



**Hightower Place**  
5959 & 5983 Highway 53 East  
Dawsonville, GA 30534



## Hightower Place

VIDEO

### Offering Summary

Lease Rate:	\$11.00 - 15.50 SF/yr (NNN)
Building Size:	26,500 SF
Available SF:	1800- 3,200 SF
Lot Size:	2.52 Acres
Year Built:	1998
Zoning:	C-PCD
Traffic Count:	13,700

### Get more information

**Andrew D. Joyner, CCIM**  
Senior Vice President  
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### Property Highlights

- Medical and Professional Office Space in Prime Dawsonville Location
- Excellent Visibility and Exposure on Highway 53
- Convenient to GA 400 and just 1.5 miles north of North Georgia Premium Outlets
- Large Monument Signage Available
- Ample Parking with Convenient Access to Suites
- Quality Brick Construction

Demographics	1 Mile	5 Miles	10 Miles
Total Households	282	6,851	28,368
Total Population	756	18,720	80,091
Average HH Income	\$78,454	\$76,382	\$77,428

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Office Building For Lease

5959 & 5983 Highway 53 East

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,550 - 2,500 SF	Lease Rate:	\$11.00 - \$15.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5959 - Suite 250	Available	2,500 SF	NNN	\$15.50 SF/yr	Large waiting area, 7 exam rooms, nurse station, break area, 2 restrooms, storage space.
5983 - Suite 300	Available	1,550 SF	NNN	\$11.00 SF/yr	2 offices, waiting area, Storage, restroom and utility room. Shared common reception area. Suites 300 & 302 can be leased together for a total of 3,350 SF
5983 - Suite 302	Available	1,800 SF	NNN	\$11.00 SF/yr	3 offices with storage, utility room, storage room, and restroom. Shared common reception area. Suites 300 & 302 can be leased together for a total of 3,350 SF

