

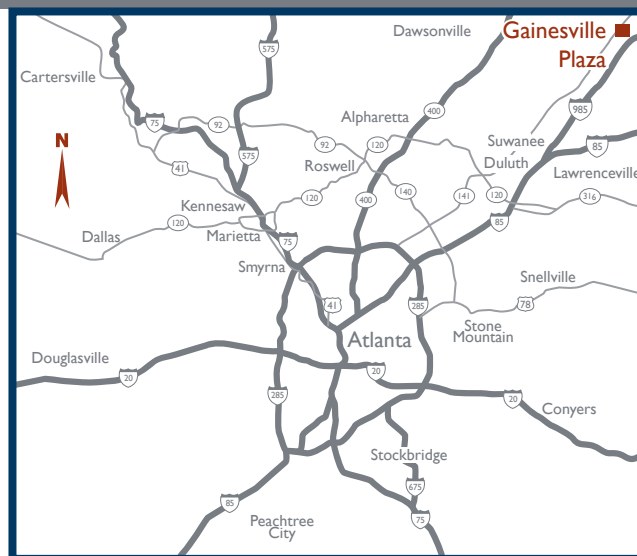
# GAINESVILLE PLAZA

944-976 DAWSONVILLE HIGHWAY, GAINESVILLE, GA 30501



## PROPERTY DETAILS

- 24,322 SF multi-tenant retail center in 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 Highway (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, as well as Lakeshore Mall
- 100% Leased



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## TRAFFIC COUNTS

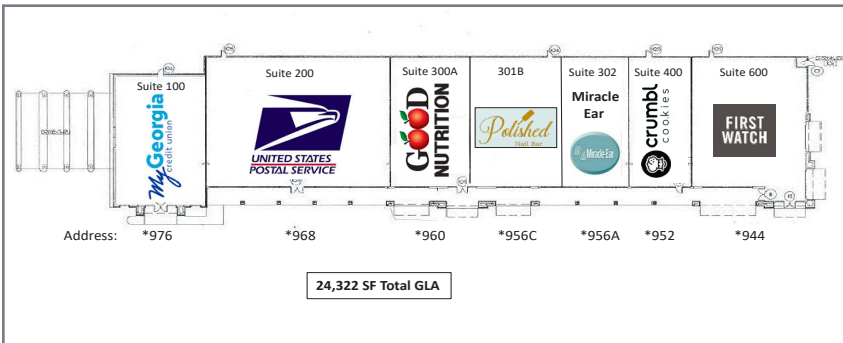
Dawsonville Highway	30,100 VPD
McEver Road	22,000 VPD

## DEMOGRAPHICS

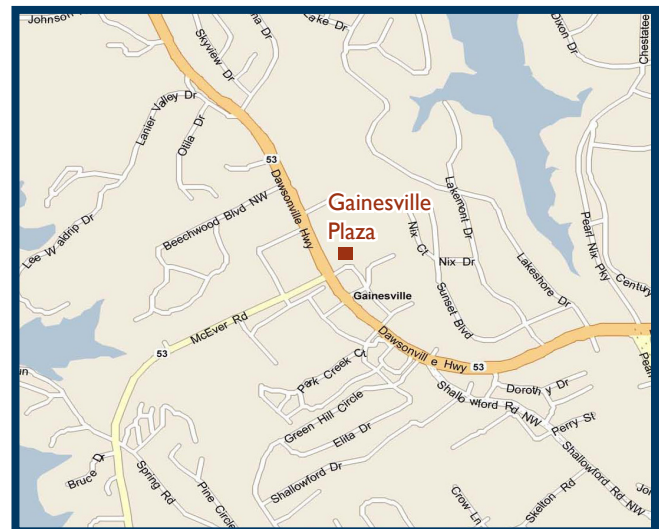
	1 mile	3 miles	5 miles
Population	6,418	47,887	81,687
Income	\$65,473	\$74,281	\$81,369
Daytime Employment	5,621	47,688	61,645

## GPS COORDINATES

Lat. 34.2990982 Long. -83.8590351



SUITE / ADDRESS	TENANT	SF
100 / 976	My Georgia Credit Union Now Open!	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
	<b>Total Square Feet</b>	<b>24,322</b>



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