

GA 400 Flex Space - Lumpkin County, GA

115 Prosperity Way, Dahlonega, GA 30533

PROPERTY SUMMARY - INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present a brand new industrial flex space opportunity just off GA Highway 400 in Lumpkin County, GA. This 40,000 SF building is currently under construction, and has a projected delivery date of September 2025. At this time, the offering will include 5,000-20,000 SF spaces available with 20,000 SF currently pre-leased. This property is perfect for any small business user looking to have their own office and warehouse. Depending on the timing, the spaces available can be built to suit on a case by case basis. Current renderings feature a front entrance with an office and mezzanine, and are available upon request. Reach out today with any questions!

LOCATION DESCRIPTION

The subject property is located a stone's throw away from GA 400 with dual access points including a lighted intersection at the intersection of GA Highway 400 and Lumpkin County Parkway. From the property you are located only five minutes to Dawsonville, 20 minutes to Cumming, GA, 25 minutes to Gainesville, GA, and fifty miles from Atlanta, GA.

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	5,000 - 20,000 SF
Building Size:	40,000 SF
Clear Height:	26'

CJ Harman
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Chase Unger, CCIM
678-234-5791
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AERIAL PHOTOS



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AERIAL MAP



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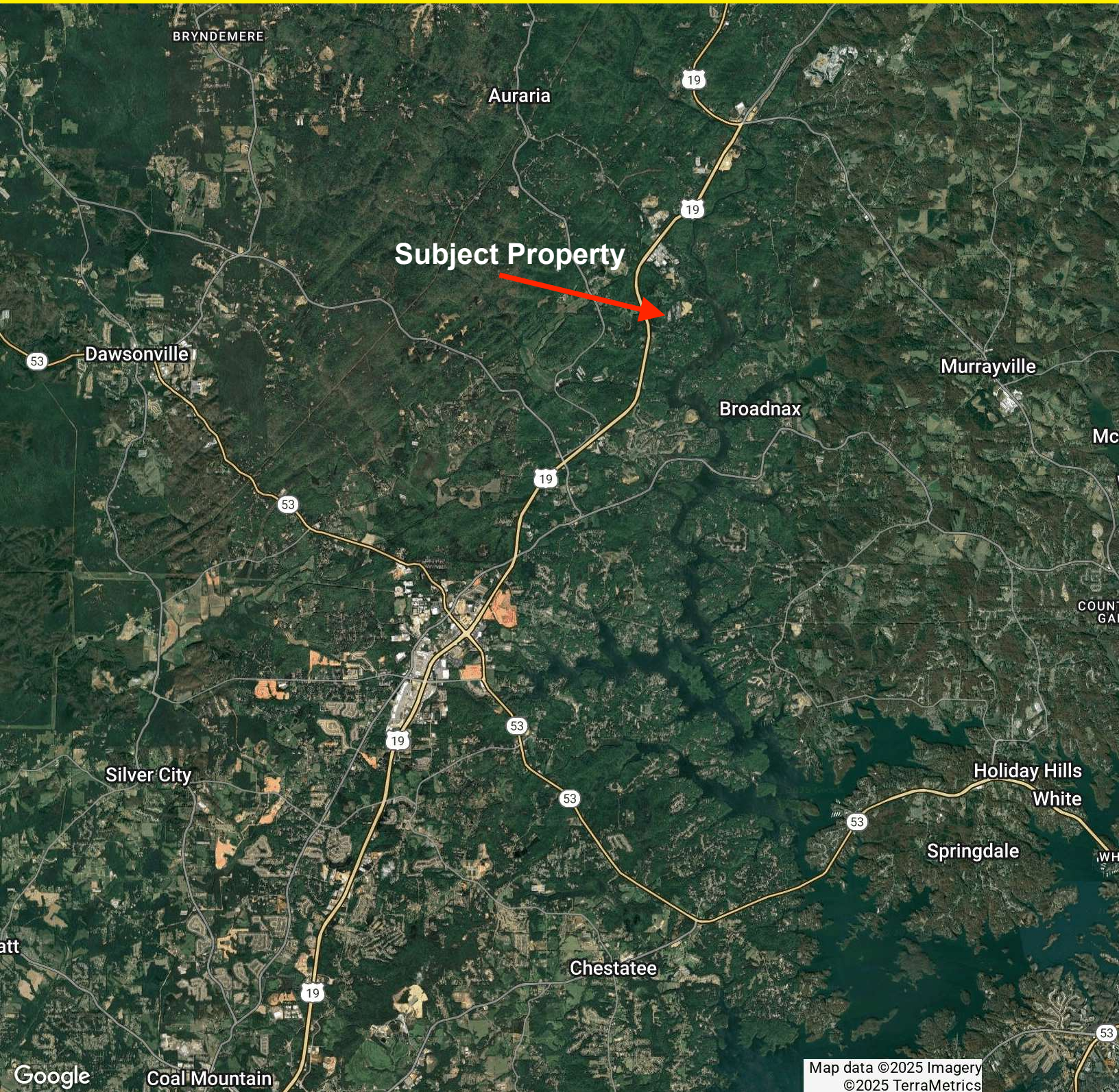
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Executive Summary

