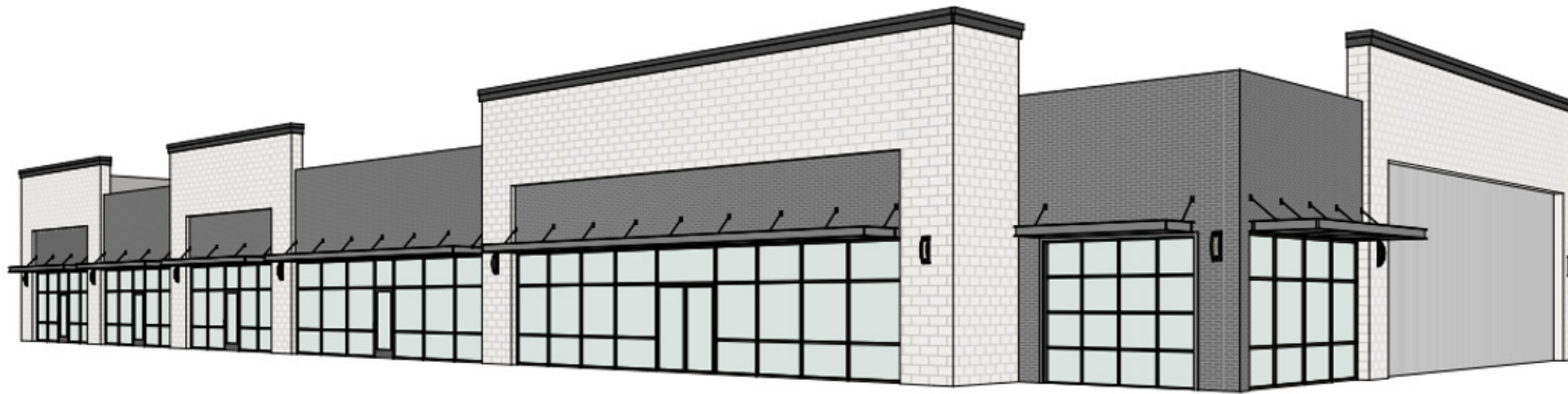


400 Terminus

229 Blue Ridge Parkway, Dawsonville, GA, 30534

FOR LEASE

Dawson County was in the top 10 counties for growth in the Nation.
 Located less than 1 mile south of the North Georgia Outlets and Dawson Marketplace.



6 FRONT 3D VIEW
A0.3

Property Highlights

- 14,000 Square feet retail space
- End cap available with grease trap ready
- Excellent visibility from GA 400
- Traffic count 31,005 AADT
- Right in right out directly adjacent to the lot
- Brand New 300 unit multifamily development directly behind
- Rear service road on Blue Ridge Parkway with full access intersection at GA 400
- Anchored by Mellow Mushroom and Burn Boot Camp

