DINERMAN GROUP

1709 MLK Jr. Boulevard
Gainesville, GA 30501



PROFILE

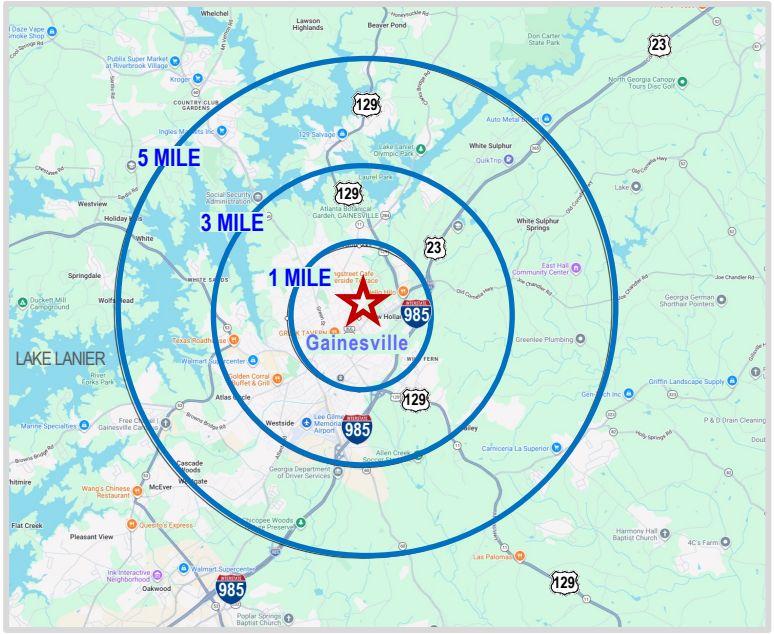
- 3,564 SF building with three suites ideal for office, retail or studio use and one storage unit
- Two access points into the property
- Ample parking
- Current Availability:

Suite C - 810 SF - Tour online **HERE**



LOCATION

- Excellent location just 1/3 of mile to the historic square in Gainesville's Revitalized Downtown District
- Gainesville was named by HGTV in 2025 as one of the top "up and coming towns in the US" and Southern Living named it along with Alpharetta as two of the best Georgia "cities on the rise"
- Less than 1 mile to Interstate 985 with traffic counts of 69,000 VPD and one block (1/10 of a mile) to heavily traveled E.E. Butler Parkway (Route 129) with traffic counts of 36,400 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2026)	9,282	43,907	76,079
Households	2,870	14,689	26,052
Average HH Income	$59,356	$83,871	$94,277

JUSTIN DINERMAN | JUSTIN@DINERMANGROUP.COM 404.631.6344 | DINERMANGROUP.COM

Dinerman Group,LLC
900 Circle 75 Parkway
Suite 250
Atlanta, GA 30339

Information herein is believed accurate but is not warranted and subject to change

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Gainesville Revitalization Project

[Explore Downtown Gainesville on this interactive Map]

Gainesville, Georgia, is experiencing a development boom, driven by over $350 million in downtown private investment, industrial expansion, and population growth. It was named "Downtown of the Year" at the 2025 Georgia Downtown Conference, the highest recognition given by the Georgia Downtown Association. And a $400 million dollar residential/retail project is slated to begin in late 2026.

Food & Drink
- Alpha Gyro Grill
- Archie's, at Peyton's Pie Company
- Atlas Pizza
- Avocados Restaurant
- ... 50 more

Shopping
- All Sports Uniforms
- ATL Addictions (closed 2025)
- Avaloo Hemp Shop
- Beautiful Mess | Permanent Jewelry
- ... 35 more

Arts and Culture
- Art Colony Georgia
- Dave Simpson Photography
- Elevate Performing Arts Center
- Enemies of the Average
- ... 15 more

Services
- Arte Tattoo Studios
- Avita Community Partners - Youth Se
- Bloom Enterprises of Georgia, Inc.
- El Barbero Barber Shop
- ... 36 more

