

# FOR LEASE: +/- 6,395 sqft Surgical Center/Medical Office 70 Ansley Dr, Dahlonega, GA



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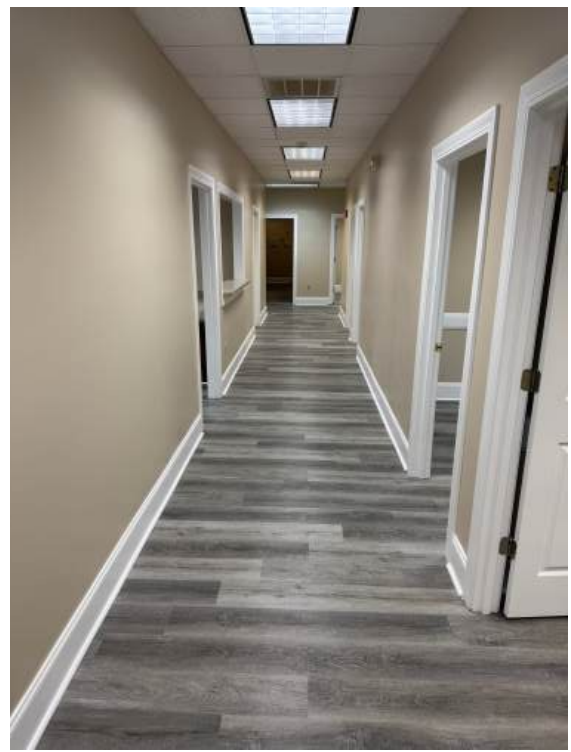
Located in Dahlonega, this approx 6,395 sqft Surgery Center/Medical Office building consists of 4 exam rooms, a cast room, 2 MD/Provider Offices, a large business office bullpen, an X-Ray room/machine, an MRI room/machine, a conference room/additional Provider office, a large break room, an operating room, pre/post op area to accommodate up to 4 patients and a large waiting room. In addition, this property has a Generac generator and solar power credits to help offset power bills.

**Asking: \$13.00 MG + est \$3.00 CAM**

**[Click Here for a Video Tour](#)**





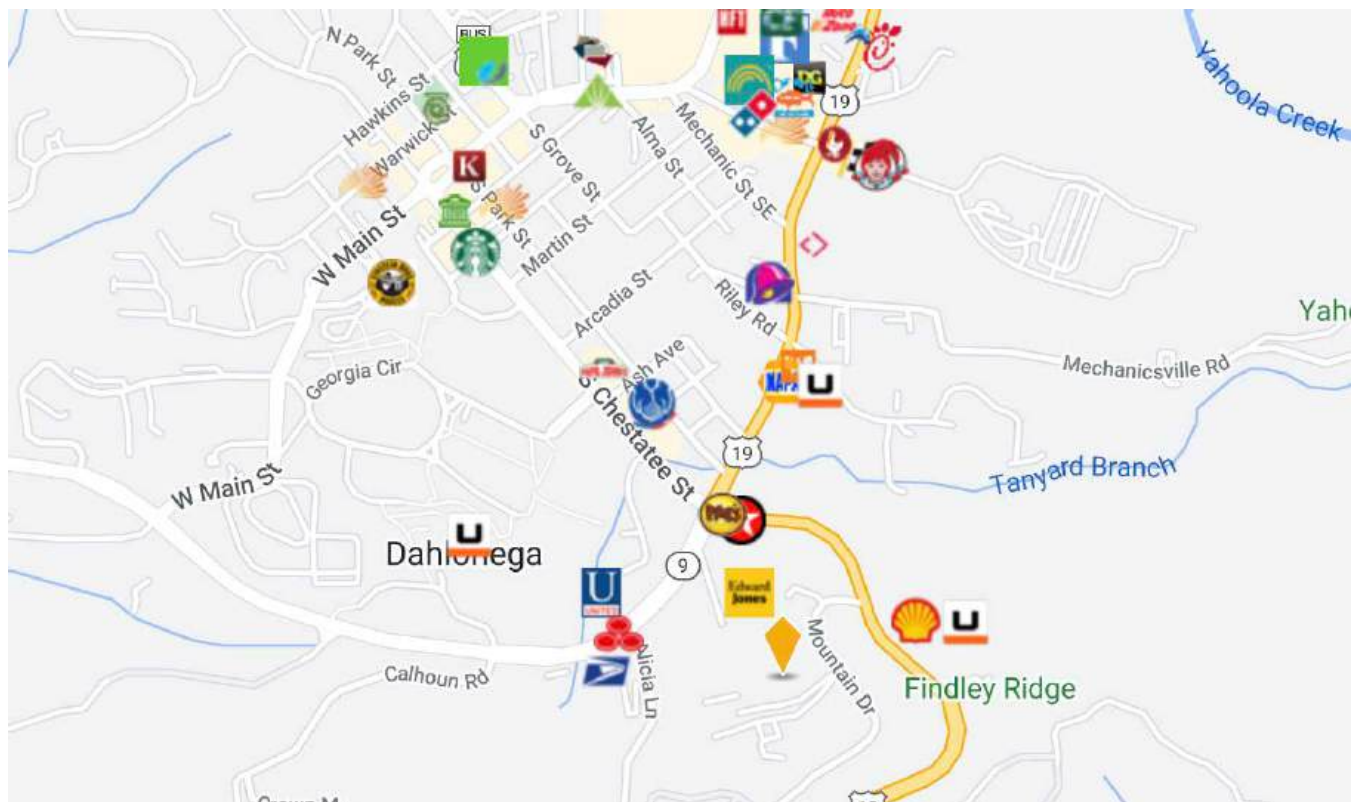









**Property is approximately 4 1/2 miles from GA 400 and 1/2 mile from the University of North Georgia and downtown Dahlonega.**







