

DAWSONVILLE OUTPARCELS

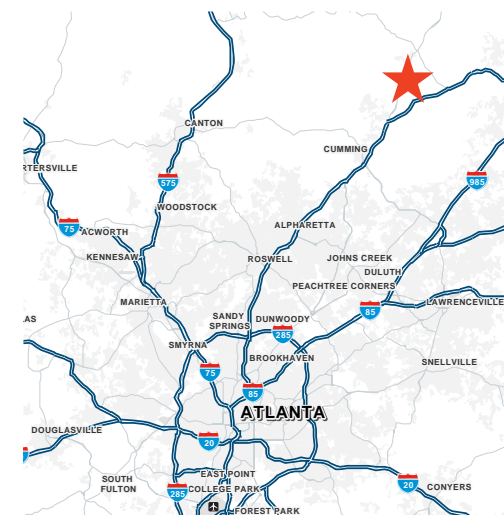
GA 400 & Blue Ridge Pkwy, Dawsonville, GA 30534



LAND AVAILABLE
0.8 - 3.6 Acres

PROPERTY HIGHLIGHTS

- Less than one mile from North Georgia Premium Outlets
- Graded pads with utilities
- High visibility and signage on GA 400
- Several new residential developments near the site, including a brand new 300 unit development directly behind the sites



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Ackerman Retail
A DIVISION OF ACKERMAN & CO

DAWSONVILLE OUTPARCELS

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Retail/Residential Market Aerial



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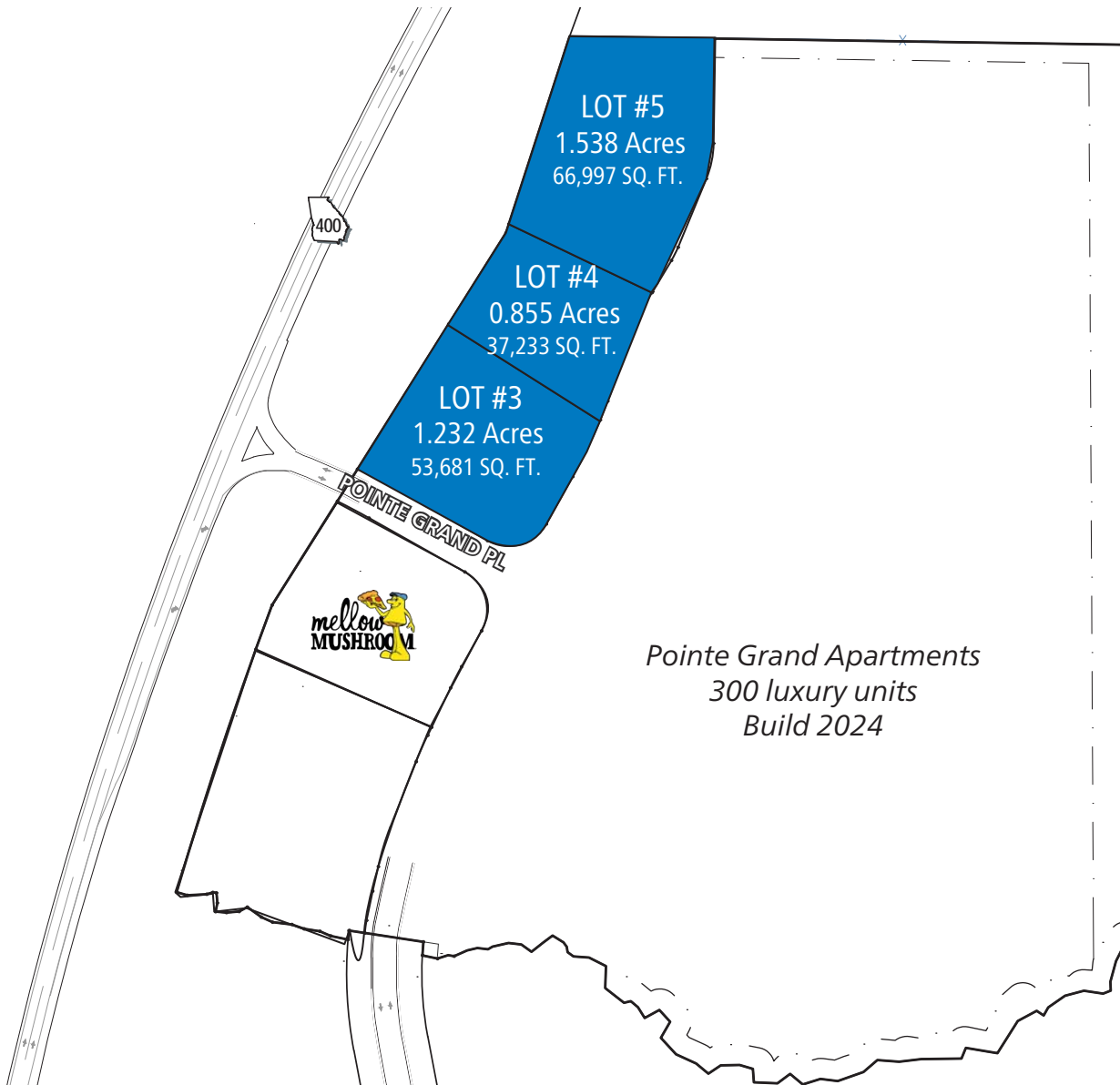
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AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	2,016	19,494	42,886
HOUSEHOLDS	795	6,926	15,207
AVG HH INCOME	\$106,024	\$137,853	\$141,004

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