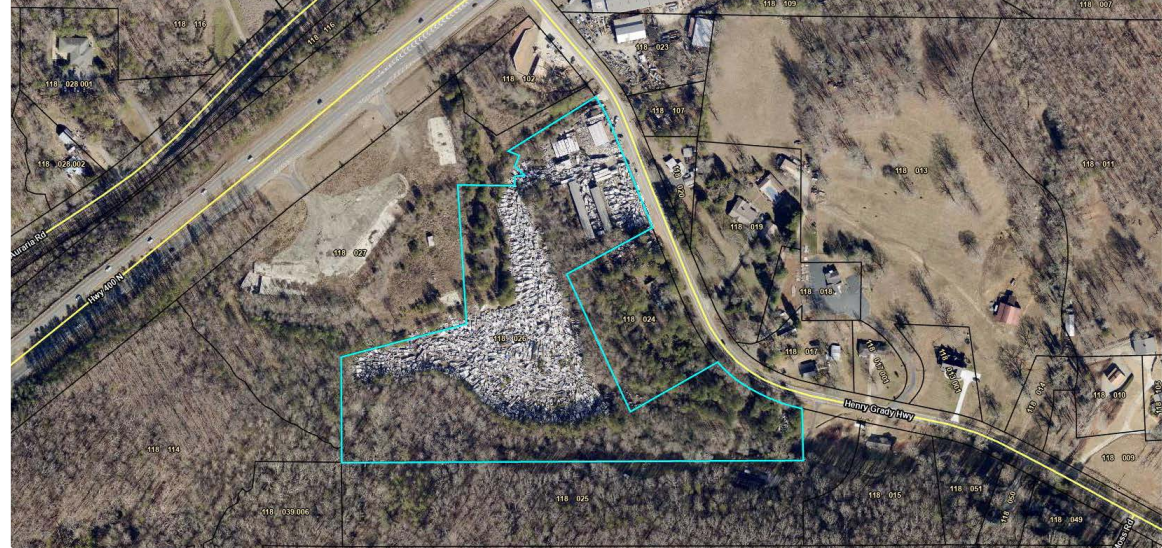
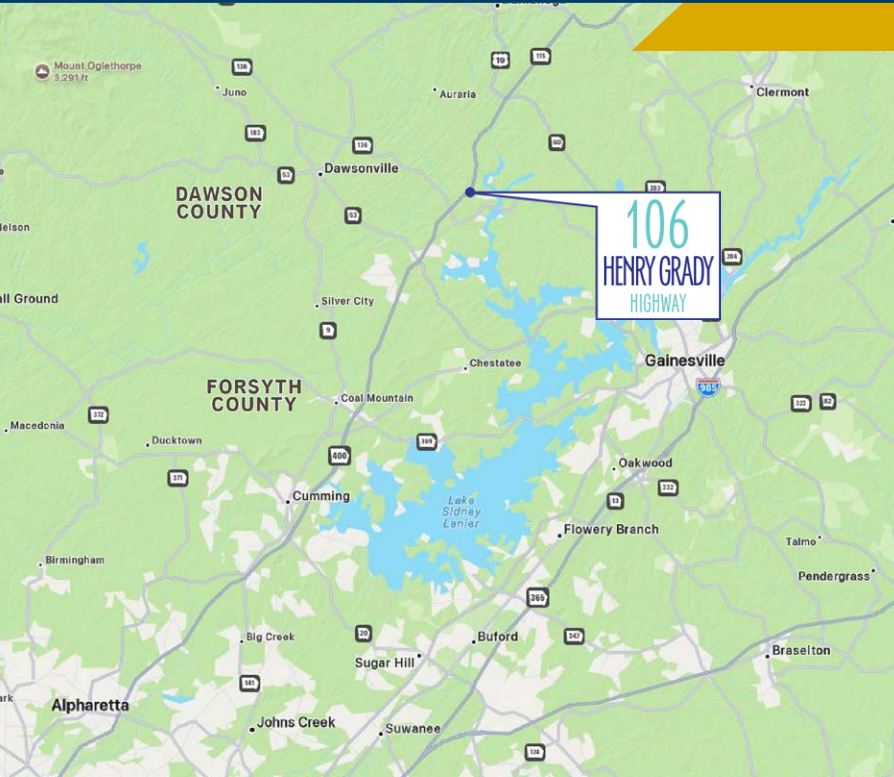




