



2020 DEMOGRAPHIC SUMMARY

	1-Mile	3-Mile	5-Mile
Est. Population	3,942	36,485	90,225
Average HH Income	\$ 119,704	\$ 118,355	\$118,730
Est. Households	1,208	11,828	29,090
Est. # of Employees	1,110	11,628	21,923

+/- 1 ACRE OR UP TO 5,300 SF AVAILABLE
FRIENDSHIP ROAD EXT | BRASELTON, HALL COUNTY, GA

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BRASELTON, GA

CLEARWATER STATION

- Up to 5,300sf Retail/Restaurant
- Northeast Georgia Health System opened River Place in April, 2015, a 119 acre “healthcare village” which is located two miles east of the site. The campus includes a new 100 patient bed hospital with an attached 125,000 medical office building.
- Located at the intersection of the recently opened 4-lane Friendship Road and Spout Springs Road and between two major interstates (I-85 and I-985)
- Rapidly growing market with a number of restaurants and retailers under construction
- Excellent Visibility with easy access

