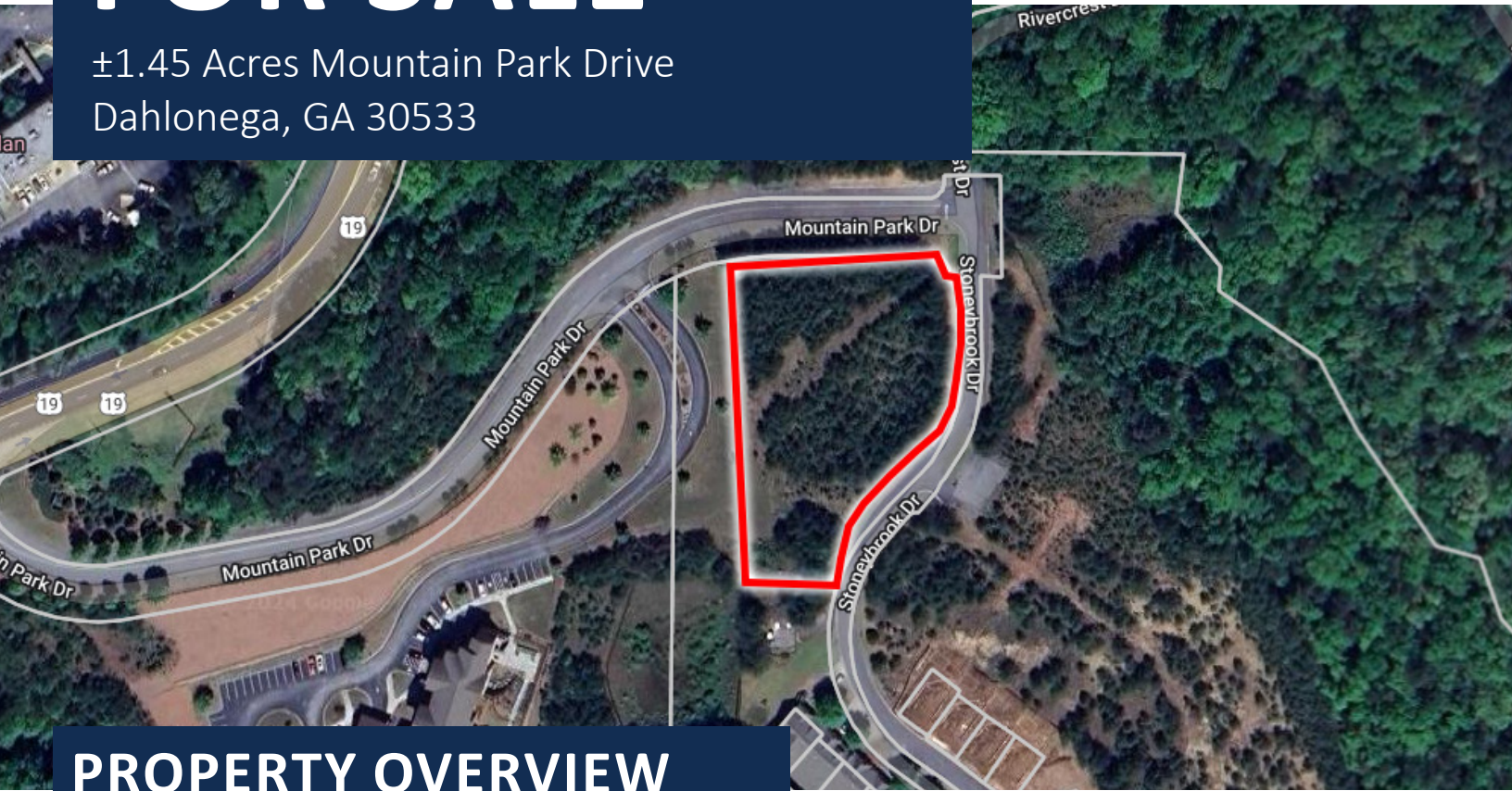


# Medical Office Development Site

# FOR SALE

±1.45 Acres Mountain Park Drive  
Dahlonega, GA 30533



## PROPERTY OVERVIEW

This ±1.45-acre, commercial site in Dahlonega is an excellent opportunity for developers looking to take advantage of the rapidly growing GA-400 corridor in Lumpkin County. The property is located just 3 miles (6 minutes) from GA-400 and sits just off Highway 60 which leads to both Dahlonega and Gainesville. It's in close proximity to University of North Georgia and downtown Dahlonega and is one of the few remaining sites close to the city center.

Northeast Georgia Medical Center's Lumpkin County location recently opened in Q2 2024 at the intersection of GA-400 and Highway 60 and is set to serve the surrounding areas. A new Publix shopping center is also slated to open by the end of 2024.