## Demographic Summary Report

Northview Orthopaedic Associates									
70 Ansley Dr, Dahlonega, GA 30533									
Building Type: <b>Class B Office</b>			Total Available: <b>6,395 SF</b>						
Class: <b>B</b>			% Leased: <b>0%</b>						
RBA: <b>6,395 SF</b>			Rent/SF/Yr: <b>\$13.00</b>						
Typical Floor: <b>6,395 SF</b>									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2029 Projection		3,535		11,478		24,174			
2024 Estimate		3,161		10,296		21,648			
2020 Census		2,944		9,788		20,348			
Growth 2024 - 2029		11.83%		11.48%		11.67%			
Growth 2020 - 2024		7.37%		5.19%		6.39%			
2024 Population by Hispanic Origin		281		743		1,340			
2024 Population		3,161		10,296		21,648			
White		2,642 83.58%		8,900 86.44%		19,015 87.84%			
Black		122 3.86%		267 2.59%		366 1.69%			
Am. Indian & Alaskan		19 0.60%		57 0.55%		118 0.55%			
Asian		57 1.80%		144 1.40%		213 0.98%			
Hawaiian & Pacific Island		2 0.06%		9 0.09%		16 0.07%			
Other		318 10.06%		918 8.92%		1,919 8.86%			
U.S. Armed Forces		20		58		98			
Households									
2029 Projection		876		3,282		7,958			
2024 Estimate		774		2,927		7,111			
2020 Census		664		2,683		6,597			
Growth 2024 - 2029		13.18%		12.13%		11.91%			
Growth 2020 - 2024		16.57%		9.09%		7.79%			
Owner Occupied		305 39.41%		1,656 56.58%		4,799 67.49%			
Renter Occupied		469 60.59%		1,270 43.39%		2,312 32.51%			
2024 Households by HH Income		773		2,925		7,111			
Income: <\$25,000		386 49.94%		912 31.18%		1,676 23.57%			
Income: \$25,000 - \$50,000		69 8.93%		417 14.26%		1,234 17.35%			
Income: \$50,000 - \$75,000		90 11.64%		452 15.45%		1,147 16.13%			
Income: \$75,000 - \$100,000		66 8.54%		315 10.77%		1,007 14.16%			
Income: \$100,000 - \$125,000		94 12.16%		303 10.36%		664 9.34%			
Income: \$125,000 - \$150,000		49 6.34%		192 6.56%		557 7.83%			
Income: \$150,000 - \$200,000		2 0.26%		204 6.97%		508 7.14%			
Income: \$200,000+		17 2.20%		130 4.44%		318 4.47%			
2024 Avg Household Income		\$57,258		\$76,701		\$80,470			
2024 Med Household Income		\$25,833		\$60,300		\$65,102			



**DON GRIMSLEY**  
COMMERCIAL REAL ESTATE

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Berkshire Hathaway HomeServices Commercial Division: 770-536-3007

## Demographic Detail Report

Northview Orthopaedic Associates							
70 Ansley Dr, Dahlonega, GA 30533							
Radius	1 Mile			3 Mile		5 Mile	
2024 Population by Occupation	2,443			8,123		17,605	
Real Estate & Finance	69	2.82%		201	2.47%	388	2.20%
Professional & Management	374	15.31%		1,553	19.12%	3,536	20.09%
Public Administration	43	1.76%		209	2.57%	423	2.40%
Education & Health	412	16.86%		1,263	15.55%	2,803	15.92%
Services	473	19.36%		1,515	18.65%	2,600	14.77%
Information	11	0.45%		20	0.25%	58	0.33%
Sales	364	14.90%		1,117	13.75%	2,245	12.75%
Transportation	20	0.82%		34	0.42%	42	0.24%
Retail	182	7.45%		653	8.04%	1,398	7.94%
Wholesale	5	0.20%		50	0.62%	130	0.74%
Manufacturing	97	3.97%		435	5.36%	962	5.46%
Production	142	5.81%		411	5.06%	1,280	7.27%
Construction	2	0.08%		93	1.14%	617	3.50%
Utilities	122	4.99%		249	3.07%	411	2.33%
Agriculture & Mining	21	0.86%		52	0.64%	194	1.10%
Farming, Fishing, Forestry	20	0.82%		28	0.34%	35	0.20%
Other Services	86	3.52%		240	2.95%	483	2.74%
2024 Worker Travel Time to Job	1,311			4,364		9,365	
<30 Minutes	740	56.45%		2,699	61.85%	5,848	62.45%
30-60 Minutes	470	35.85%		1,353	31.00%	2,742	29.28%
60+ Minutes	101	7.70%		312	7.15%	775	8.28%
2020 Households by HH Size	665			2,683		6,597	
1-Person Households	223	33.53%		775	28.89%	1,695	25.69%
2-Person Households	219	32.93%		1,026	38.24%	2,489	37.73%
3-Person Households	100	15.04%		399	14.87%	1,031	15.63%
4-Person Households	65	9.77%		270	10.06%	785	11.90%
5-Person Households	33	4.96%		124	4.62%	351	5.32%
6-Person Households	16	2.41%		52	1.94%	145	2.20%
7 or more Person Households	9	1.35%		37	1.38%	101	1.53%
2024 Average Household Size	2.20			2.30		2.50	
Households							
2029 Projection	876			3,282		7,958	
2024 Estimate	774			2,927		7,111	
2020 Census	664			2,683		6,597	
Growth 2024 - 2029	13.18%			12.13%		11.91%	
Growth 2020 - 2024	16.57%			9.09%		7.79%	