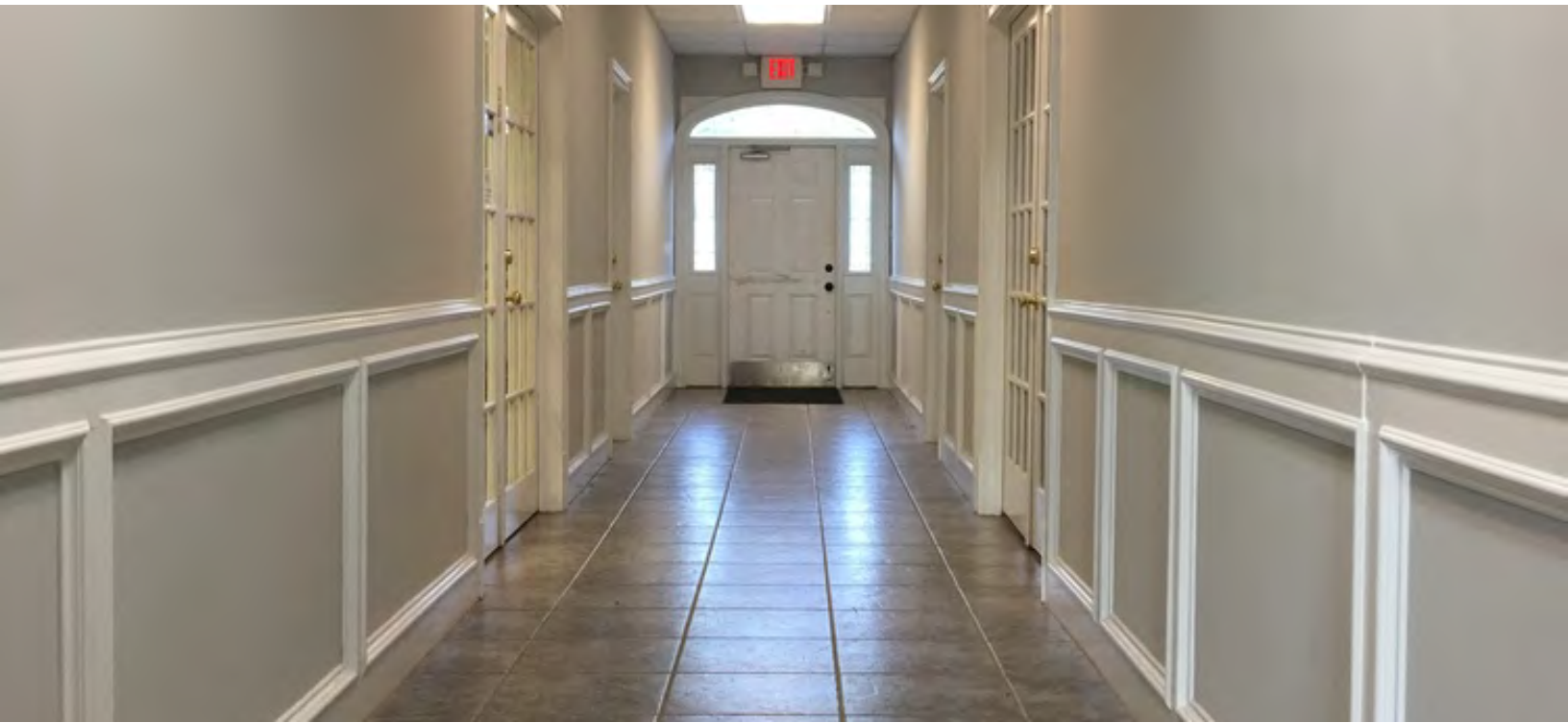


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