

Publix at Dahlonega Village

Dahlonega, Georgia

Maxwell Lane at the NWC of SR 400 and SR 60, Dahlonega, Georgia, 30533

- 1,400 sf available
- Publix anchored shopping center
- Shadow anchored and shared access with established Home Depot with over 400,000 annual visits
- Close proximity to Northeast Georgia Medical Center Campus - Phase I open
- 6.3 miles to downtown Dahlonega and University of North Georgia with over 7,300 students



KEY TENANTS

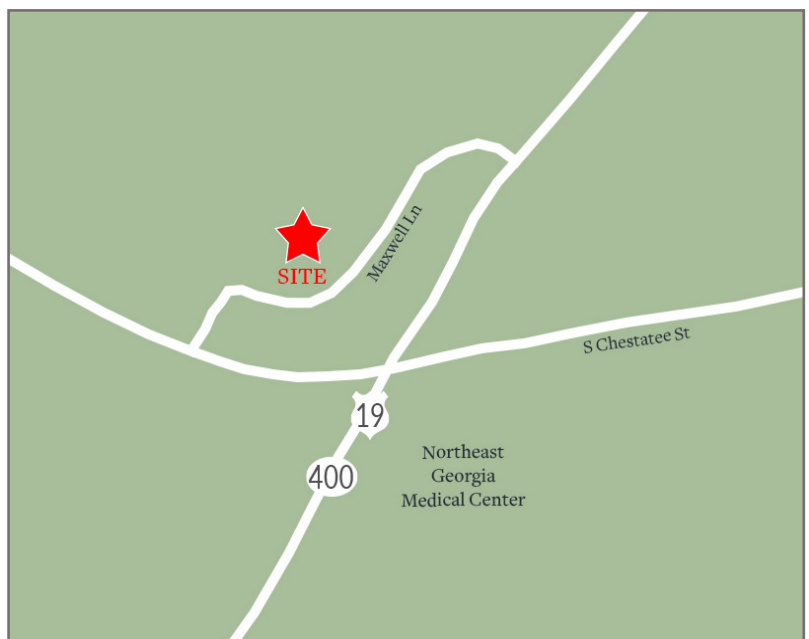
Publix, UPS, Great Clips, Jersey Mike's and Hacienda Bar and Grill.

TRAFFIC COUNTS

GA 400	22,626	AADT
--------	--------	------

DEMOGRAPHICS

	3 Mi Radius	5 Mi Radius	7 Mi Radius
Population	5,738	21,412	37,289
Households	2,216	7,171	13,270
Avg HH Income	\$141,627	\$107,614	\$116,968
Daytime Pop	1,351	5,852	8,630



Publix at Dahlongega Village

Dahlongega, Georgia

Maxwell Lane at the NWC of SR 400 and SR 60, Dahlongega, Georgia, 30533

Tenant	Sf	Ste
Publix	48,387	
Great Clips	1,190	201
UPS Store	1,400	202
Lifestyle Nail Bar	3,027	203-204
Spice Wing	1,366	205
Jersey Mike's Subs	1,431	206
Tropical Smoothie	1,413	300
Available	1,400	301
Itala Pizza	1,400	302
Hacienda Bar and Grill	4,228	303-305

