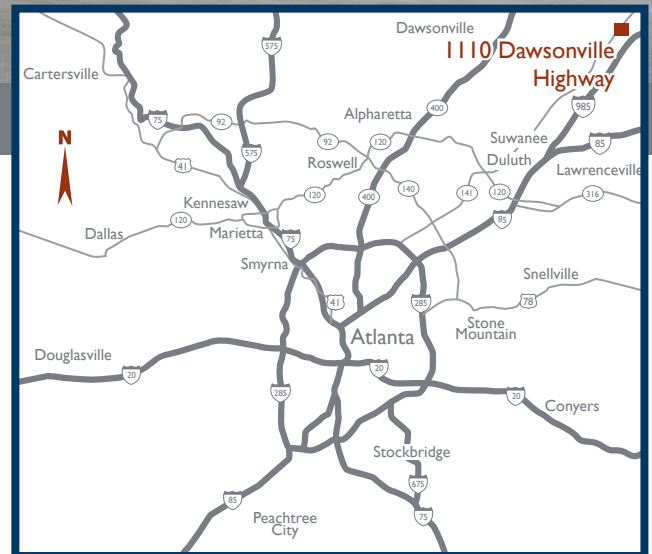


1110 DAWSONVILLE HIGHWAY

GAINESVILLE, GA 30501



PROPERTY DETAILS

- New construction - 4,800 SF building in Hall County with attractive finishes of brick, stacked stone & stucco
- Excellent visibility and signage on Dawsonville Highway (27,100 VPD); good ingress and egress with access to traffic light
- Trade area growth explosion with new to market retailers and restaurants. Within one mile of national retailers Walmart, Lowe's, Hobby Lobby, Home Goods, Burlington, Academy Sports, Kohl's, Michael's, Publix, Marshall's, Party City, as well as Lakeshore Mall
- Within three miles of Gainesville High School, Gainesville Marina and access to Lake Lanier
- 79,141 residents within 5 miles, with an average household income of \$62,819 as well as daytime employment of 63,197

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1110 DAWSONVILLE HIGHWAY

GAINESVILLE, GA 30501



TRAFFIC COUNTS

Dawsonville Hwy. 27,100 VPD

DEMOGRAPHICS - CoStar 2019

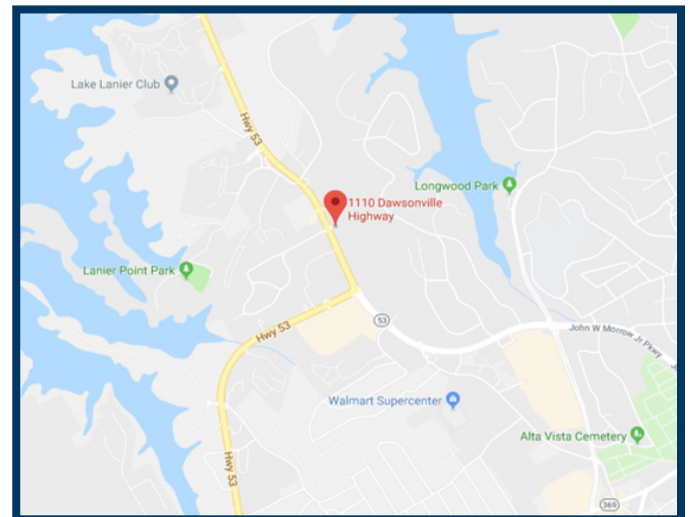
	1 mile	3 miles	5 miles
Population	6,452	44,253	79,141
Income	\$61,377	\$57,881	\$62,819
Daytime Employment	5,124	49,333	63,197

GPS COORDINATES

Lat. 34.3010761 Long. -83.867676



SUITE	TENANT	SF
10	Coming Soon: Red Wing Shoes	1,200
20	Available	1,200
30-40	The Original Mattress Factory	2,400
	Total Square Feet	4,800



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