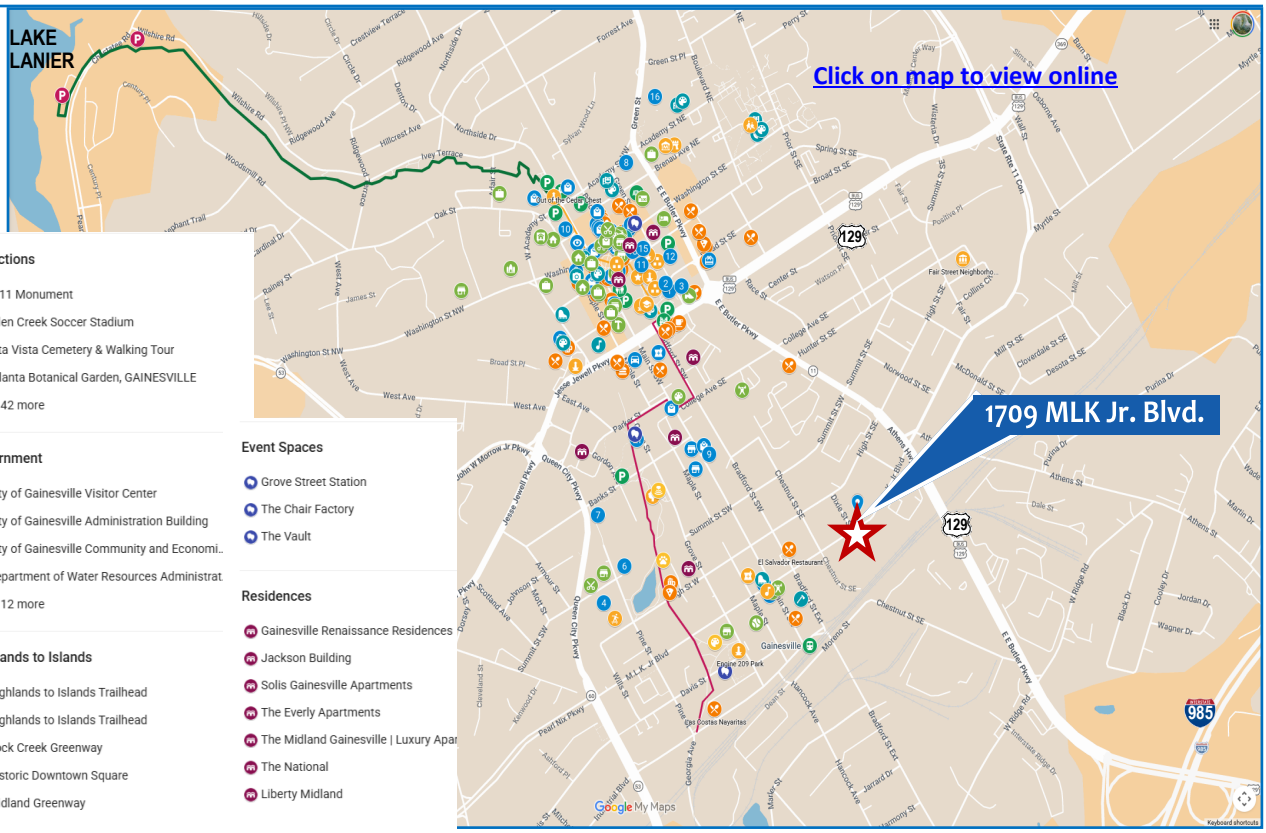
Attractions
- 9/11 Monument
- Allen Creek Soccer Stadium
- Alta Vista Cemetery & Walking Tour
- Atlanta Botanical Garden, GAINESVILLE
- ... 42 more

Government
- City of Gainesville Visitor Center
- City of Gainesville Administration Building
- City of Gainesville Community and Economi..
- Department of Water Resources Administrat..
- ... 12 more

