

**IN THE SURROUNDING AREA**

- RESTAURANTS/FAST FOOD
- GAS STATIONS
- CONVENIENT STORES
- HOTELS
- RETAIL/SPECIALITY STORES
- MEDICAL CLINIC/SPECIALTY

# GA-400 - DAWSONVILLE

GA-400 & Blue Ridge Pkwy  
Dawsonville, GA 30534

## Outparcels For Sale

LAND AVAILABLE | 0.8 - 3.6 AC PARCELS

### PROPERTY HIGHLIGHTS

- ◆ Less than a mile from North Georgia Premium Outlets
- ◆ Graded pads with utilities
- ◆ Multiple curb-cuts and access on GA- 400
- ◆ New 300-unit multi-family development behind the pads

### MARKET HIGHLIGHTS

Located near Atlanta, Dawsonville offers big-city amenities and a small-town feel. Home to Georgia's tallest waterfall, the Appalachian Trail and NASCAR driver Bill Elliott, Dawsonville is a favorite destination for families.

### NORTH GEORGIA PREMIUM OUTLETS



### DAWSON MARKET PLACE

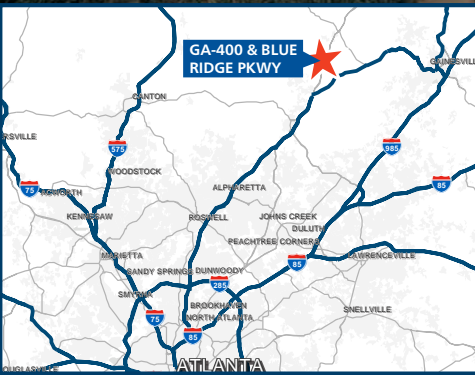


### DAWSON CROSSROADS



AVAILABLE

SOLD

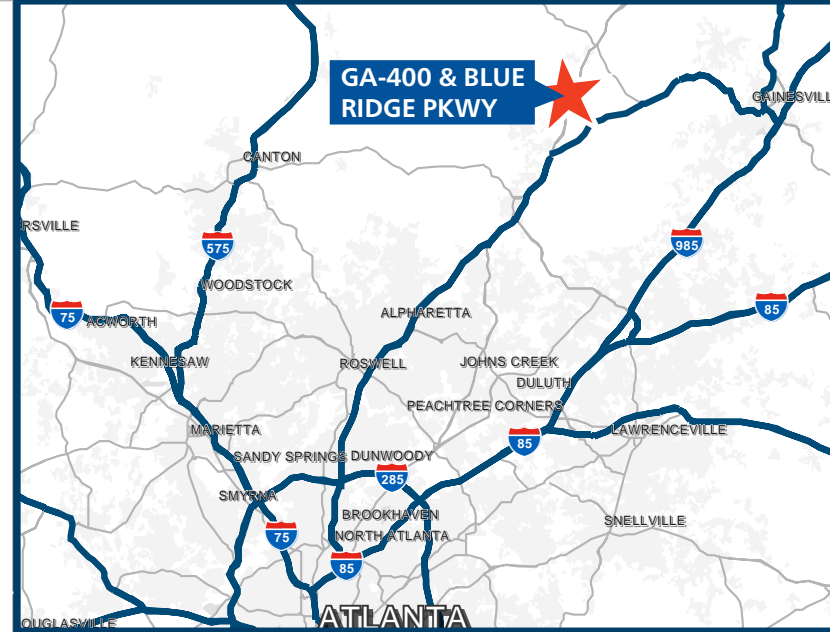
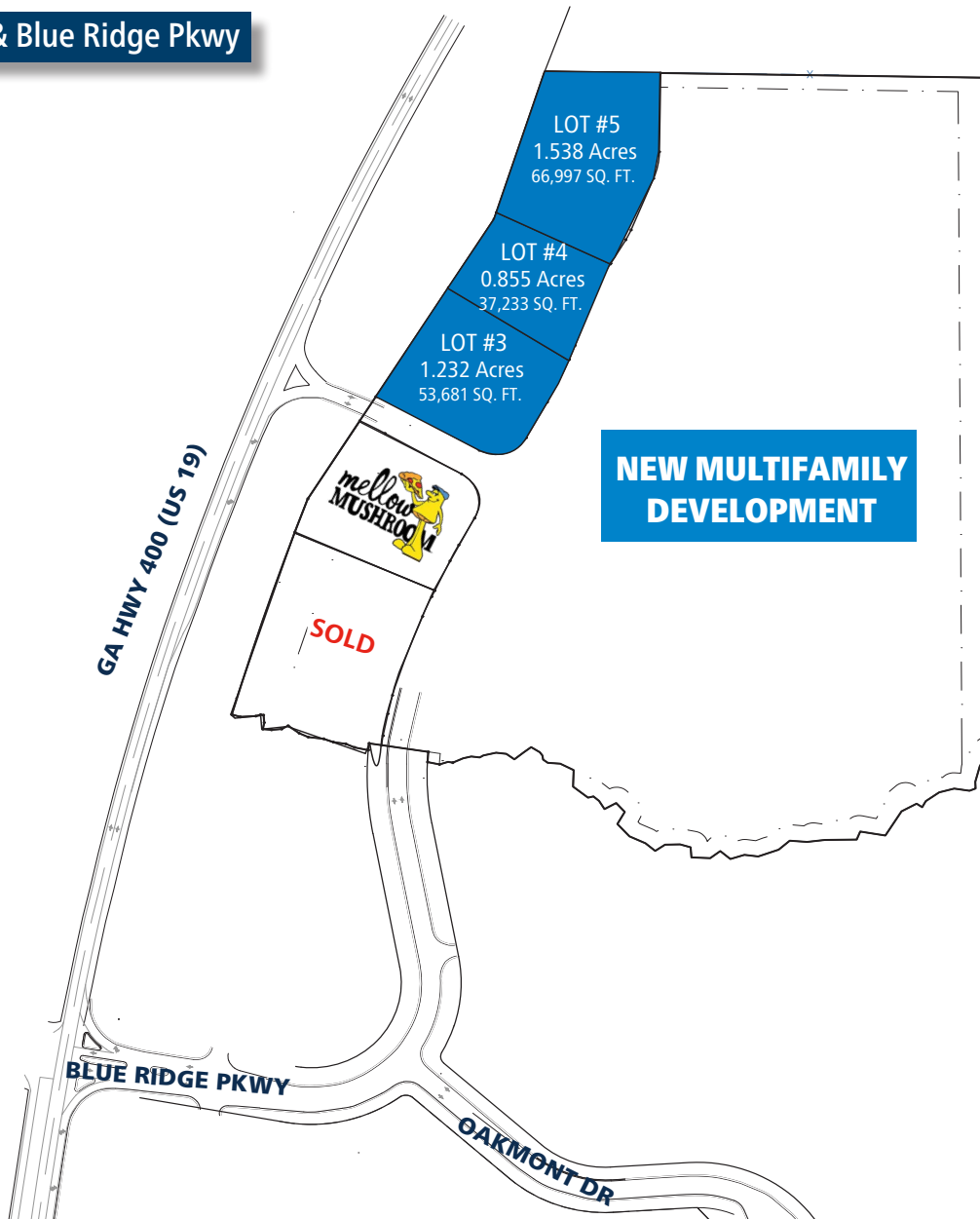


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Ackerman Retail  
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# GA-400 & Blue Ridge Pkwy



## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	2,030	19,935	40,265
<b>HOUSEHOLDS</b>	761	7,154	14,348
<b>AVG HH INCOME</b>	\$130,047	\$137,636	\$142,806

## PARCEL INSIGHT

Type	Commercial Land
Acreage	0.855 - 3.625 AC
Frontage	1,200' on Georgia 400
Submarket Cluster	North Fulton
County	Dawson

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