

# 400 Terminus: FOR LEASE

205 Blue Ridge Parkway, Dawsonville, GA, 30534

## Property Highlights

- 14,000 Square feet retail space
- Built in 2025
- 2 Suites Remaining: Suite 200 (1,950 sq ft) & Suite 400 (1,400 sq ft)
- 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

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## 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

# SEEKING TENANTS: RETAIL - MEDICAL- PERSONAL SERVICES



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.

**AVAILABLE FOR  
IMMEDIATE  
DELIVERY**





Suite 100- The Bagel Hole  
(Opening Spring 2026)

Suite 200- Available (1,950 sq ft)

Suite 300- Sugar Polish Salon  
(Opening Summer 2026)

Suite 400- Available (1,400 sq ft)

Suite 500- Burn Boot Camp  
(Open)

## Conditions of Suite Delivery:

- White Shell
- Water and Sewer Stub into Suite
- 200 AMP Electrical Panel Present in Suite
- HVAC RTU Installed on Roof

