



Retail Property » For Lease

Prime Retail Space Available

1310 DAWSONVILLE HIGHWAY NW, GAINESVILLE, GA 30501

THE SIMPSON COMPANY OF GEORGIA, INC.

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Executive Summary

1310 DAWSONVILLE HIGHWAY
1310 Dawsonville Highway NW, Gainesville, GA 30501



OFFERING SUMMARY

Available SF:	1,520 - 3,400 SF
Lease Rate:	Negotiable
Lot Size:	1.1 Acres
Year Built:	1973
Building Size:	12,375 SF
Renovated:	2004
Zoning:	General Business
Market:	Northeast Georgia
Submarket:	Gainesville/Hall County
Traffic Count:	29,600

PROPERTY HIGHLIGHTS

- Prime retail space available along Gainesville's busiest retail corridor
- 1,520 square feet up to 3,400 square feet
- Corner property at lighted intersection of Dawsonville Highway & Ahaluna Drive
- Surrounded by other national and regional retailers such as Academy Sports, Burlington, Home Goods, Home Depot, Best Buy, Kohls, Marshall's, Ross, and Old Navy
- Near the recently completed Northlake Square Shopping Center, a new 200,000 SF power center anchored by Academy Sports
- 860 residential units proposed along Ahaluna Drive & Dawsonville Highway
- Current population of Gainesville-Hall County is approximately 200,000 residents

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Available Spaces

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Lease Rate: NEGOTIABLE

Total Space 1,520 - 3,400 SF

Lease Type: NNN

Lease Term: Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite B	NEGOTIABLE	NNN	1,520 SF	Negotiable
Suite E & F	NEGOTIABLE	NNN	1,540 - 3,400 SF	Negotiable

Additional Photos

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Additional Photos

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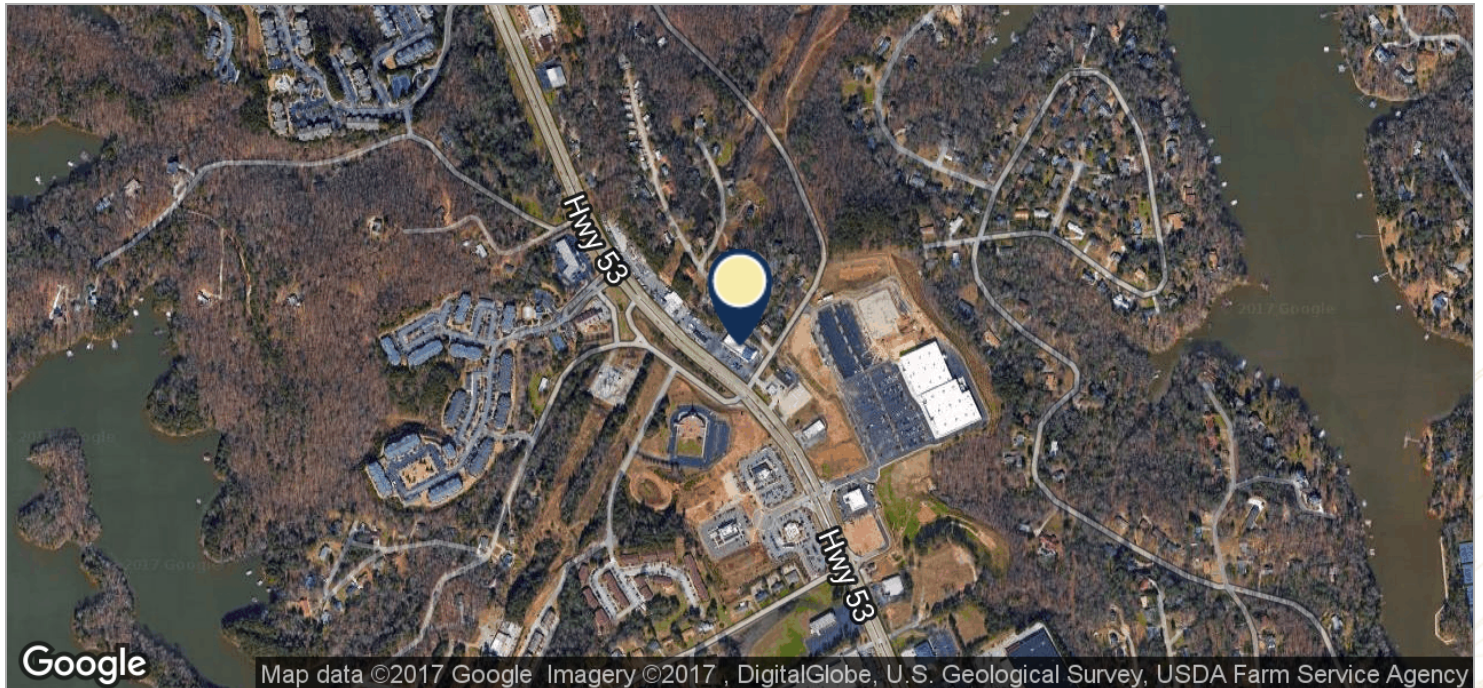
Retailer Map

