



4130 Dawson Forest Road, Dawsonville, GA 30534

Publix-Anchored Retail Center
Dawsonville, GA

98,400 SF
LEASABLE SPACE



HALPERN
ENTERPRISES, INC.



Dawson Crossroads is a Publix-anchored shopping center with nearly 100,000 square feet of leasable space.

- Inline retail space available
- Publix-anchored with high visibility from GA-400/US-19
- Diverse tenant mix of retail, restaurants and specialty services



30-minute Drive Time


138,378
HOUSEHOLDS

&


400,785
POPULATION

- Two signalized entrances and easy ingress/egress via 5 access points
- Shared drive with The Crossings of Dawsonville, a 300-unit apartment complex
- Dawson Forest Rd./GA-400 intersection has one of the highest traffic counts in Dawson County



Unit #	Tenant	Size (SF)
1	Publix	45,600 SF
2A	Atlanta Rehabilitation and Performance Center	1,750 SF
2B	Big Peach Running Co.	1,750 SF
3	PetSmart	18,023 SF
4A	AT&T	2,310 SF
4B	My Eyelab	2,500 SF
4C	Aspen Dental	3,500 SF
5-6	Tripp & Co. Jewelers	2,824 SF
7	Marble Slab Creamery & Great American Cookies	1,412 SF
8	AVAILABLE	1,400 SF
9	The Joint Chiropractic	1,400 SF
10	Rug Boutique	1,995 SF
11	Azalea Nails	1,995 SF
12	Pretty Beauty Brows	1,400 SF
13	Jersey Mike's Subs	1,400 SF
14	Stretch Zone	1,400 SF
15	Great Clips	1,202 SF
16	Top II Cleaners	1,400 SF
17	PokéYaki Asian Fusion	1,400 SF
18	Da Vinci's Donuts	1,400 SF
19	The Station Salon	1,550 SF
20-21	Sushi & Hibachi Restaurant	2,770 SF
22	Brooklyn Joe's	2,800 SF
23	Hacienda Barr & Grill	3,200 SF