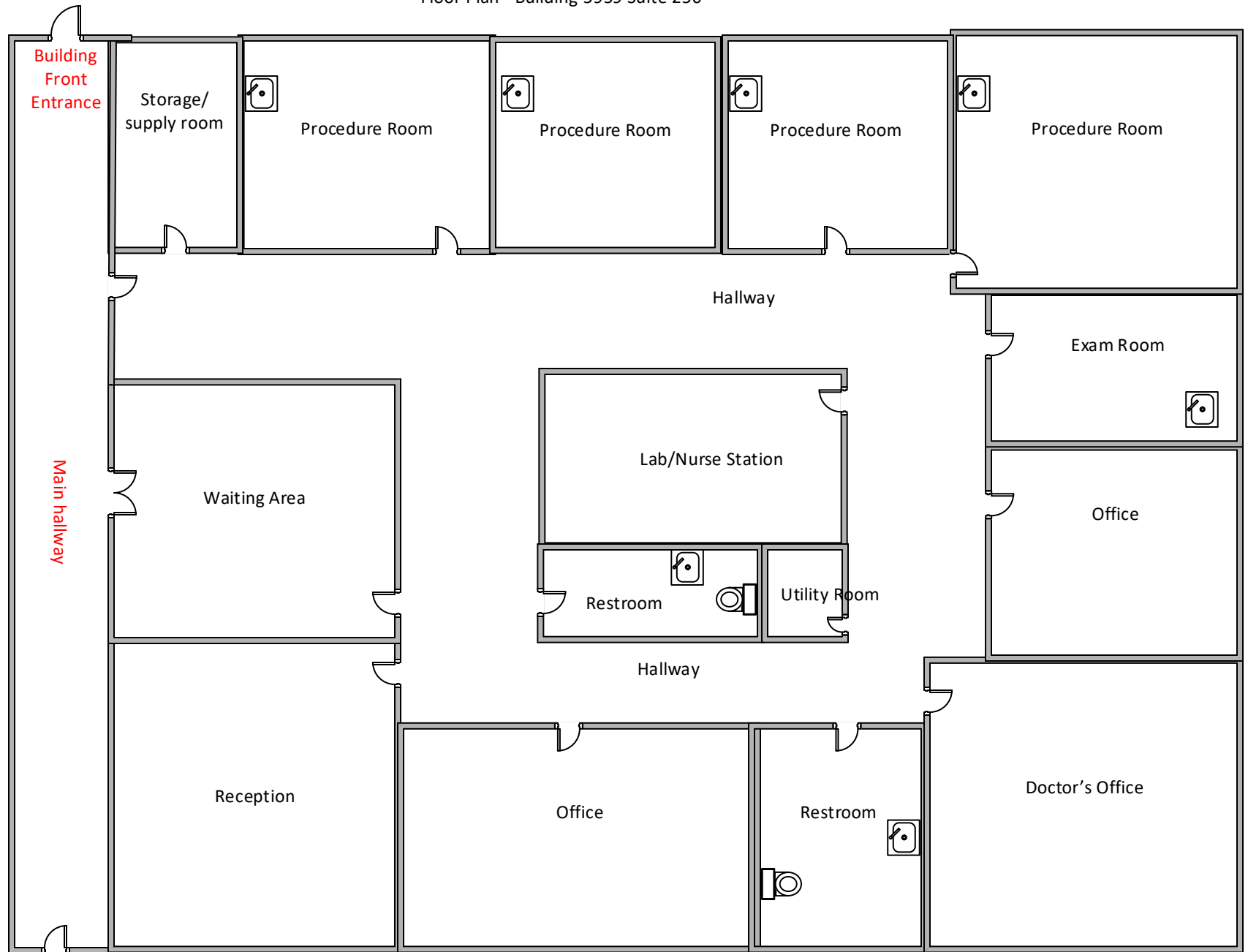
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Floor Plan - Building 5959 Suite 250



