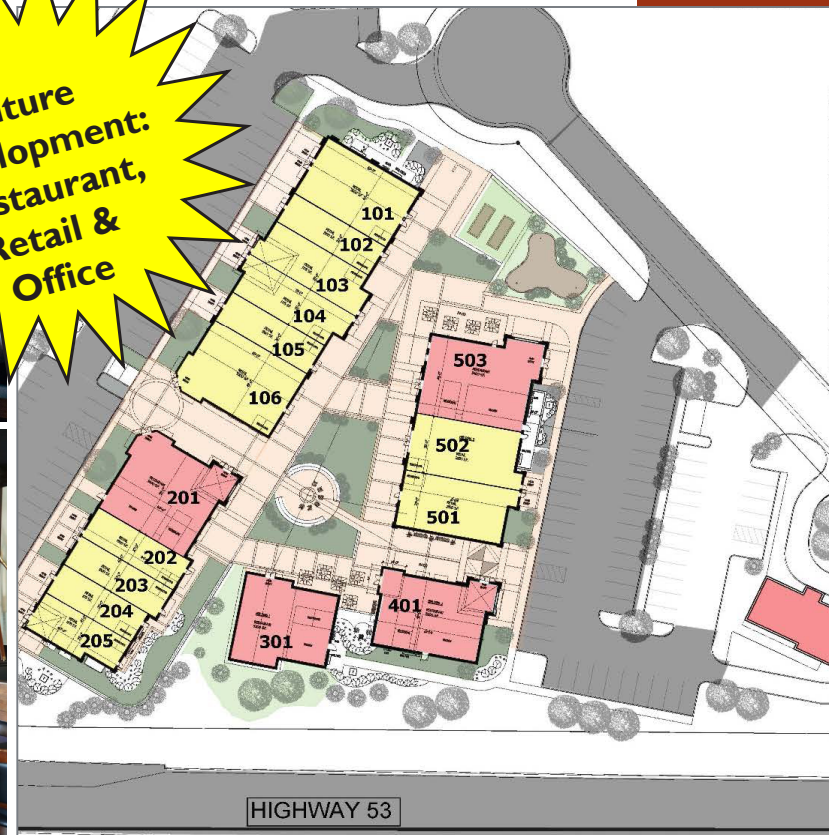
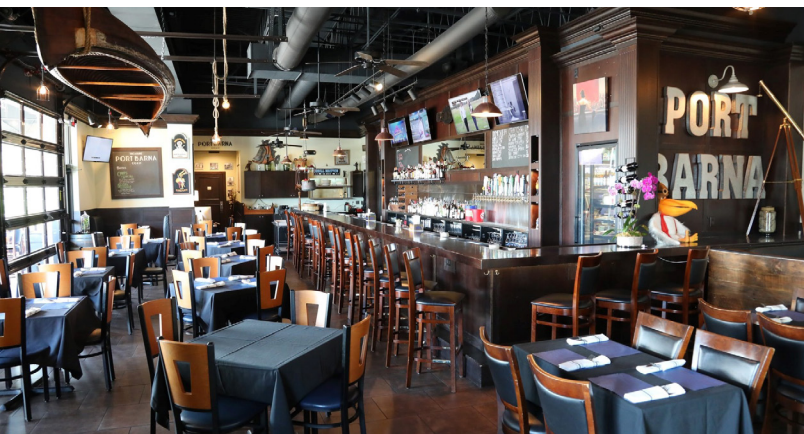