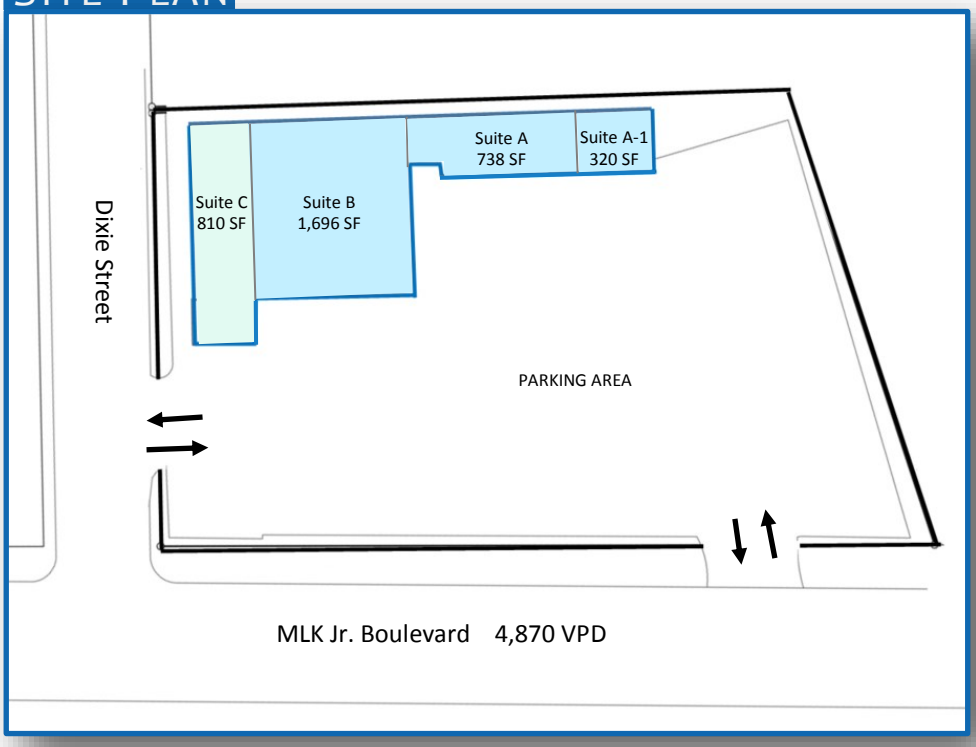
Highlands to Islands
- Highlands to Islands Trailhead
- Highlands to Islands Trailhead
- Rock Creek Greenway
- Historic Downtown Square
- Midland Greenway

Event Spaces
- Grove Street Station
- The Chair Factory
- The Vault

Residences
- Gainesville Renaissance Residences
- Jackson Building
- Solis Gainesville Apartments
- The Everly Apartments
- The Midland Gainesville | Luxury Apar..
- The National
- Liberty Midland



Site Plan



SUITE	TENANT	SF
A-1	SSC Mobile Wash	320
A	Jojo Hairstyle	738
B	True Grit Personal Training	1,696
C	AVAILABLE	810

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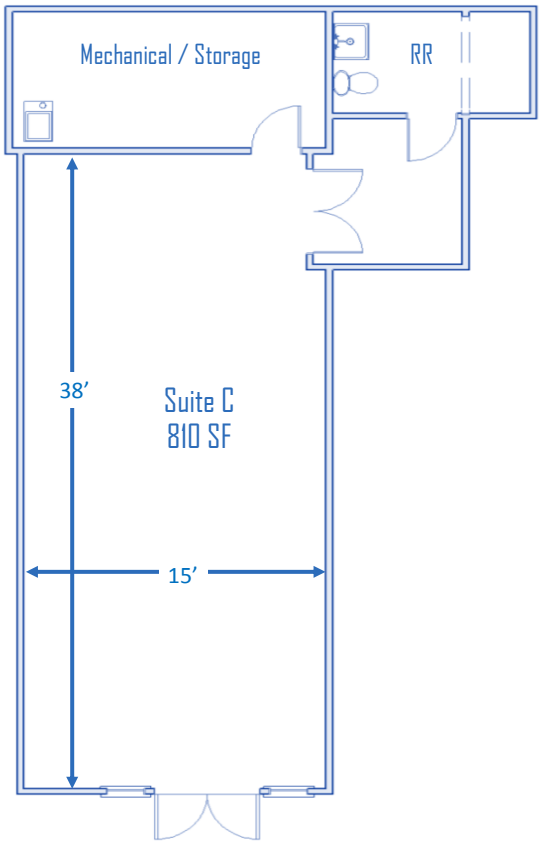
SUITE C - AVAILABLE

810 SF - Office | Retail | Studio

Tour Online



FLOOR PLAN



Dimensions are approximate and for presentation purposes only







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