

AMS

AMERICAN MANAGEMENT SERVICES, INC.

The Shops at Dawson Village

240 Dawson Village Way N Dawsonville, GA 30534

PROPERTY OVERVIEW

Located in Dawson County, The Shops at Dawson Village is a 43,713 SF neighborhood retail center in Dawsonville, Georgia. The property is located right off GA-400 within 1 mile of The North Georgia Premium Outlets and across the new 950 acre mixed use development.

Within multiple entrances to the property, the property is an excellent location for business with Dawsonville growing exponentially for the last 15 years and for years to come.



For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com

470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

AMS

AMERICAN MANAGEMENT SERVICES, INC.

The Shops at Dawson Village

240 Dawson Village Way N Dawsonville, GA 30534

PROPERTY LOCATION

Located on GA 400 adjacent to a plethora of national food chains, within miles of North Georgia Premium Outlet, Walmart, Home Depot, and numerous other national retailers.

MARKETING DEMOGRAPHICS

Demographics	1-Mile	3-Mile	5-Mile
Total Population	1,224	9,455	26,046
Households	486	3,600	9,467
Avg. Income	\$78,517	\$88,448	\$91,175

CO-TENANTS

OSAKA STEAK & SUSHI
LIQUIDATION HUT
BECAUSE COFEE

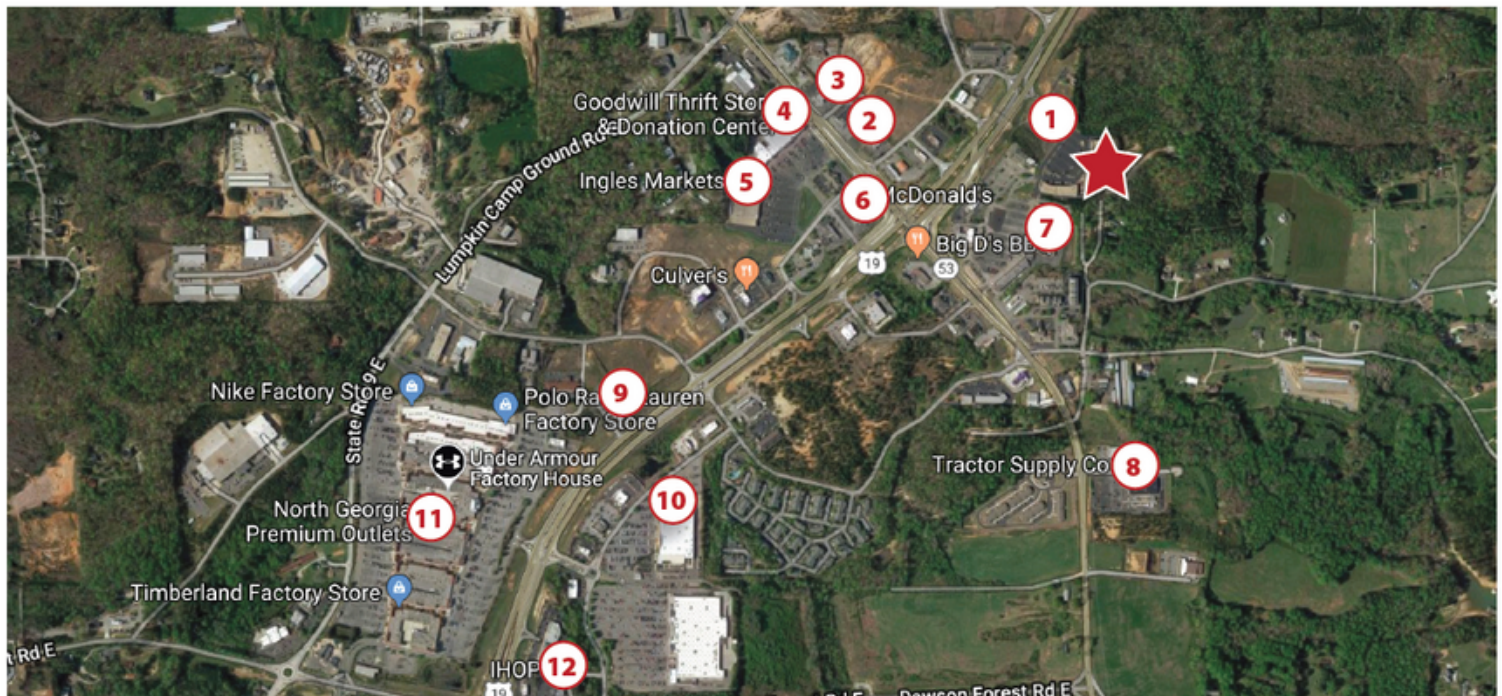
Traffic Count



GA-400

24,400 vehicles/Day

1. O'Reilly AUTO PARTS
2. CVS pharmacy
3. BURGER KING
4. Goodwill Industries of Southwest Florida, Inc.
5. Ingles
6. McDonald's
7. UPS
8. TSC TRACTOR SUPPLY CO
9. DUNKIN' DONUTS
10. THE HOME DEPOT
11. NORTH GEORGIA PREMIUM OUTLETSSM
A SIMON CENTER
12. IHOP



For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com

470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

AMS

AMERICAN MANAGEMENT SERVICES, INC.

The Shops at Dawson Village

240 Dawson Village Way N Dawsonville, GA 30534

PROPERTY SITE MAP

The Shops at Dawson Village is a neighborhood center with a variety of retail and service businesses along with a Japanese Restaurant and local coffee shop.

RETAIL AND RESTAURANTS SPACES AVAILABLE

OCCUPIED **VACANT**



For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com

470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.