

# FOR SALE

*86 Hwy 53 W  
Dawsonville, GA 30534*



## OFFICE BUILDING FOR SALE



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**86 Hwy 53 W, Dawsonville, GA 30534**

**MULTI TENANT OFFICE BUILDING**



## Property Summary

**Asking Price: \$1,425,000**

**\$135.71/SF**

**Building Size: 10,500 SF**

**Lot Size: 0.434 Ac**

**Year Built: 1999**

**Total Suites: 7 Suites**

**Property Highlights:**

- High Visibility
- Strategic Location

## Property Overview

86 Hwy 53 W, Dawsonville, GA 30534, Known as the Hockenhull Building, this Class B, three-story professional building offers a premier office address in the heart of downtown Dawsonville, adjacent to the courthouse and surrounded by the area's vibrant business district. With on-site surface and a central location, this property is ideally suited for law firms and a wide range of professional businesses. 86 Hwy 53 W is an ideal acquisition for investors or owner users seeking a distinguished presence in Dawsonville.



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## **Ideal for Professional Services**

Steps from the Dawson County Courthouse and downtown, this is the premier address for attorneys, financial advisors, CPAs, and other professional service firms.

## **Expanding Client Base**

With over 200 new residential units currently under construction in the surrounding area, your business will benefit from rapidly growing built in customer base at your doorstep.



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### **Ample On-Site Parking**

Dedicated parking lot provided  
convenient access for tenants, staff, and  
visiting clients.

### **Small Business Friendly**

Suite sizes and lease structure ideal for  
professional service firms, medical  
office, financial advisors, and more.



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## **Full Build Out**

All suites fully built out – minimal tenant improvement cost required.

## **Established Building**

Well maintained 1999 construction with 10,500 SF across 7 suites.



