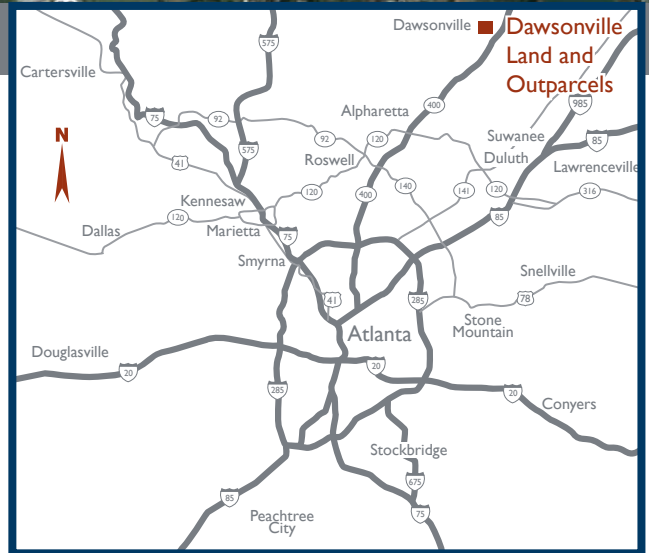
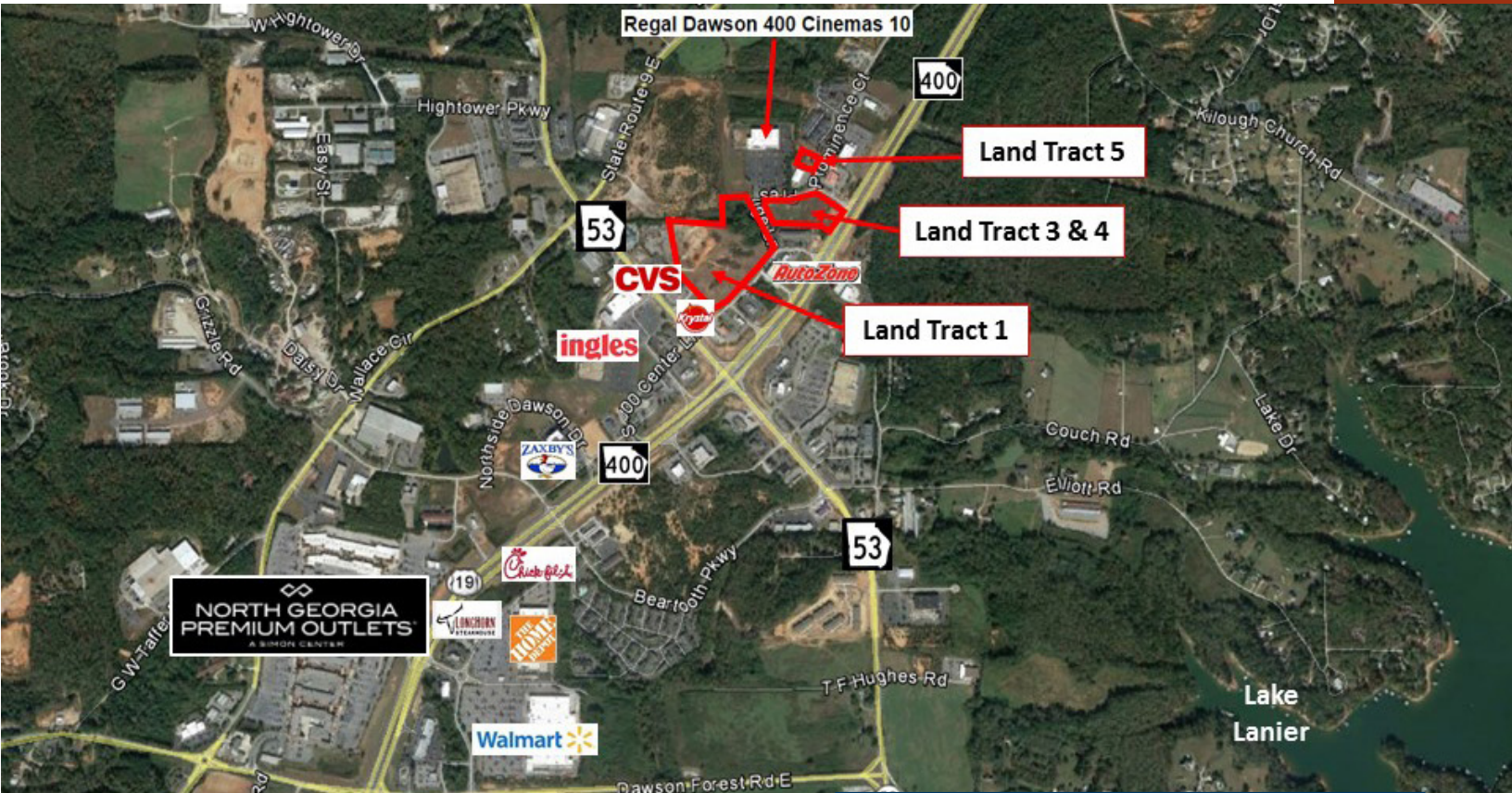


