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REAL ESTATE

1080 Dawsonville Hwy | Gainesville, GA 30501
Medical Office Suites for Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ **Industry Expertise**

Medical Office for Lease

1080 Dawsonville Hwy, Gainesville, GA 30501



Property Description

Medical Office space with three suites available
Tax, Insurance and Operating Expenses are estimated at \$7.22/SF/YR

Property Highlights

- Located near the intersection of McEver Road and Dawsonville Highway
- Traffic Count: 32,500 AADT
- Located approx. 3 miles from Northeast Georgia Medical Center
- Renovated in 2017 and 2020

Offering Summary

Lease Rate (NNN)	\$30.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,000 - 4,574 SF
Lot Size:	0.69 Acres
Total Building Size:	8,750 SF

Spaces	Lease Rate (NNN)	Space Size
Suite A	\$30.00 SF/yr	4,574 SF
Suite B	\$30.00 SF/yr	2,000 SF
Suite C	\$30.00 SF/yr	2,000 SF

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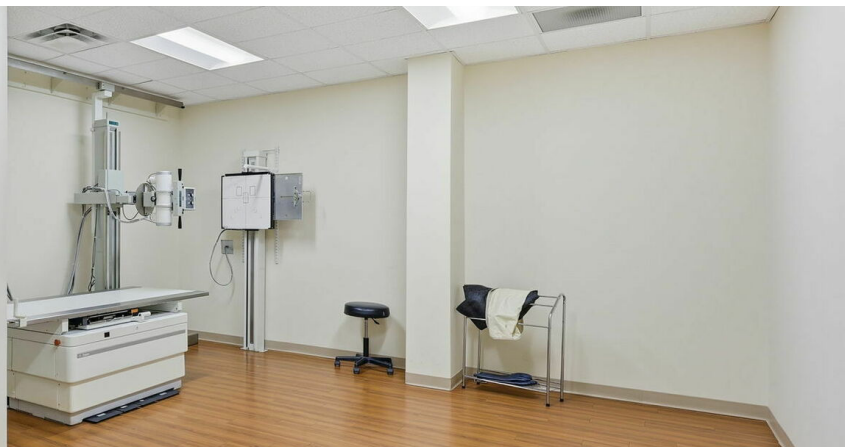
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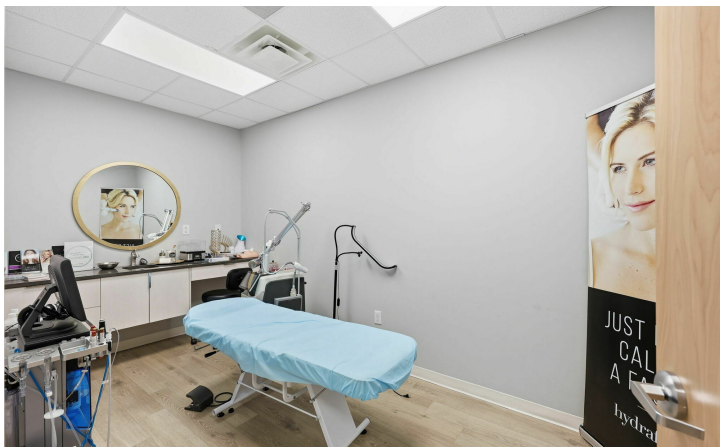
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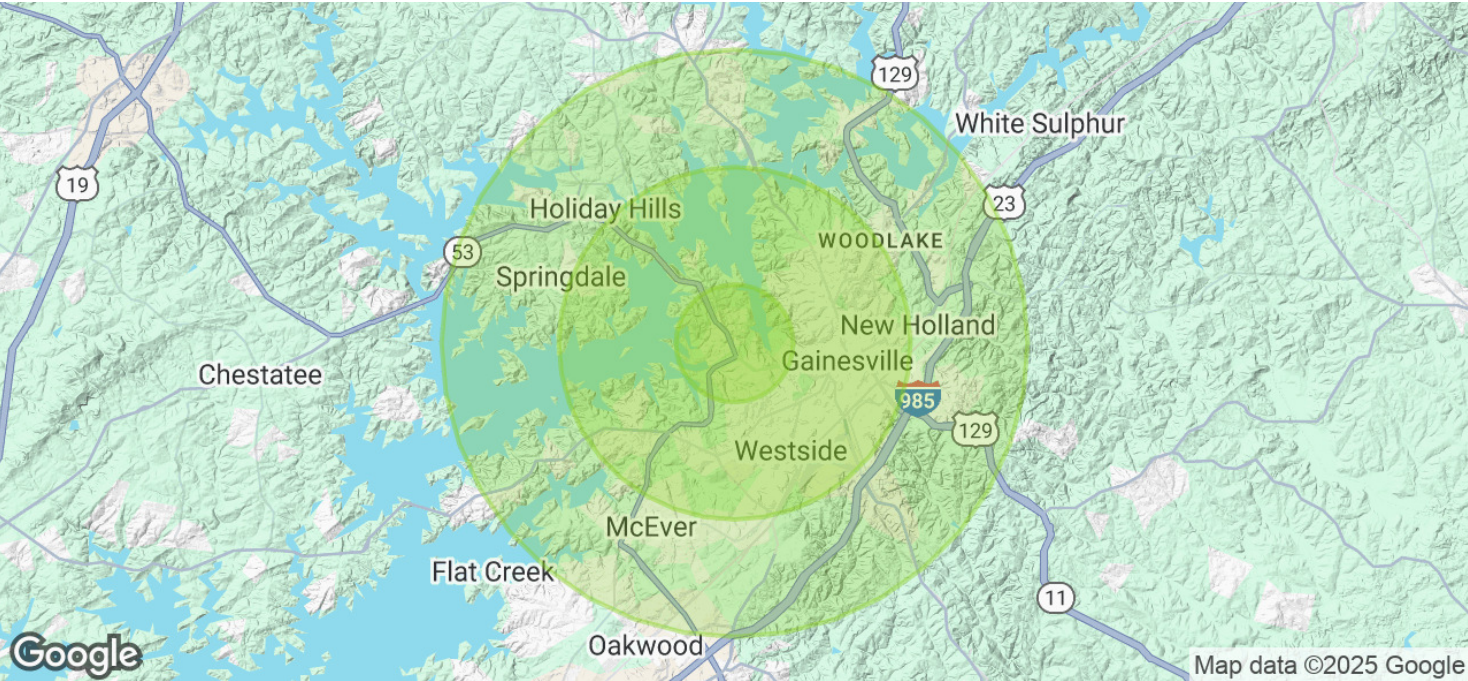
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,885	43,587	78,663
Average Age	35	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,323	15,322	28,084
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$71,197	\$77,250	\$86,172
Average House Value	\$423,453	\$379,866	\$412,599

Demographics data derived from AlphaMap

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GA #183296

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