Leasing Contact



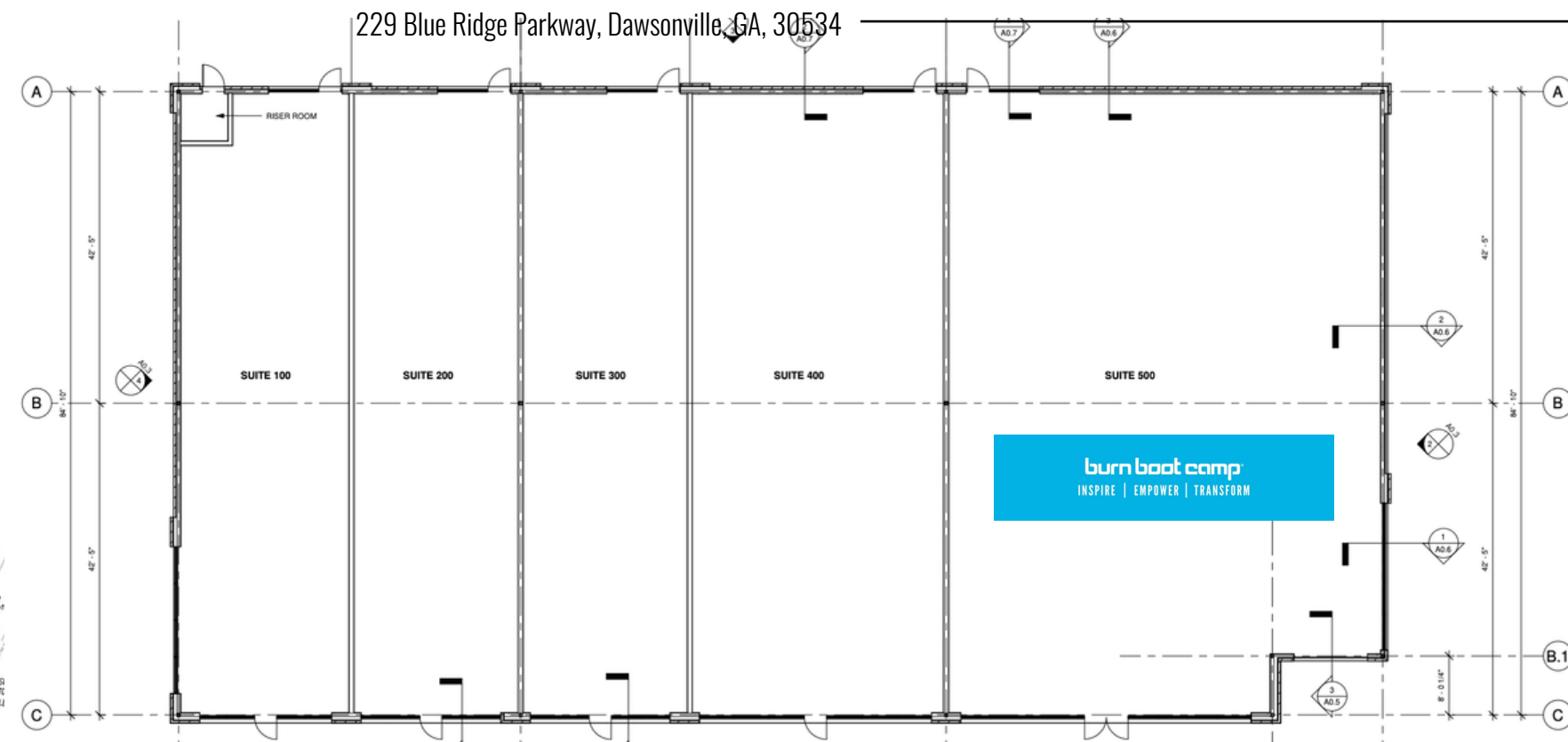
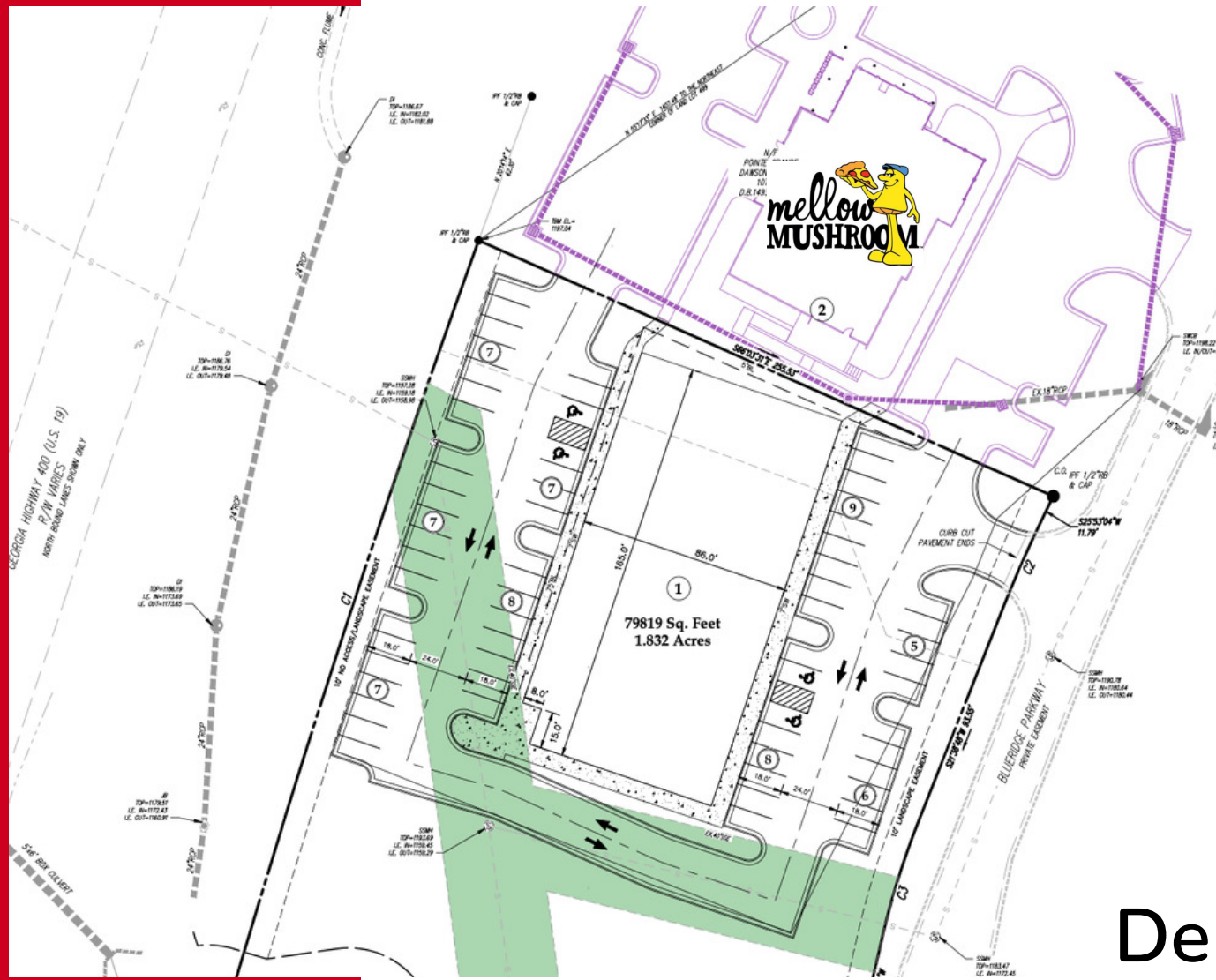
PATRICK HARTMANN
 239-919-9178
 phartmann@KW.com
 hartmann.kw.com

