

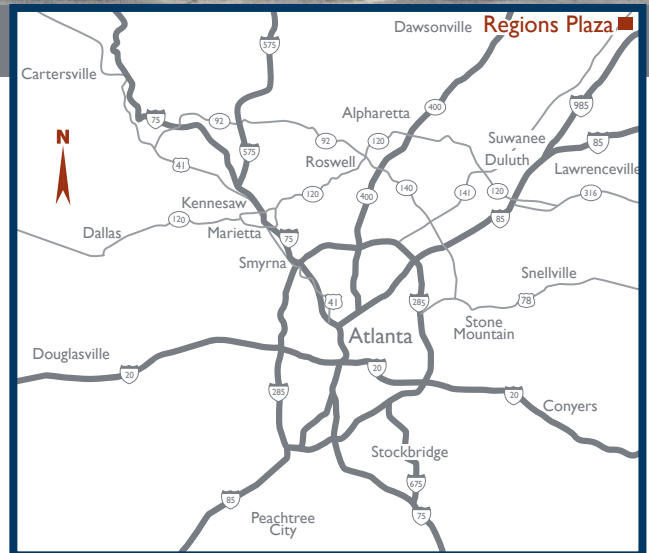
REGIONS PLAZA

944-976 DAWSONVILLE HIGHWAY, GAINSVILLE, GA 30501



PROPERTY DETAILS

- 24,322 SF multi-tenant retail center in Hall County
- Located at the signalized intersection of Dawsonville Highway and McEver Road, directly in front of Home Depot
- Great accessibility and visibility
- Strong traffic counts on Dawsonville Highway (26,300 VPD) and McEver Road (21,600 VPD)
- Nationally recognized co-tenants
- Major retailers in the immediate area include Publix, Kohl's, Home Depot, PetSmart, Aldi, Marshall's, Bed Bath & Beyond, Michael's, Kirkland's, and more
- 100% Leased



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TRAFFIC COUNTS

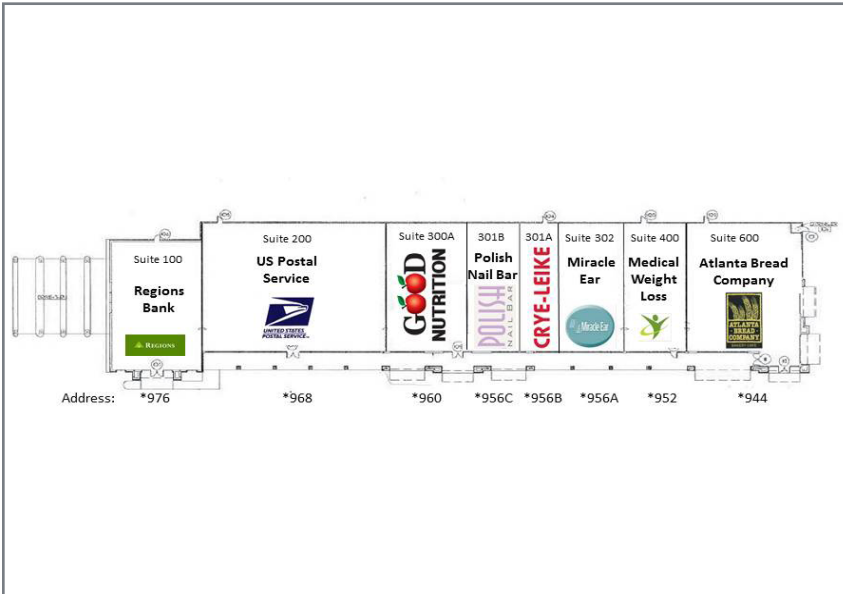
Dawsonville Highway	26,300 VPD
McEver Road	21,600 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,861	50,766	91,934
Income	\$50,165	\$47,885	\$53,081

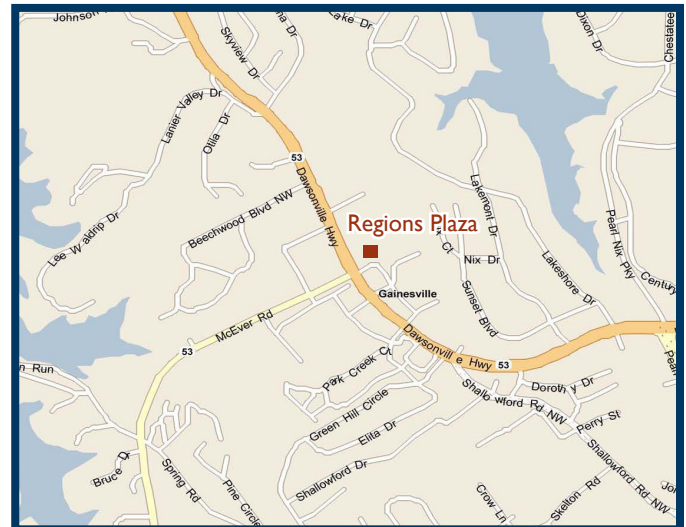
GPS COORDINATES

Lat. 34.2990982 Long. -83.8590351



TENANTS

100 / 976	Regions Bank	3,150 SF
200 / 968	US Postal Service	6,500 SF
300A / 960	Good Nutrition	3,200 SF
301B / 956C	Polish Nail Bar	2,100 SF
301A / 956B	Crye-Leike	1,498 SF
302 / 956A	Miracle Ear	1,502 SF
400 / 952	Medical Weight Loss	2,192 SF
600 / 944	Atlanta Bread Co.	4,180 SF



Lisa M. Graham

Senior Leasing Representative

lgraham@BrandProperties.com

770.497.6488 Direct | 678.469.4504 Mobile

BRAND Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801