Hightower Medical Office Park  
Building 5959 – Suite 250  
2500 SQ. FT.



## Suite 250 Photos

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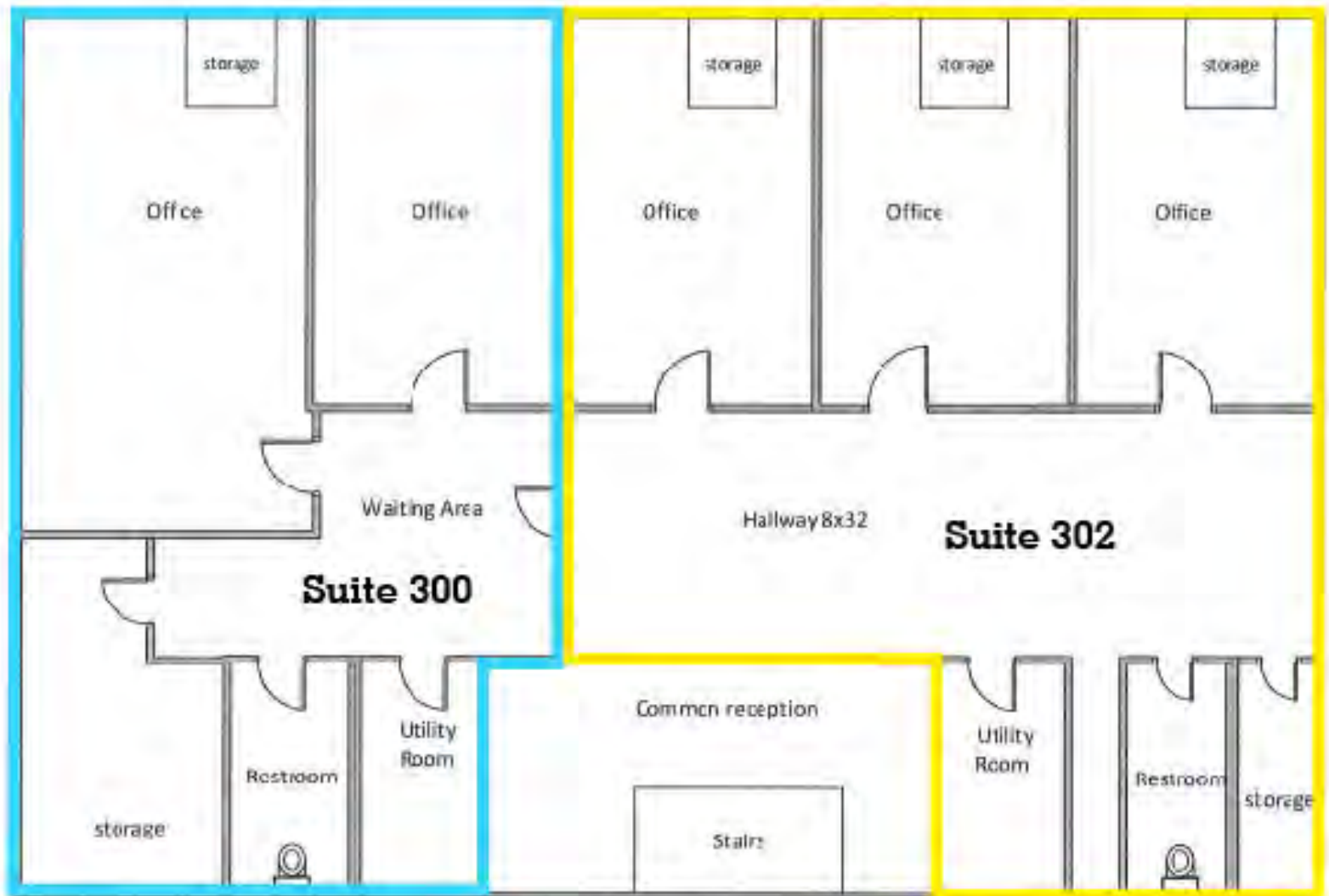
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## Suite 300 & 302 Floor Plan