DAWSONVILLE LAND & OUTPARCELS

NW QUADRANT OF GA HWY 400 & HWY 53, DAWSONVILLE, GA 30534



PROPERTY DETAILS

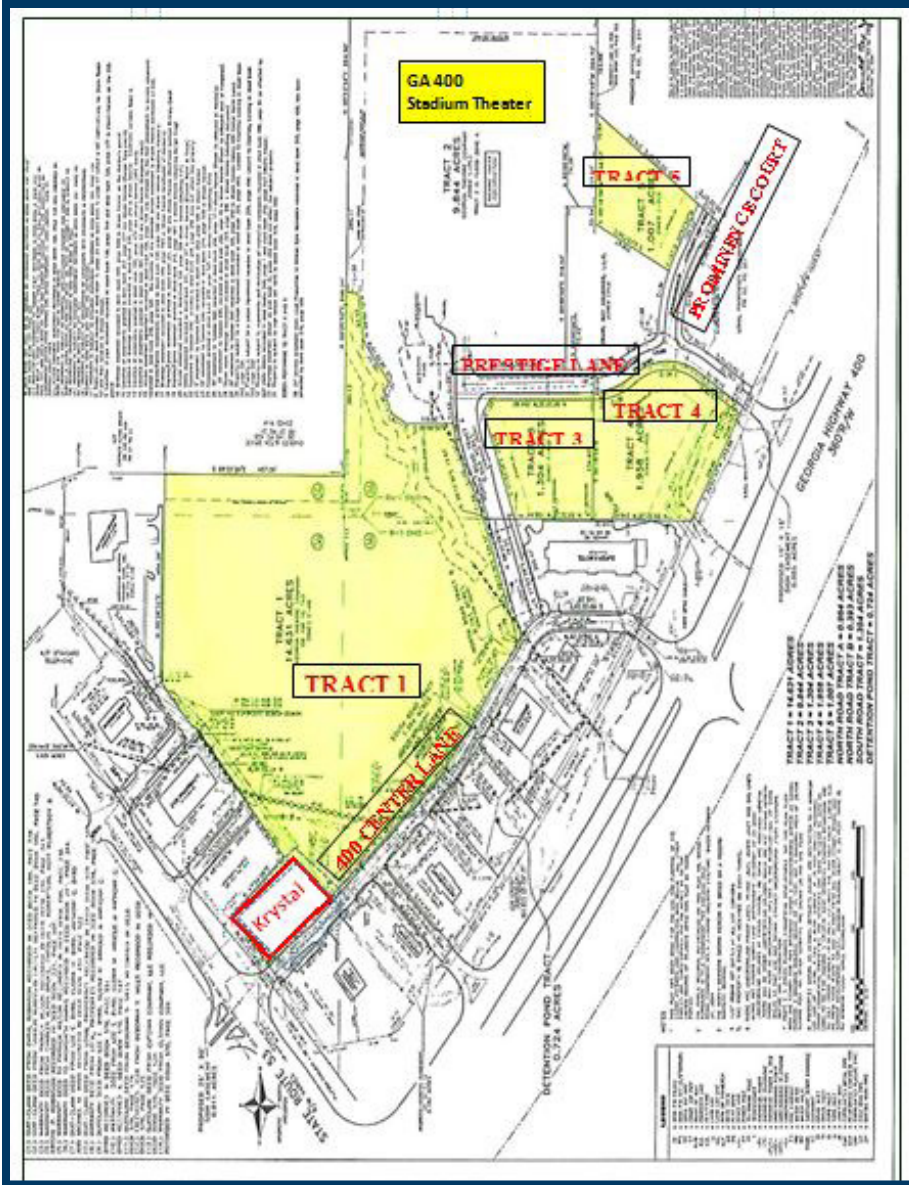
- 18+/- acres of Land and Outparcels in Dawson County located on the Northwest quadrant of Ga Hwy. 400 and Hwy. 53
- Anchored by Dawson 400 Cinemas 10 (Regal Cinemas stadium theatre)
- Tract 1: 14 acres (can be subdivided)
- Tract 2: +/-0.51 acres sold to Krystal
- Tract 3: 1.41 acres \$500,000/acre
- Tract 4: 1.96 acres \$750,000/acre
- Tract 5: 1.00 acres
- Area retailers: North Georgia Premium Outlets (drawing 6 million visitors/year), Home Depot, Walmart, Kroger, Ingles, and more

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DAWSONVILLE LAND & OUTPARCELS

NW QUADRANT OF GA HWY 400 & HWY 53, DAWSONVILLE, GA 30534



TRAFFIC COUNTS

Hwy 53 East	14,000 VPD
Hwy 53 West	12,700 VPD
GA 400 North	23,500 VPD
GA 400 South	31,500 VPD

DEMOGRAPHICS

	10 miles	15 miles	20 miles
Population	100,802	285,643	521,434
Income	\$76,452	\$76,686	\$85,421

GPS COORDINATES

Lat. 34.3671946 Long. -84.0348408

Michael Lowrey CRX, CSM
Associate Broker

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