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Location Maps

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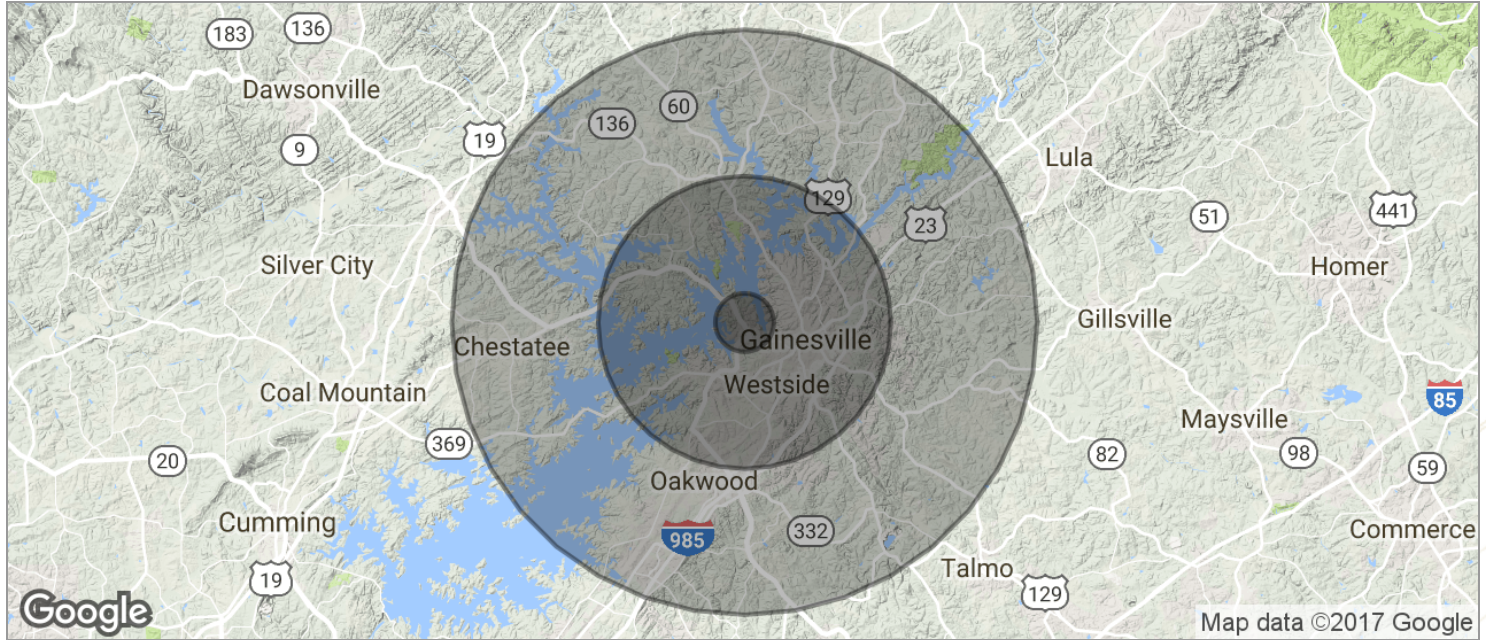
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,344	68,278	157,644
MEDIAN AGE	30.0	32.1	34.2
MEDIAN AGE (MALE)	28.7	31.1	33.3
MEDIAN AGE (FEMALE)	31.2	32.8	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,263	23,454	53,873
# OF PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	\$60,429	\$62,669	\$66,628
AVERAGE HOUSE VALUE	\$274,655	\$259,334	\$250,756

* Demographic data derived from 2010 US Census

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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