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# FOR LEASE

86 Hwy 53 W, Dawsonville, GA 30534

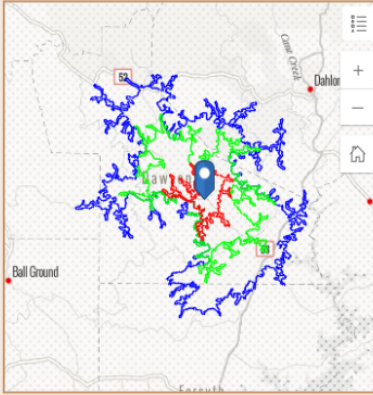
MULTI TENANT OFFICE BUILDING



## BENCHMARK DEMOGRAPHICS

86 Highway 53 W, Dawsonville, Georgia, 30534

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



| AGE SEGMENTS        | DRIVE TIME |           |           | GEOGRAPHY              |                                                                       | States Georgia | USA         |
|---------------------|------------|-----------|-----------|------------------------|-----------------------------------------------------------------------|----------------|-------------|
|                     | 5 mins     | 10 mins   | 15 mins   | Counties Dawson County | CBSAs Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area |                |             |
| 0 - 4               | 5.83%      | 5.48%     | 5.61%     | 5.04%                  | 5.49%                                                                 | 5.58%          | 5.39%       |
| 5 - 9               | 6.31%      | 6.11%     | 6.23%     | 5.67%                  | 5.94%                                                                 | 5.94%          | 5.75%       |
| 10 - 14             | 6.31%      | 6.21%     | 6.20%     | 5.43%                  | 6.28%                                                                 | 6.21%          | 5.98%       |
| 15 - 19             | 5.81%      | 5.67%     | 6.10%     | 5.58%                  | 6.68%                                                                 | 6.70%          | 6.47%       |
| 20 - 34             | 20.17%     | 18.46%    | 18.43%    | 17.28%                 | 21.75%                                                                | 21.22%         | 20.33%      |
| 35 - 54             | 27.06%     | 26.27%    | 25.98%    | 24.37%                 | 26.84%                                                                | 25.76%         | 25.20%      |
| 55 - 74             | 20.68%     | 23.65%    | 23.86%    | 27.32%                 | 20.97%                                                                | 21.81%         | 22.82%      |
| 75+                 | 7.79%      | 8.13%     | 7.65%     | 9.31%                  | 6.07%                                                                 | 6.81%          | 8.05%       |
| HOUSEHOLD INCOME    |            |           |           |                        |                                                                       |                |             |
| <\$15,000           | 5.1%       | 4.9%      | 6.3%      | 5.4%                   | 7.1%                                                                  | 9.0%           | 8.3%        |
| \$15,000-\$24,999   | 7.6%       | 7.2%      | 5.9%      | 4.4%                   | 4.8%                                                                  | 6.3%           | 5.9%        |
| \$25,000-\$34,999   | 6.5%       | 6.8%      | 4.6%      | 4.2%                   | 5.3%                                                                  | 6.5%           | 6.3%        |
| \$35,000-\$49,999   | 8.1%       | 7.8%      | 7.6%      | 8.3%                   | 8.8%                                                                  | 10.2%          | 9.8%        |
| \$50,000-\$74,999   | 16.5%      | 16.8%     | 15.7%     | 15.8%                  | 15.2%                                                                 | 15.9%          | 15.6%       |
| \$75,000-\$99,999   | 18.6%      | 14.7%     | 14.9%     | 14.8%                  | 12.6%                                                                 | 12.7%          | 12.5%       |
| \$100,000-\$149,999 | 19.3%      | 19.2%     | 20.3%     | 19.0%                  | 19.3%                                                                 | 18.0%          | 17.8%       |
| \$150,000-\$199,999 | 10.3%      | 12.2%     | 14.7%     | 13.9%                  | 11.2%                                                                 | 9.4%           | 9.8%        |
| \$200,000+          | 8.1%       | 10.4%     | 9.9%      | 14.1%                  | 15.8%                                                                 | 12.0%          | 14.0%       |
| KEY FACTS           |            |           |           |                        |                                                                       |                |             |
| Population          | 4,526      | 9,237     | 25,726    | 33,293                 | 6,484,964                                                             | 11,269,916     | 339,887,819 |
| Daytime Population  | 4,475      | 7,891     | 24,990    | 31,147                 | 6,489,130                                                             | 11,204,031     | 338,218,372 |
| Employees           | 2,030      | 4,112     | 11,303    | 14,165                 | 3,289,123                                                             | 5,364,200      | 167,630,539 |
| Households          | 1,761      | 3,481     | 9,255     | 12,841                 | 2,428,532                                                             | 4,271,670      | 132,422,916 |
| Average HH Size     | 2.55       | 2.63      | 2.76      | 2.57                   | 2.63                                                                  | 2.58           | 2.50        |
| Median Age          | 38.7       | 40.8      | 40.4      | 43.9                   | 37.8                                                                  | 38.3           | 39.6        |
| HOUSING FACTS       |            |           |           |                        |                                                                       |                |             |
| Median Home Value   | 348,284    | 353,768   | 366,554   | 394,525                | 393,248                                                               | 338,742        | 370,578     |
| Owner Occupied %    | 79.9%      | 81.2%     | 82.4%     | 79.0%                  | 64.7%                                                                 | 64.9%          | 64.2%       |
| Renter Occupied %   | 20.1%      | 18.9%     | 17.6%     | 21.0%                  | 35.3%                                                                 | 35.1%          | 35.8%       |
| Total Housing Units | 1,840      | 3,649     | 9,909     | 14,664                 | 2,591,314                                                             | 4,679,416      | 146,800,552 |
| INCOME FACTS        |            |           |           |                        |                                                                       |                |             |
| Median HH Income    | \$81,514   | \$84,148  | \$89,791  | \$93,957               | \$91,176                                                              | \$78,207       | \$81,624    |
| Per Capita Income   | \$37,484   | \$40,039  | \$40,070  | \$47,148               | \$47,167                                                              | \$41,403       | \$45,360    |
| Median Net Worth    | \$256,947  | \$298,599 | \$322,769 | \$381,598              | \$256,542                                                             | \$199,699      | \$228,144   |

### Prime Downtown Location

High visibility on Hwy 53 in the Heart of Dawsonville's growing business district.

### Owner-User Friendly

Occupy suites while remaining tenants offset your ownership costs.



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