

BRAND Real Estate Services

GAINESVILLE PLAZA

944-976 DAWSONVILLE HIGHWAY | GAINESVILLE, GA 30501

Project Overview

944-976 Dawsonville Hwy.

24,322 SF

Multi-tenant Retail Center

100%

Leased

Major retail hub near **Lake Lanier** in **Hall County**, located directly in front of **Home Depot** and anchored by the **US Postal Service**, **First Watch**, **Good Nutrition**, and **My Georgia Credit Union**

Great visibility and **easy access** that includes a signalized intersection of two major roads

Strong traffic counts for **Dawsonville Hwy. (30,100 VPD)** and **McEver Road (22,000 VPD)**

Prominent monument signage available on Dawsonville Hwy. (aka GA Hwy. 53)

Gainesville national retailers include **Home Depot**, **Publix**, **Walmart**, **Kohl's**, **Lowe's**, **PetSmart**, **Aldi**, **Marshall's**, **Michael's**, **Kirkland's**, **Regal Theatres**, and **Lakeshore Mall**



Demographics

944-976 Dawsonville Hwy.

Traffic Counts

Dawsonville Hwy.	30,100 VPD
McEver Rd.	22,000 VPD

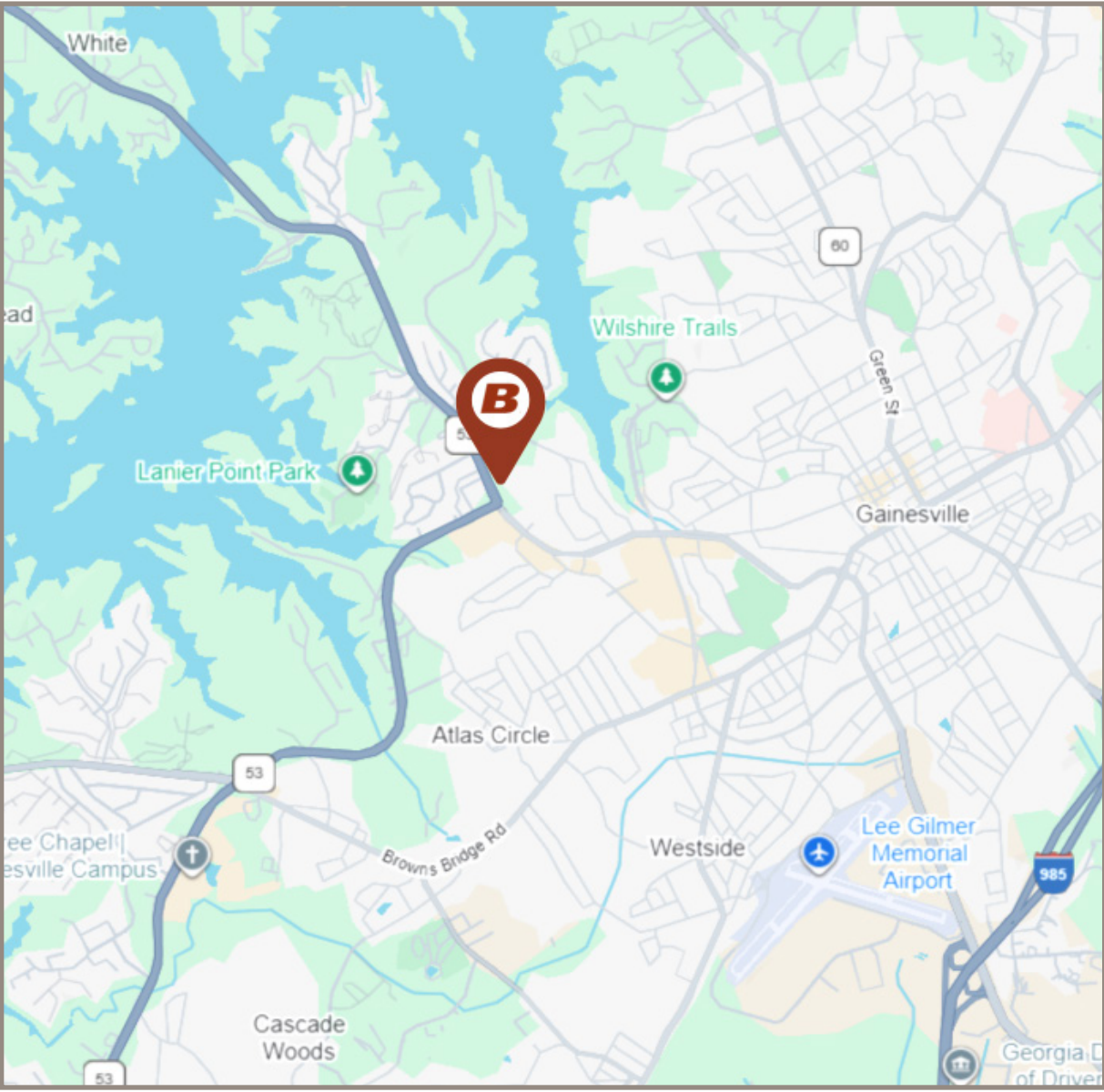
Demographics

	1 MILE	3 MILES	5 MILES
Population	6,418	59,380	158,126
Daytime Employment	5,621	47,688	61,645
HH Income	\$65,473	\$74,281	\$81,369

GPS Coordinates

34.2990982 Lat.

-83.8590351 Long.

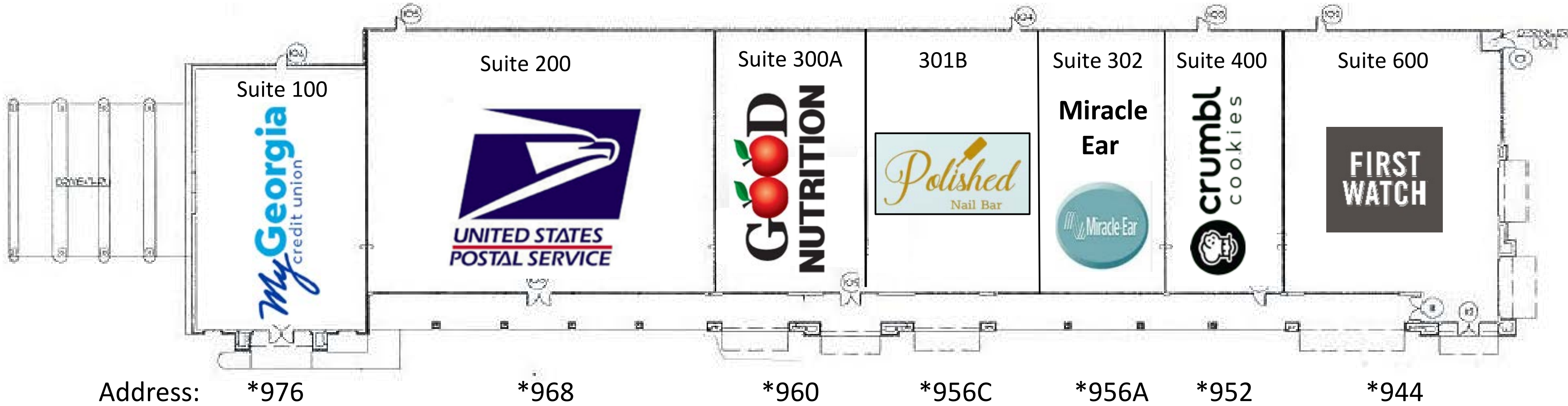


Available Space

944-976 Dawsonville Hwy.

Tenants

SUITE/ADDRESS #	TENANT	SF
100 / 976	My Georgia Credit Union	3,150
200 / 968	US Postal Service	6,500
300A / 960	Good Nutrition Health Food Store	3,200
301B / 956C	Polished Nail Bar	3,598
302 / 956A	Miracle-Ear Hearing Aid Center	1,502
400 / 952	Crumbl Cookies	2,192
600 / 944	First Watch Breakfast & Lunch	4,180
TOTAL SQUARE FEET		24,322





Contact

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