied Housing Units	923	1,508	4,461
Renter Occupied Housing Units	212	347	789
Median Age	37	37	38.2
Median Household Income	\$80,053	\$74,463	\$91,178
Avg. Household Income	\$110,017	\$106,230	\$113,872

INCOME	1 Mile	2 Mile	3 Mile
Avg Household Income	\$110,017	\$106,230	\$113,872
Median Household Income	\$80,053	\$74,463	\$91,178
< \$25,000	93	174	436
\$25,000 - 50,000	171	283	662
\$50,000 - 75,000	166	283	629
\$75,000 - 100,000	94	153	581
\$100,000 - 125,000	56	92	517
\$125,000 - 150,000	115	168	373
\$150,000 - 200,000	95	143	471
\$200,000+	108	171	537

LOCATION OVERVIEW



Hoschton, Georgia

Located at 3955 Hwy 53 in Hoschton, GA, this highly visible property offers prime frontage along one of the area's main commercial corridors in a rapidly growing Northeast Georgia market. The site benefits from strong daily traffic counts and convenient access to Interstate 85, providing easy connectivity to Braselton, Athens, Gainesville, and the greater Atlanta metro. Surrounded by new residential neighborhoods, expanding retail, and the revitalized Hoschton town center, the area is experiencing significant population and economic growth. This strategic location delivers excellent exposure, accessibility, and long-term potential for retail, dining, office, or mixed-use opportunities.



BROKERAGE COMPANY

At Lexaron, we specialize in delivering exceptional results in commercial real estate. With a proven track record in Retail, Office, Industrial, or Multi-Family assets, our mission is to provide value-driven investment opportunities and end-to-end real estate services that exceed expectations.

Our Services Include:

- Strategic Property Marketing
- Investment Sales & Acquisition Advisory
- Lease Negotiation & Tenant Retention
- Comprehensive Market & Financial Analysis
- Portfolio Optimization & Asset Management

Why Work With Us?

We bring a data-informed, client-first approach to every transaction. Our experienced team understands local market trends and national real estate cycles, helping our clients make confident, informed decisions.

We are committed to your success. Whether you're buying, selling, or repositioning an asset, Lexaron delivers the insight, resources, and dedication to guide you every step of the way.

Call us today!



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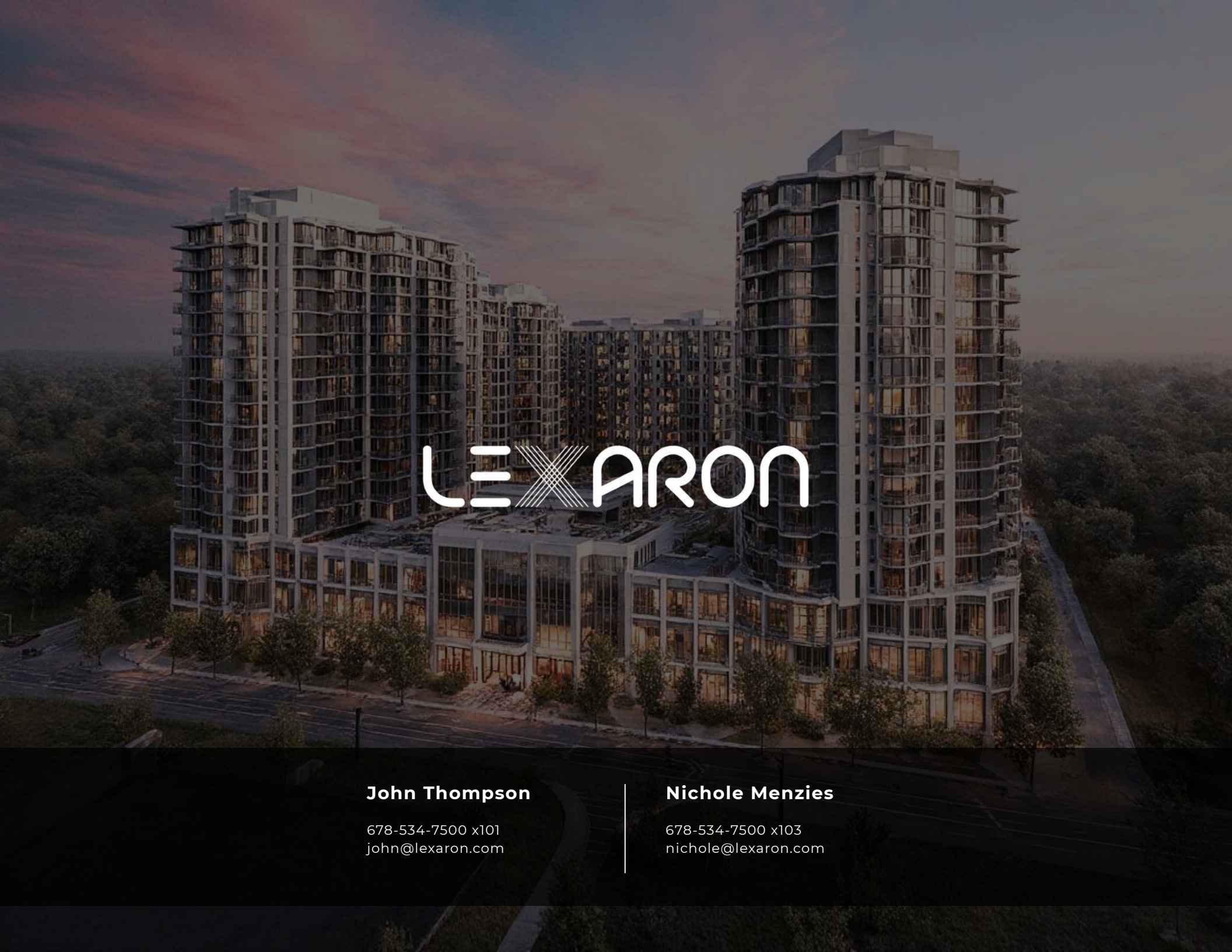


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An aerial photograph of the Lexaron apartment complex at dusk. The building features multiple high-rise towers with glass facades and balconies, illuminated from within. The base of the building has a large glass-enclosed ground floor. The surrounding area includes trees and a road.

LEXARON

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