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## Suite 302 Photos

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## Suite 300 Photos

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# Aerial Tax Map

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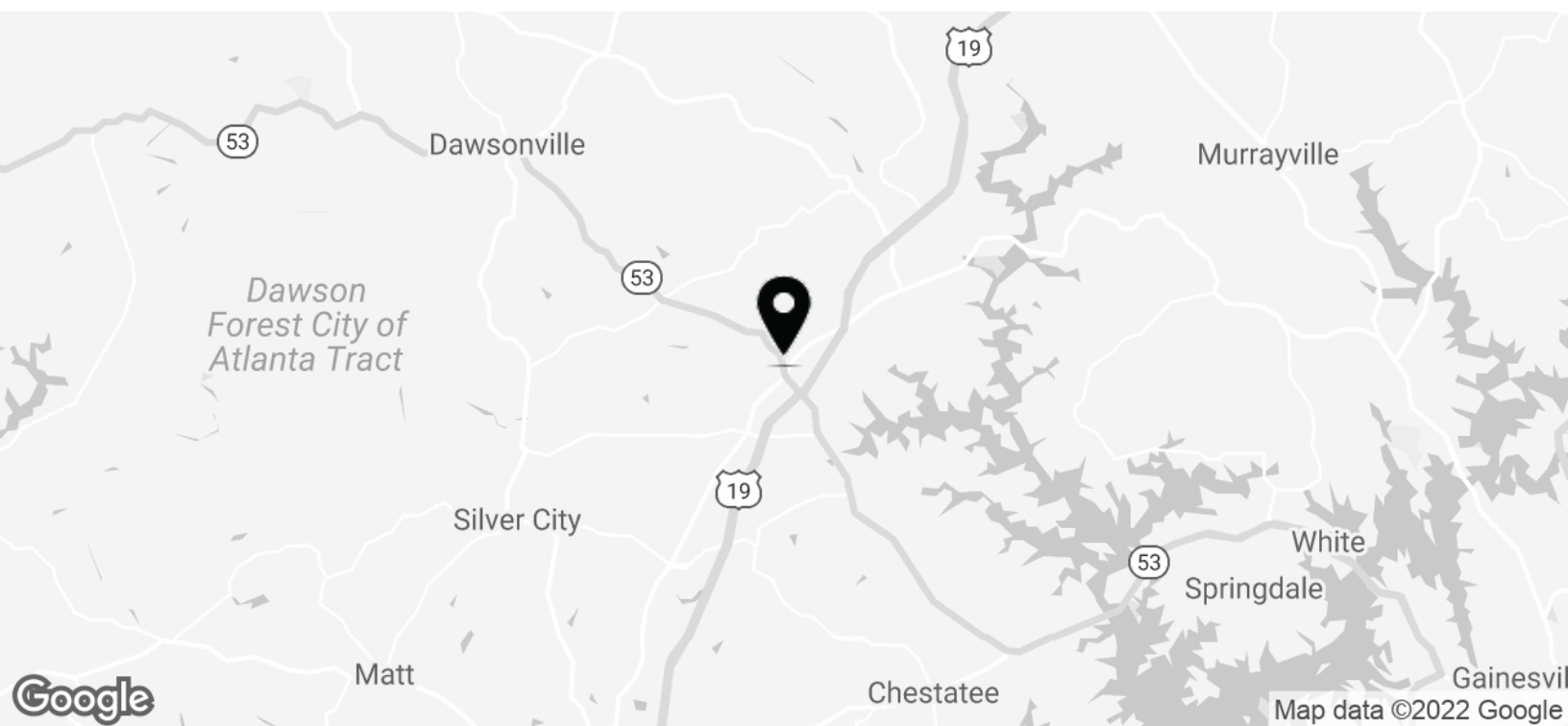
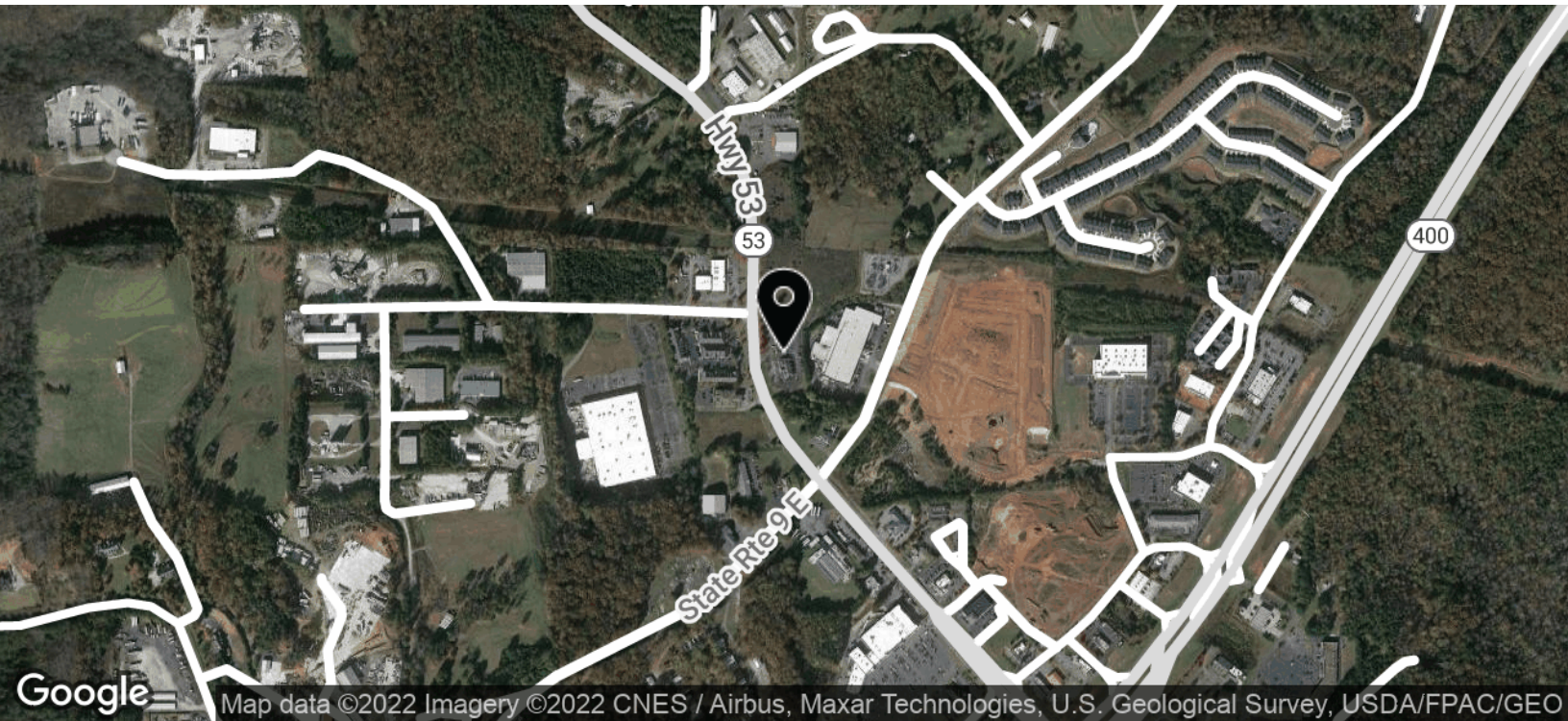
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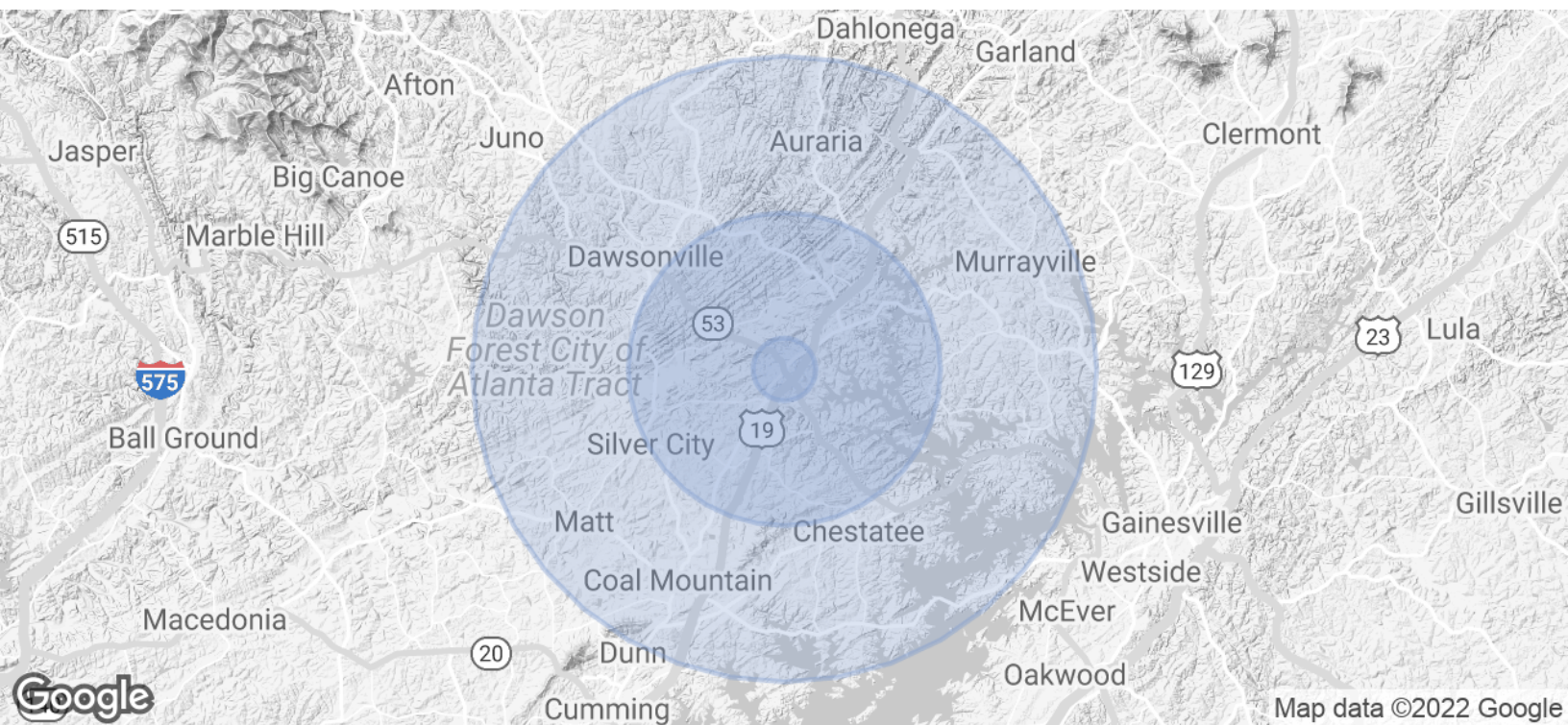
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Population	1 Mile	5 Miles	10 Miles
Total Population	756	18,720	80,091
Average Age	39.3	37.7	36.8
Average Age (Male)	39.2	37.3	36.2
Average Age (Female)	39.3	38.1	37.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	282	6,851	28,368
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$78,454	\$76,382	\$77,428
Average House Value	\$218,712	\$253,185	\$260,436

