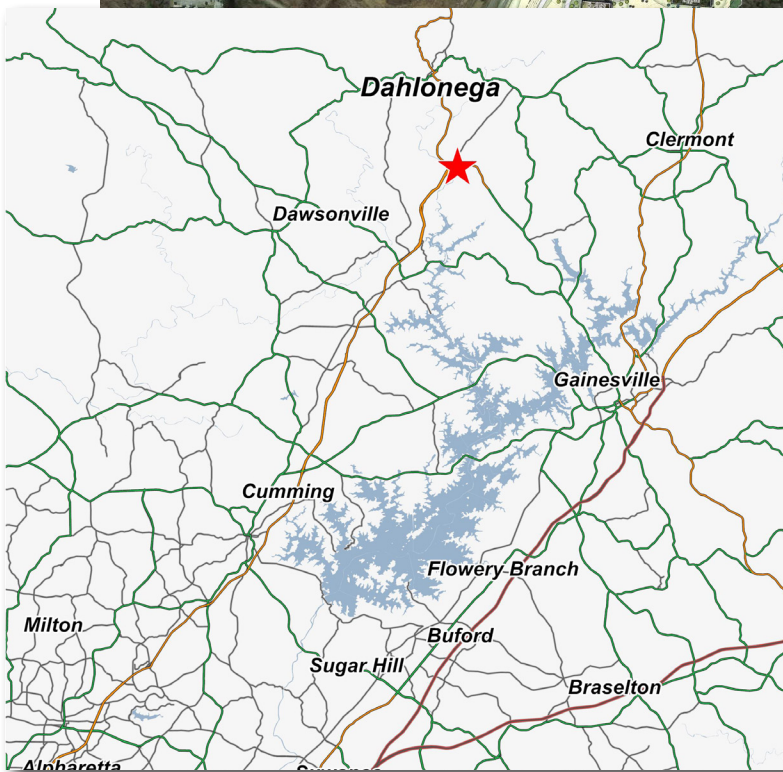


# RETAIL SPACE FOR LEASE

## Dahlonega Village Outparcels



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	820	4,267	16,587
HOUSEHOLDS	323	1,720	6,215
AVERAGE HH INCOME	\$60,572	\$60,835	\$63,053

### PROPERTY HIGHLIGHTS

- Space Available: 2,000 - 4,000 SF Build-to-suit and a 3,751 SF Single Tenant Drive-thru Ground Lease
- Easily accessible along South Chestatee (SR 60) and Longbranch Road at the GA 400 (20,300 AADT) Intersection in Dahlonega a quickly growing retail and medical corridor
- Located at the nearest intersection to the future Northeast Georgia Medical Center and an outparcel to Home Depot and Future Grocer
- Less than 5 miles from North Georgia College & State University with more than 7,322 students
- Area retailers include Home Depot, Future North East Georgia Medical Center, and Northside Urgent Care
- The latest North Georgia retail growth corridor pulling from a wide reach of market consumers

5431 South Chestatee Street  
Dahlonega, GA 30533



# RETAIL SPACE FOR LEASE

## Dahlonge Village Outparcels

