

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



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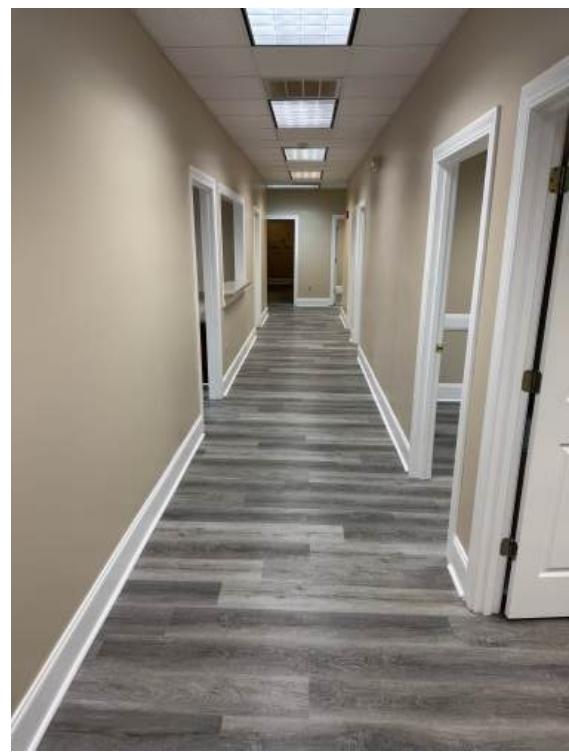
Located in Dahlonega, this approx 6,395 sqft Surgery Center/Medical Office building consists of 4 exam rooms, a cast room, 2 MD/Provider Offices, a large business office bullpen, an X-Ray room/machine, an MRI room/machine, a conference room/ additional Provider office, a large break room, an operating 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

