



FOR LEASE

CHESTATEE PLAZA

391 QUILL LANE, DAWSONVILLE, GA 30534

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HARRISON PROPERTIES
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OFFERING SUMMARY

| | |
|------------------|-------------|
| Lease Rate: | \$20.00/SF |
| Building Size: | 10,000 SF |
| Available SF: | 1,600 SF |
| Lot Size: | 1 AC |
| Number of Units: | 5 |
| Year Built: | 2005 |
| Zoning: | Commercial |
| Submarket: | Dawsonville |

PROPERTY OVERVIEW

Chestatee Plaza is a 10,000 SF retail center fronting GA-400 and located approximately 1/4 mile south of the North Georgia Outlet Mall. The shopping center shares a GA-400 curb cut and traffic light with both Kroger and Publix anchored centers.

PROPERTY HIGHLIGHTS

- Available: 1,600 square feet - Currently occupied by Sweet Charlie's Ice Cream
- Pylon signage fronting GA-400 available for each tenant
- Tenants in the Chestatee Plaza development include Crye-Leike Realtors, Johnny's Pizza, Hickory Ham's, Cricket Wireless, Pet Spa, Gentleman's Barber, and others
- Site is across GA-400 from Dawsonville Marketplace (Kroger Anchored) and Dawson Crossroads (Publix Anchored)

Suite Photos

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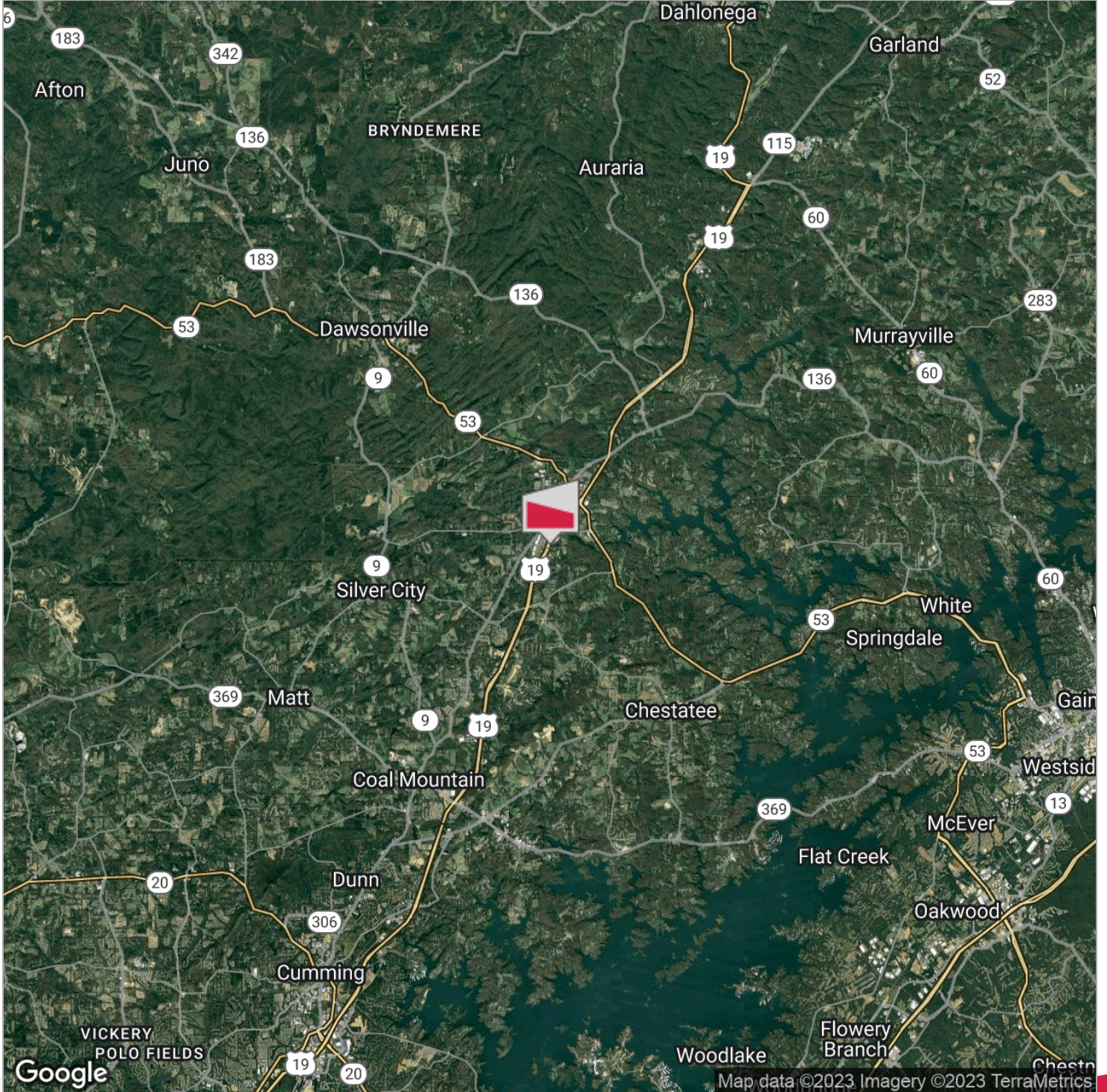
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Location Map

