

# FOR LEASE

*195 Pearl Nix Pkwy, Gainesville, GA 30501*

Multi-Tenant Neighborhood Center



## LANCASTER CENTER – RETAIL & OFFICE



Norton Commercial & Acreage Group, LLC

434 Green Street

Gainesville, GA 30501

770.297.4800 (Main)

470.691.0105 (Fax)

[www.NortonCommercial.com](http://www.NortonCommercial.com)

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Multi-Tenant Center (Retail and Office)



## Property Summary

**Lease Type:** MG  
**Lease Rate:** \$14/SF, as is  
**Term:** 3-yr minimum  
**Escalations:** 3%

**Availability:** up to 4,875 +/- SF  
- Suite 4/5: 3,250 +/-  
- Suite 6: 1,625

## Property Overview

**The Lancaster Center** is a multi-tenant neighborhood center in the heart of the Gainesville Retail District offering both Office and Retail Suites. Location provides high visibility, high traffic counts, easy access and sits directly across from the Lakeshore Mall (Belk, Dicks & more) and is near all Major Retailers! Less than 2-miles from Downtown Gainesville, which was recently named [Georgia's fastest growing city](#). To learn more about Gainesville, GA [Click Here](#). **Call for more info!**



### Charlie Hawkins

770.718.5206 (Office)  
678.614.0837 (Cell)

[CHawkins@GoNorton.com](mailto:CHawkins@GoNorton.com)



### Jean Ferris

770.718.5265 (Office)  
770.540.9627 (Cell)

[jferris@GoNorton.com](mailto:jferris@GoNorton.com)



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## Downtown Gainesville



Gainesville  
High School

John Morrow Pkwy



Pearl Nix Pkwy



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