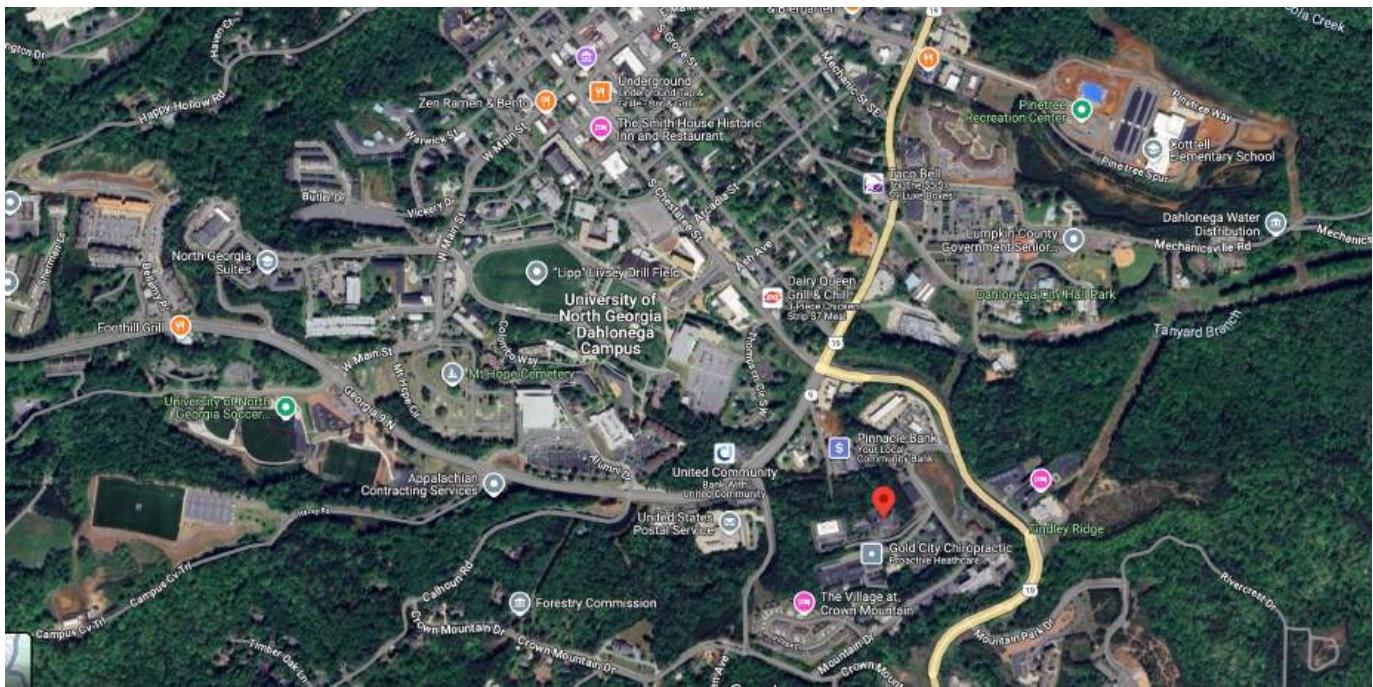
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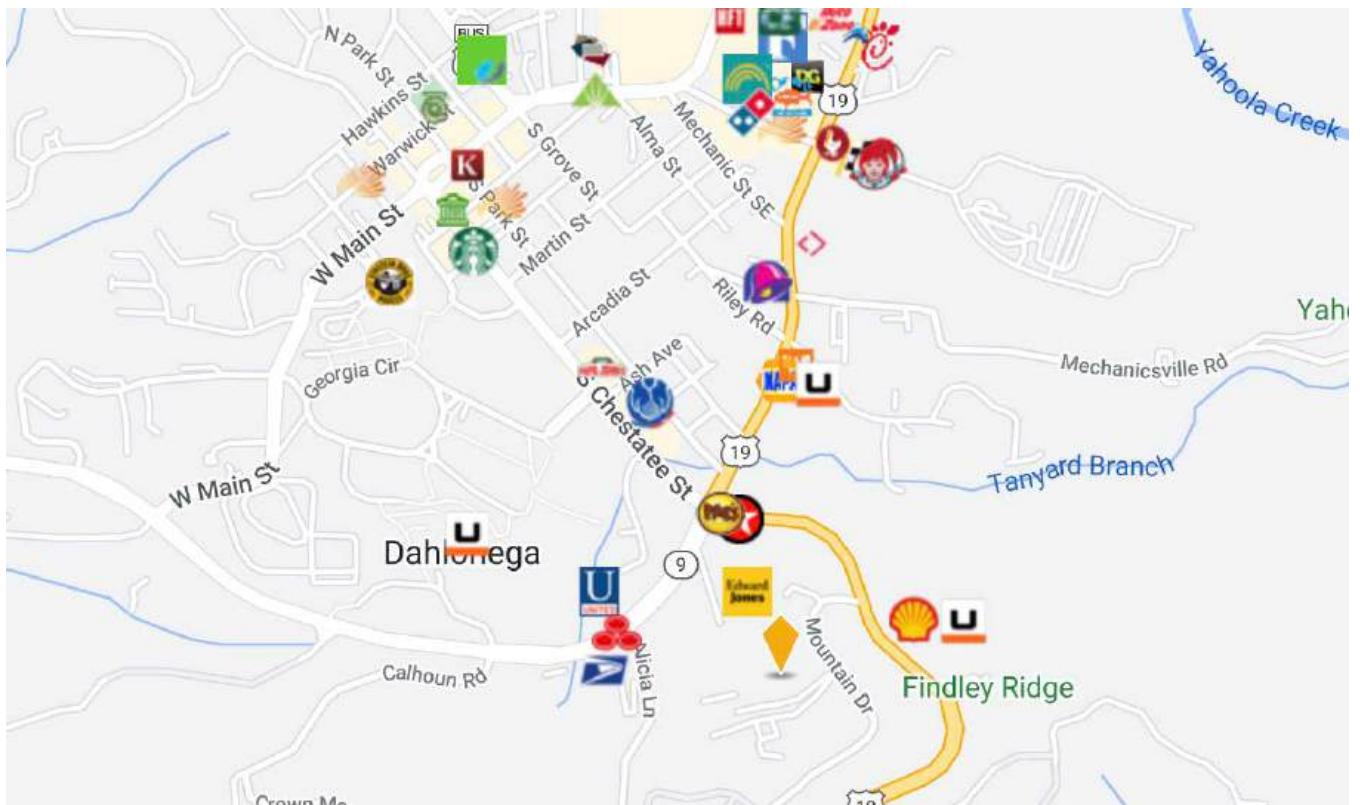
For more information, call 770-533-6738 or email at Don@DonGrimsley.com
Berkshire Hathaway HomeServices Commercial Division: 770-536-3007