The Crossings
of Dawsonville
300-Unit Apartment Complex



Leased Available Owned by Others

Property Highlights

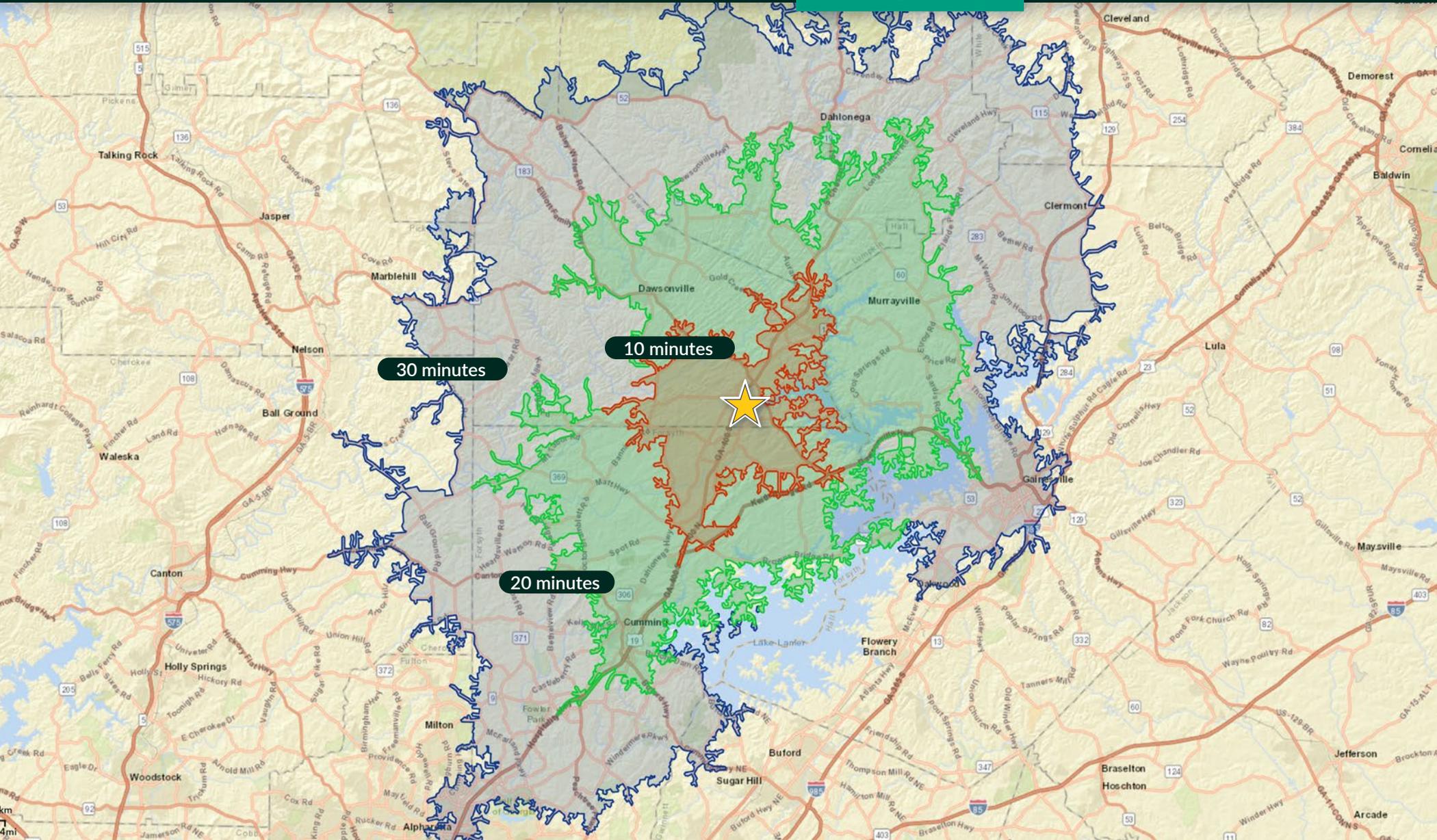
Location

Site Plan

Demographics

Gallery

Contact



SUMMARY	10 MINUTES	20 MINUTES	30 MINUTES
POPULATION			
2000 Population	11,222	73,150	229,291
2010 Population	17,259	111,581	346,687
2020 Population	23,766	142,488	453,616
2025 Population	26,958	161,664	514,013
2000-2010 Annual Rate	4.40%	4.31%	4.22%
2010-2020 Annual Rate	3.17%	2.41%	2.66%
2020-2025 Annual Rate	2.55%	2.56%	2.53%
2020 Male Population	49.6%	49.7%	49.6%
2020 Female Population	50.4%	50.3%	50.4%
2020 Median Age	38.7	38.5	37.1
MEDIAN AGE	The median age in this area is 38.7, compared to U.S. median age of 38.5.		
RACE AND ETHNICITY			
2020 White Alone	90.4%	86.9%	77.8%
2020 Black Alone	2.2%	3.3%	6.0%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2020 Asian Alone	1.1%	1.4%	5.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	3.8%	5.5%	7.3%
2020 Two or More Races	1.9%	2.3%	2.7%
2020 Hispanic Origin (Any Race)	7.8%	12.1%	15.2%
HOUSEHOLDS			
2000 Households	4,134	26,424	81,467
2010 Households	6,224	40,004	121,489
2020 Total Households	8,581	51,046	157,913
2025 Total Households	9,717	57,893	178,579
2000-2010 Annual Rate	4.18%	4.23%	4.08%
2010-2020 Annual Rate	3.18%	2.41%	2.59%
2020-2025 Annual Rate	2.52%	2.55%	2.49%
2020 Average Household Size	2.77	2.76	2.84
AVERAGE HOUSEHOLD INCOME			
2020 Average Household Income	\$91,639	\$99,621	\$117,901
2025 Average Household Income	\$102,271	\$109,812	\$131,039
2020-2025 Annual Rate	2.22%	1.97%	2.14%

Source: ESRI, January 2021





John Brozovic

jbrozovic@halpernent.com
(770) 508-3314



www.HalpernEnt.com