FOR MORE  
INFORMATION  
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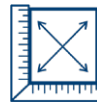


- ◆ Approximately 200' from US Hwy 19 / GA 400
- ◆ Less than 1.4 miles (3 min) from Toto Creek Boat Ramp on Lake Lanier
- ◆ 6.8 miles North of Forsyth County



### ADDRESS

106 Henry Grady Highway | Dawsonville, Georgia 30534



### PROPERTY SIZE

14.86± AC | 2,000± SF Office/Retail Building



### CONSTRUCTION

Block Construction



### ZONING

C-HB | Commercial-Highway Business (Dawson County)

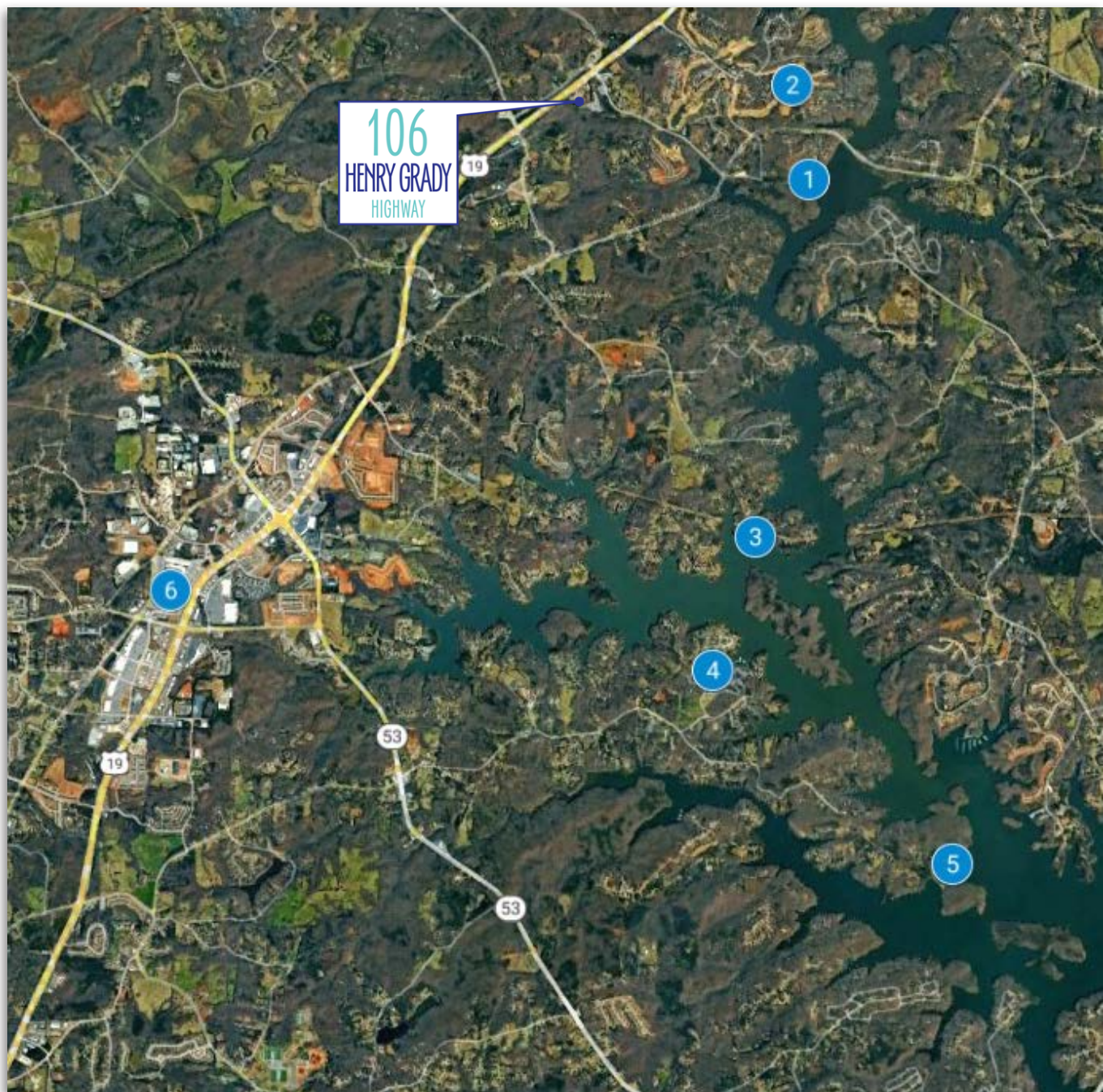


### FRONTAGE

417' on Henry Grady Highway

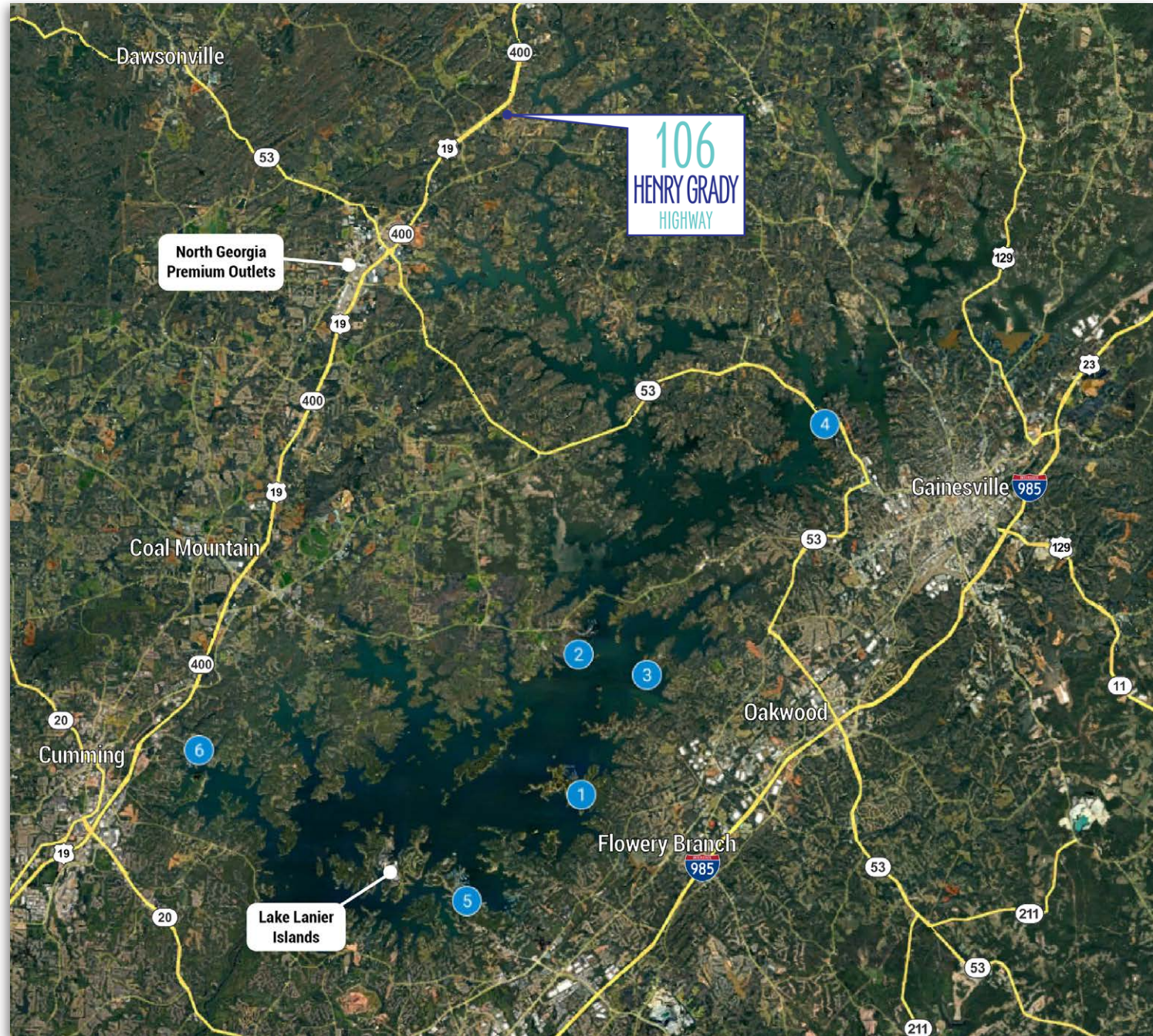
### NEARBY POINTS OF INTEREST

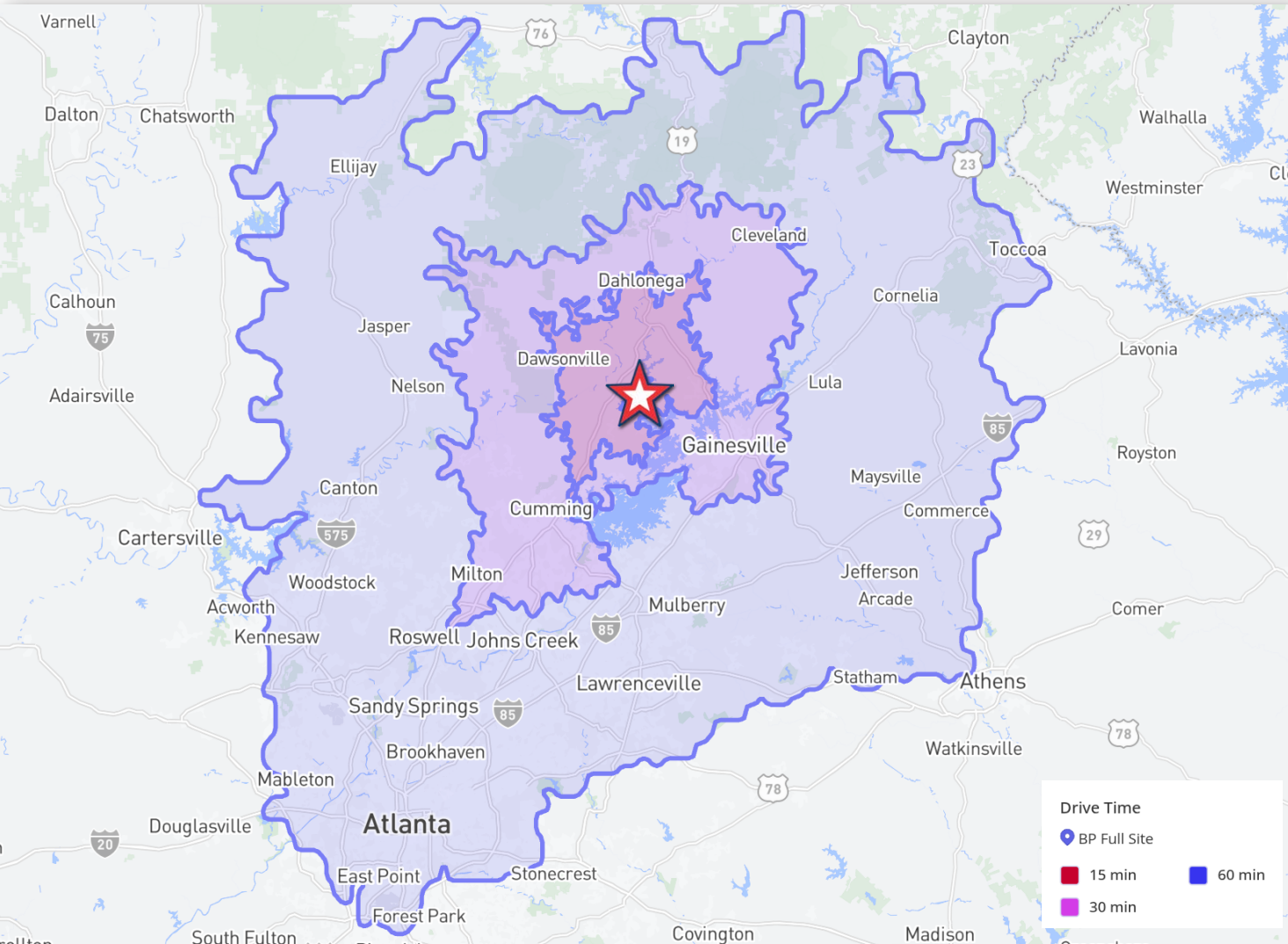
- 1 Toto Creek Boat Ramp
- 2 Chestatee Golf Club
- 3 Nix Bridge Park
- 4 Athens Boat Club
- 5 War Hill Public Boat Ramp
- 6 North Georgia Premium Outlets



### NEARBY MARINAS

- 1 Aqualand Marina
- 2 Port Royale Marina
- 3 Sunrise Cove Marina
- 4 Gainesville Marina
- 5 Lazy Days Marina
- 6 Bald Ridge Marina





### AVERAGE HOME VALUE

<b>1-mile</b>	\$738,132
<b>3-mile</b>	\$744,486
<b>5-mile</b>	\$597,604

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### CONNECT WITH US



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