HOSCHTON EXCHANGE

3528 HIGHWAY 53, HOSCHTON, GA 30548

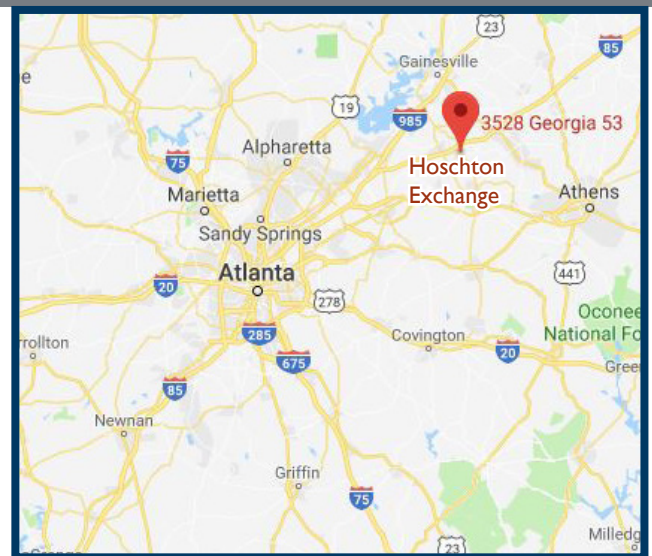


Future
Development:
Restaurant,
Retail &
Office



PROPERTY DETAILS

- Future redevelopment will create a vibrant mixed-use center on 6 acres located off of I-85 in Jackson County within 3 miles of an industrial hub (includes Amazon)
- Future premiere restaurant, retail & office spaces
- Jackson County is one of the 10 fastest-growing counties in the USA with exponential residential growth for the last 20 years while still retaining small town charm
- 2,700 single-family home master-planned development "Twin Lakes" is now being built and will share a signalized entrance with subject property; Twin Lakes features lakefront resort style amenities
- Prominent monument signage and excellent visibility on Highway 53, the main artery through Hoschton
- Almost 38,000 people live within 5 miles, with an affluent average household income of 109,000



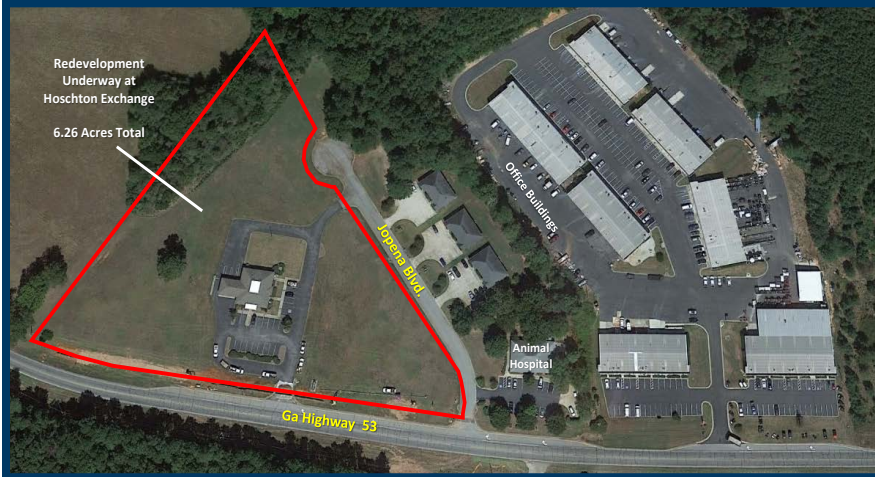
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A DCH Property

HOSCHTON EXCHANGE

3528 HIGHWAY 53, HOSCHTON, GA 30548



TRAFFIC COUNTS

Highway 53 in town 13,300 VPD
Highway 53 near property 8,610 VPD

DEMOGRAPHICS - CoStar

	1 mile	3 miles	5 miles
Population	1,488	9,255	37,793
Daytime Pop.	1,126	3,517	7,585
Ave HH Income	\$95,832	\$105,419	\$108,891

GPS COORDINATES

Lat. 34.0900261 Long. -83.7713011

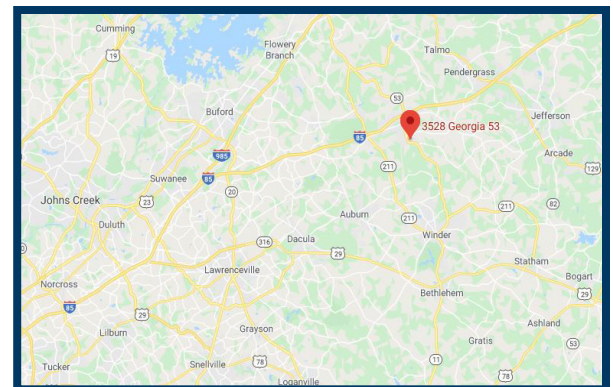


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