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Retailer Map

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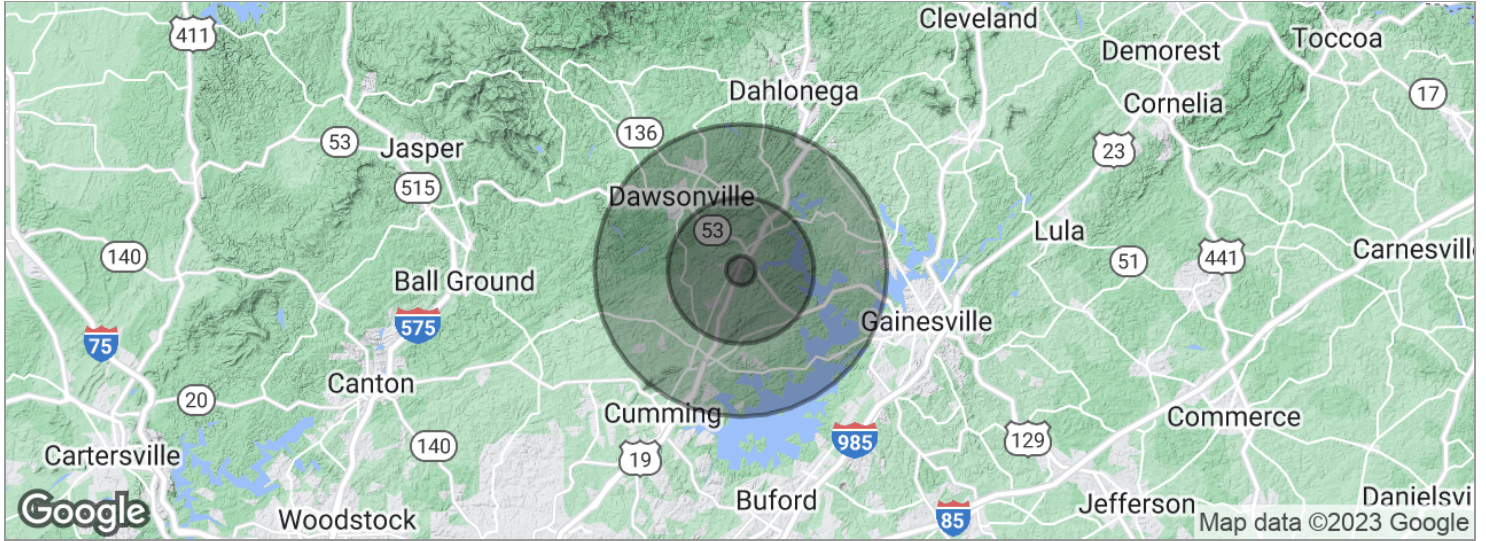
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Demographics Map

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 873 | 21,673 | 87,584 |
| Median age | 39.5 | 37.4 | 37.0 |
| Median age (Male) | 39.6 | 37.1 | 36.6 |
| Median age (Female) | 39.4 | 37.8 | 37.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 327 | 7,844 | 31,120 |
| # of persons per HH | 2.7 | 2.8 | 2.8 |
| Average HH income | \$81,066 | \$78,148 | \$79,754 |
| Average house value | \$260,882 | \$256,962 | \$266,970 |

* Demographic data derived from 2020 ACS - US Census