

OUTPARCEL AVAILABLE

254 RILEY RD, DAHLONEGA, GA 30533

FOR
SUBLEASE/
ASSIGNMENT



LOCATION DESCRIPTION

Freestanding drive-thru outparcel opportunity

PROPERTY HIGHLIGHTS

- 3,305 SF building constructed in 2023 with dual drive-thru on ±1.70 Acres
- 2 access points on Riley Rd and 37 Parking Spaces
- Close Proximity to University of North Georgia - Dahlonega Campus (+7,300 students)
- GA DOT Traffic Counts: Morrison Moore Pkwy E - 15,900 AADT



DEMOGRAPHICS 1 MILES 3 MILES 5 MILE 7 MILES

Population	7,613	13,433	20,869	28,251
Median HH Income	\$45,818	\$65,934	\$74,521	\$77,277
# of Businesses	364	524	692	841



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PREP AND PAINT (PT-6)
 CORE GULL RAILING AND SET IN BROWN SAFETY THICKER GLASS REQUIRED TO PROVIDE 12" MIN. DESCENDANT

MORRISON MOORE PARKWAY EAST (GA HWY 8 N)
15,900 AADT



2 VICINITY MAP
 SCALE = NOT TO SCALE