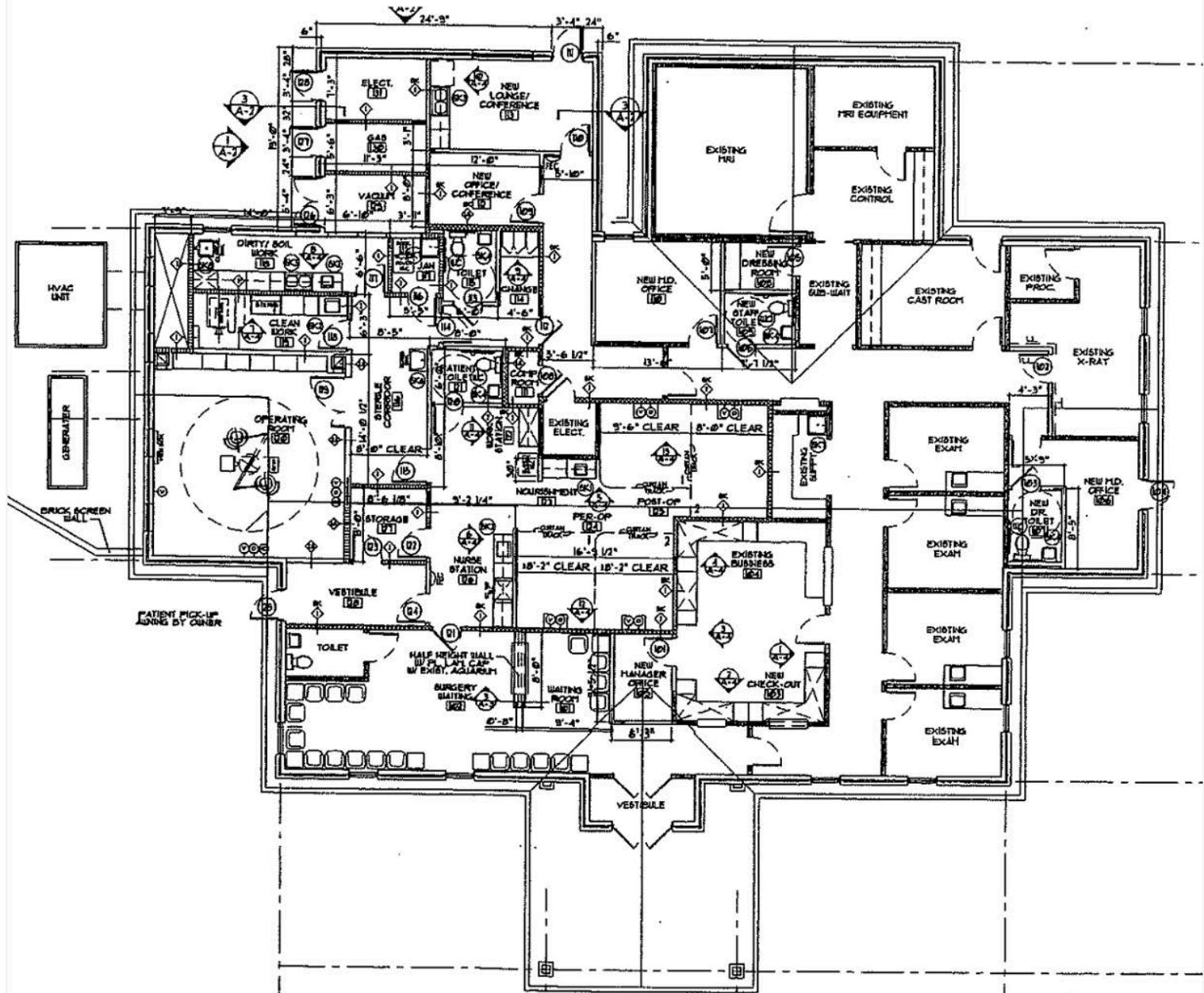




Property is approximately 4 1/2 miles from GA 400 and 1/2 mile from the University of North Georgia and downtown Dahlonega.



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2 LAYOUT FLOOR PLAN
A-1 SCALE: 1/8" - 1'-0"

Demographic Summary Report

Northview Orthopaedic Associates

70 Ansley Dr, Dahlonega, GA 30533

Building Type: **Class B Office**

Class: **B**

RBA: **6,395 SF**

Typical Floor: **6,395 SF**

Total Available: **6,395 SF**

% Leased: **0%**

Rent/SF/Yr: **\$13.00**



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

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%	