\* Demographic data derived from 2020 ACS - US Census



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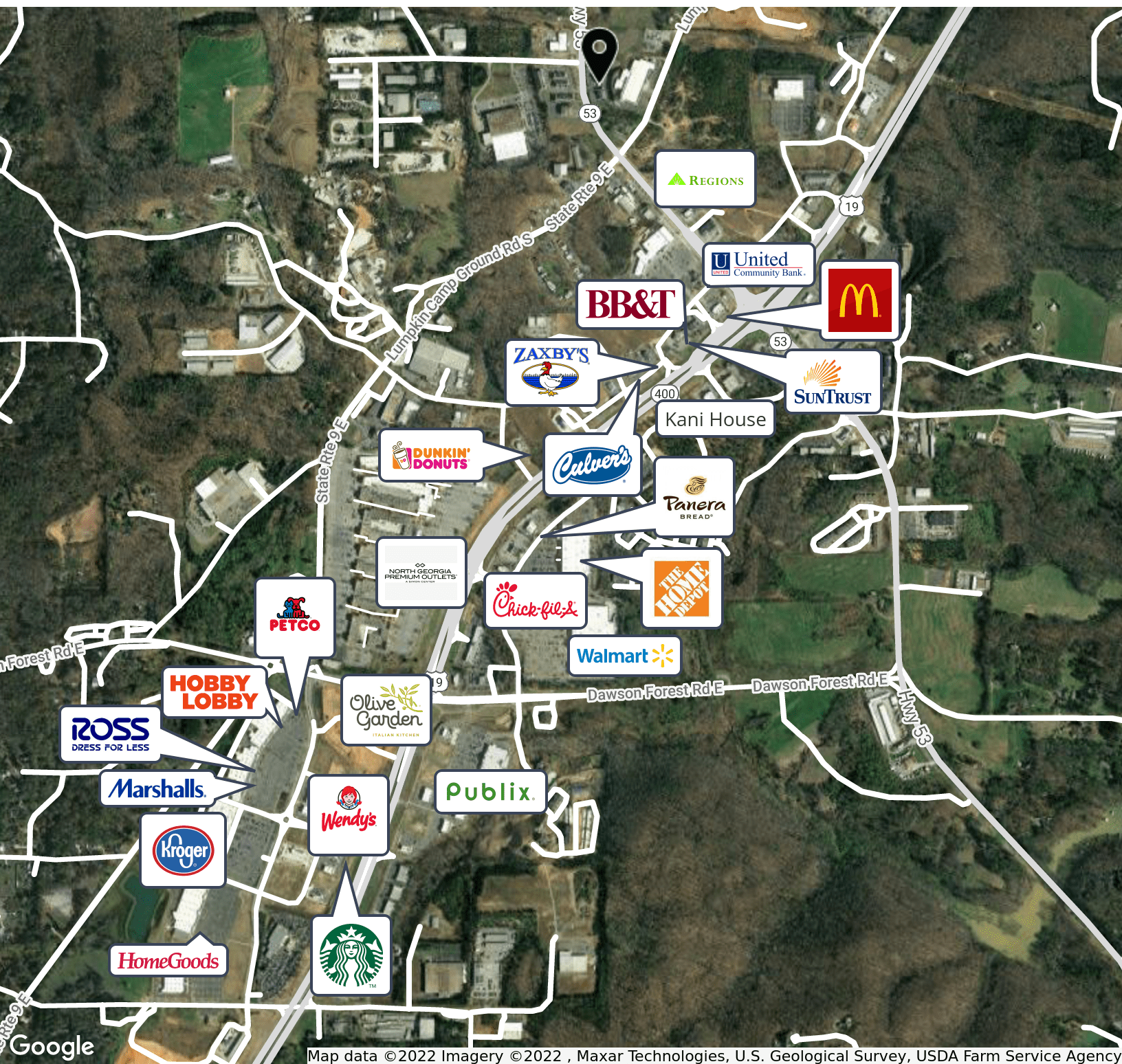
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