1000-1098 Lumpkin County Pkwy
 1000-1098 Lumpkin County Pkwy, Dahlonega, Georgia, 30533
 Rings: 1, 5, 10 mile radii

Prepared by Esri
 Latitude: 34.42963
 Longitude: -83.98177

	1 mile	5 miles	10 miles
Population			
2010 Population	721	14,901	78,812
2020 Population	757	16,303	90,294
2024 Population	826	17,622	98,364
2029 Population	890	18,742	106,406
2010-2020 Annual Rate	0.49%	0.90%	1.37%
2020-2024 Annual Rate	2.07%	1.85%	2.03%
2024-2029 Annual Rate	1.50%	1.24%	1.58%
2020 Male Population	51.3%	49.4%	49.1%
2020 Female Population	48.7%	50.6%	50.9%
2020 Median Age	44.8	45.7	40.0
2024 Male Population	51.6%	50.1%	49.9%
2024 Female Population	48.4%	49.9%	50.1%
2024 Median Age	45.1	45.9	40.4

In the identified area, the current year population is 98,364. In 2020, the Census count in the area was 90,294. The rate of change since 2020 was 2.03% annually. The five-year projection for the population in the area is 106,406 representing a change of 1.58% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	90.4%	85.6%	84.6%
2024 Black Alone	0.6%	1.3%	2.1%
2024 American Indian/Alaska Native Alone	1.0%	0.5%	0.5%
2024 Asian Alone	0.1%	0.9%	1.2%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	2.9%	4.3%	3.9%
2024 Two or More Races	5.0%	7.3%	7.7%
2024 Hispanic Origin (Any Race)	6.8%	8.9%	9.5%

Persons of Hispanic origin represent 9.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	119	151	127
2010 Households	272	5,476	28,653
2020 Households	288	6,148	32,387
2024 Households	305	6,681	35,507
2029 Households	325	7,166	38,701
2010-2020 Annual Rate	0.57%	1.16%	1.23%
2020-2024 Annual Rate	1.36%	1.98%	2.19%
2024-2029 Annual Rate	1.28%	1.41%	1.74%
2024 Average Household Size	2.71	2.63	2.65

The household count in this area has changed from 32,387 in 2020 to 35,507 in the current year, a change of 2.19% annually. The five-year projection of households is 38,701, a change of 1.74% annually from the current year total. Average household size is currently 2.65, compared to 2.66 in the year 2020. The number of families in the current year is 25,620 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 13, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	26.8%	26.6%	26.9%
Median Household Income			
2024 Median Household Income	\$79,390	\$98,727	\$91,318
2029 Median Household Income	\$82,096	\$112,825	\$105,180
2024-2029 Annual Rate	0.67%	2.71%	2.87%
Average Household Income			
2024 Average Household Income	\$101,866	\$133,111	\$121,058
2029 Average Household Income	\$114,778	\$152,160	\$139,473
2024-2029 Annual Rate	2.42%	2.71%	2.87%
Per Capita Income			
2024 Per Capita Income	\$38,833	\$50,660	\$43,944
2029 Per Capita Income	\$43,333	\$58,442	\$50,937
2024-2029 Annual Rate	2.22%	2.90%	3.00%
GINI Index			
2024 Gini Index	38.9	36.7	37.8
Households by Income			

Current median household income is \$91,318 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$105,180 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$121,058 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$139,473 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$43,944 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,937 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	95	95	94
2010 Total Housing Units	334	6,766	33,343
2010 Owner Occupied Housing Units	198	4,355	21,734
2010 Renter Occupied Housing Units	75	1,120	6,919
2010 Vacant Housing Units	62	1,290	4,690
2020 Total Housing Units	324	7,007	35,678
2020 Owner Occupied Housing Units	214	5,100	24,925
2020 Renter Occupied Housing Units	74	1,048	7,462
2020 Vacant Housing Units	37	778	3,281
2024 Total Housing Units	340	7,538	39,057
2024 Owner Occupied Housing Units	236	5,518	27,831
2024 Renter Occupied Housing Units	69	1,163	7,676
2024 Vacant Housing Units	35	857	3,550
2029 Total Housing Units	361	8,063	42,401
2029 Owner Occupied Housing Units	261	6,061	30,985
2029 Renter Occupied Housing Units	64	1,105	7,715
2029 Vacant Housing Units	36	897	3,700
Socioeconomic Status Index			
2024 Socioeconomic Status Index	57.6	55.4	52.3

Currently, 71.3% of the 39,057 housing units in the area are owner occupied; 19.7%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 35,678 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.15%. Median home value in the area is \$392,373, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.22% annually to \$459,845.

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