AREA DEMOGRAPHICS 2024

	1- MILE	3-MILE	5-MILE
POPULATION:	2,030	19,935	40,265
HOUSEHOLD:	761	7,154	14,348
AVG INCOME:	\$130,047	\$137,636	\$142,806



**Available
Spring 2025**



Grease trap available

Now Leasing
Delivery Estimated
Early Spring 2025
1,900 - 4,000SF suites
available.

Traffic Counts



1	2	3	4	5
37,201 2023 Est. daily traffic counts	37,201 2023 Est. daily traffic counts	27,718 2023 Est. daily traffic counts	4,187 2023 Est. daily traffic counts	6,596 2023 Est. daily traffic counts
Street: Green Forest Dr Cross: US Hwy 19 Cross Dir: NE Dist: 0.12 miles	Street: Green Forest Dr Cross: US Hwy 19 Cross Dir: NE Dist: 0.12 miles	Street: US Hwy 19 Cross: Green Forest Dr Cross Dir: NE Dist: 0.13 miles	Street: Lumpkin Campground Rd N Cross: Stephens Rd Cross Dir: NE Dist: 0.29 miles	Street: Lumpkin Campground Rd N Cross: Wallace Cir Cross Dir: SW Dist: 0.03 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2019 ▲ 37,300 AADT	2021 ▲ 38,900 AADT	2015 ▲ 31,500 AADT	2021 ▲ 5,880 AADT	2013 ▲ 6,590 AADT
	2018 ▲ 34,300 AADT	2013 ▲ 27,910 AADT	2019 ▲ 3,690 AADT	
		2011 ▲ 28,320 AADT	2018 ▲ 3,660 AADT	
		2010 ▲ 24,770 AADT	2013 ▲ 3,120 AADT	
		2007 ▲ 18,210 AADT		



New Construction