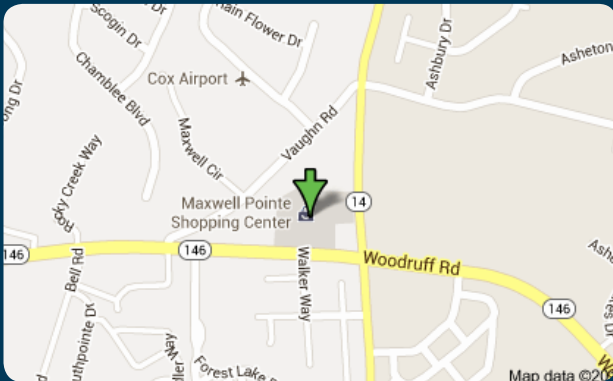


# LAKESHORE VILLAGE

235-275 Pearl Nix Parkway, Gainesville, GA 30501



Located directly across the street from the Lakeshore Mall in Gainesville. The shopping center sits directly upon Pearl Nix Parkway. The property is anchored by H&R Block, Fast Sign and Springleaf Financial and is across the street from the newly renovated Lakeshore Mall.

#### PROPERTY DETAIL

Total Square Footage: 26,270

#### DEMOGRAPHICS

Population..... 45,000  
Average Household Income.....\$57,000

#### TRAFFIC COUNT

20,000 Vehicles Per Day

*\*updated 6/20/14*

**770.698.0403**

**[www.mpsshoppingcenters.com](http://www.mpsshoppingcenters.com)**

5025 WINTERS CHAPEL ROAD, SUITE M, ATLANTA, GEORGIA 30360



# LAKESHORE VILLAGE

235-275 Pearl Nix Parkway, Gainesville, GA 30501



## PROPERTY LAYOUT

PEAR NIX PARKWAY  
(OLD WEST BY-PASS)

- |                      |                       |
|----------------------|-----------------------|
| <b>1.</b> 2,500 sqft | <b>8.</b> 1,250 sqft  |
| <b>2.</b> 1,250 sqft | <b>9.</b> 1,250 sqft  |
| <b>3.</b> 2,500 sqft | <b>10.</b> 2,500 sqft |
| <b>4.</b> 1,200 sqft | <b>11.</b> 2,500 sqft |
| <b>5.</b> 1,320 sqft | <b>12.</b> 5,000 sqft |
| <b>6.</b> 1,250 sqft | <b>13.</b> 2,500 sqft |
| <b>7.</b> 1,250 sqft |                       |

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