

LAKESHORE VILLAGE

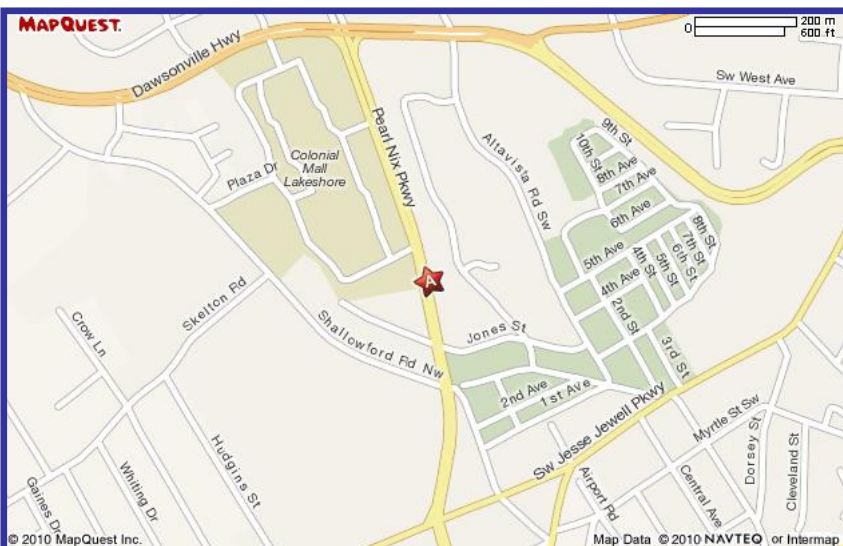
235-275 PEARL NIX PARKWAY, GAINESVILLE, GA 30501



CoSTAR

LOCATION

Located at 235-275 Pearl Nix Parkway directly across the street from Lakeshore Mall in Gainesville. The property is anchored by Wolf Camera & Video, H&R Block, Fast Signs, Merle Norman and American General Finance.



DEMOGRAPHICS (3-5 mile radius)

Population.....44,926
Avg. Household Income.....\$56,358

TRAFFIC COUNT

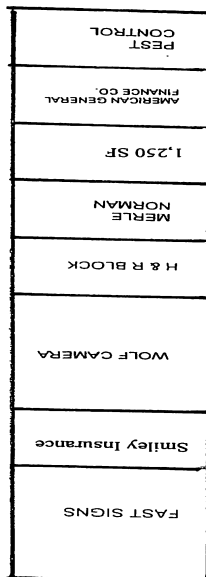
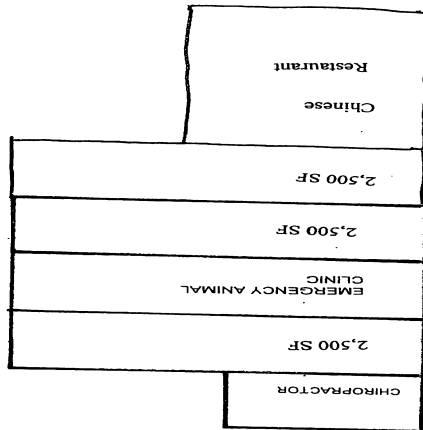
20,000 Vehicles per day

M & P SHOPPING CENTERS
5025 M WINTERS CHAEL ROAD; ATLANTA, GA 30360
PH: 770-698-0403 FAX: 770-698-0406
WWW.MPSHOPPINGCENTERS.NET

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SITE PLAN



PEARL NIX PARKWAY
(OLD WEST BY-PASS)

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