### OFFERING SUMMARY

Property Address:	±1.45 Acres Mountain Park Drive Dahlonega, GA 30533
County:	Lumpkin
Site Size:	±1.45 Acres
Parcel ID(s):	080 176 (Tract 2)
Zoning:	PUD (Planned Unit Development)
Proposed Use:	Commercial, Medical, Skilled Services
Available Utilities:	All on site
Price/Acre:	\$300,000

 **\$436,200**  
SALE PRICE

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*



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CONTACT



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## DEMOGRAPHICS

	1-Mile	5-Mile	10-Mile
Population	2,525	20,611	49,922
Households	343	6,703	17,882
Avg. Household Income	\$68,810	\$87,065	\$93,771

Source: 2023 ESRI

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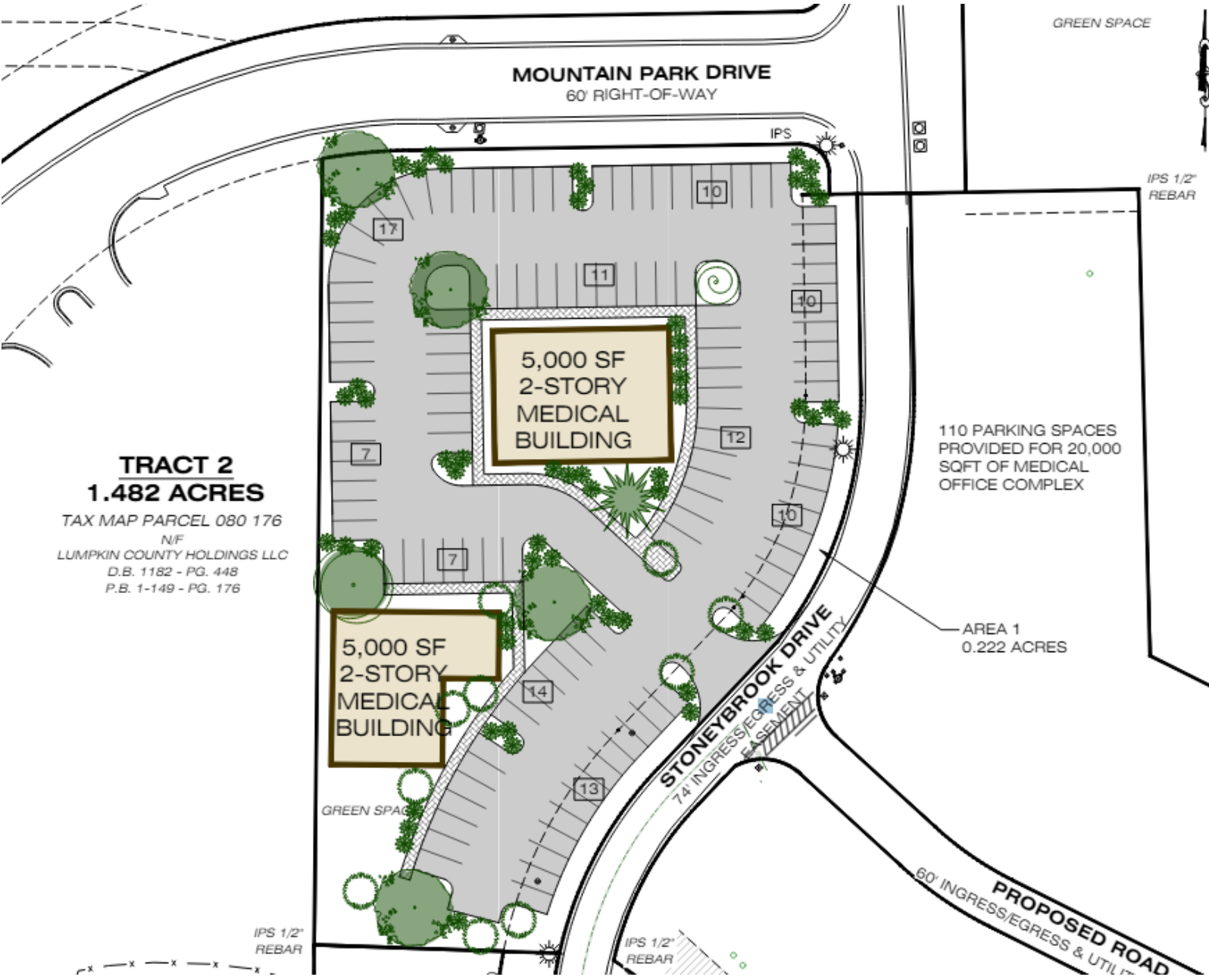


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## PROPOSED SITE PLAN



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