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REAL ESTATE

24 Alicia Ln | Dahlonega, GA 30533

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonega, GA 30533



Offering Summary

Lease Rate:	\$1,700.00 - 2,750.00 per month
Available SF:	1,109 - 2,279 SF
Total Building Size::	12,366 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	189	351	1,041
Total Population	1,197	1,930	4,931
Average HH Income	\$84,509	\$82,879	\$74,218

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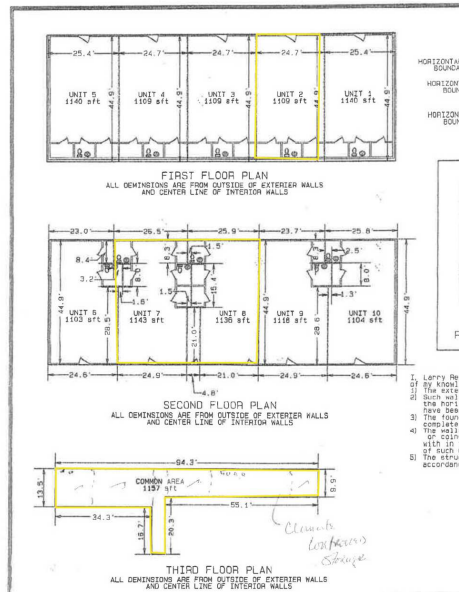
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonega, GA 30533

Legal Description, Plats and Drawings

Part 3 of 3



Lease Information

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space Available:	1,109 - 2,279 SF	Lease Rate:	\$1,700.00 - \$2,750.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 7 & 8	Available	2,279 SF		\$2,750 per month	-
Suite 2	Available	1,109 SF		\$1,700 per month	-

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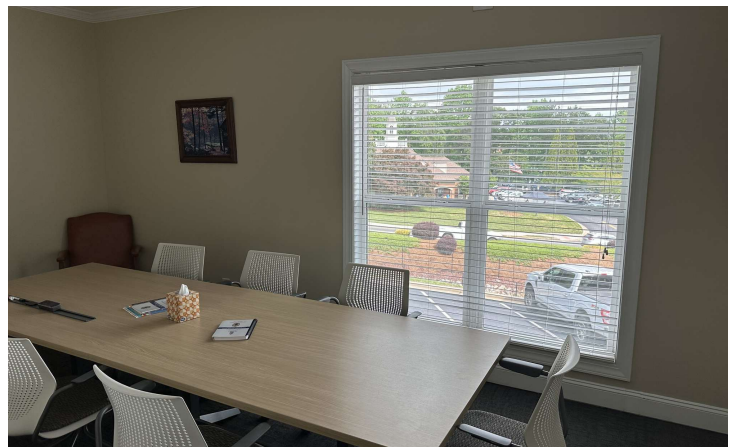
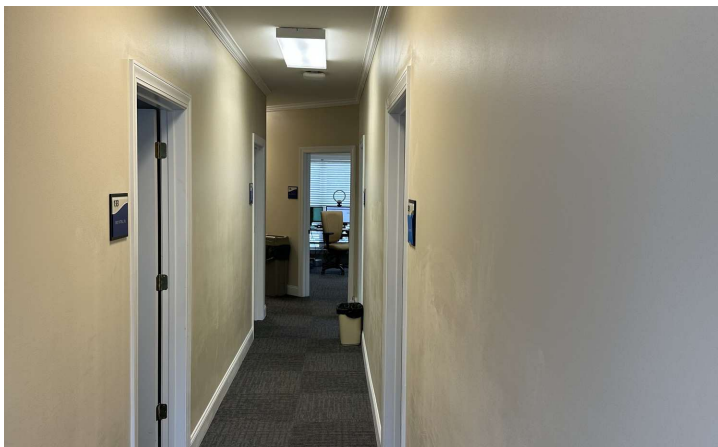
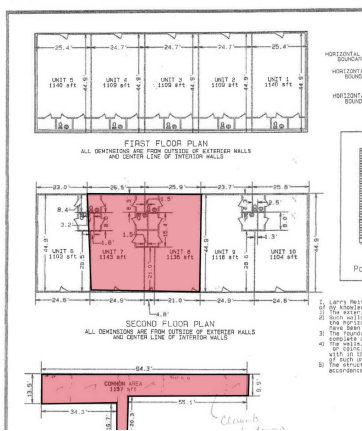
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonge, GA 30533 - Suites 7 & 8



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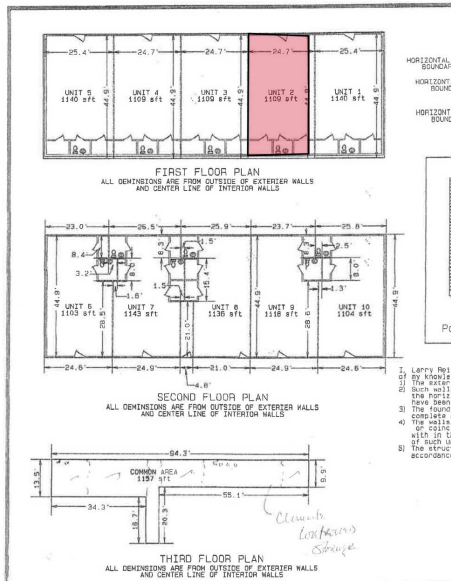
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonega, GA 30533 - Suite 2

Legal Description, Plats and Drawings

Part 3 of 3



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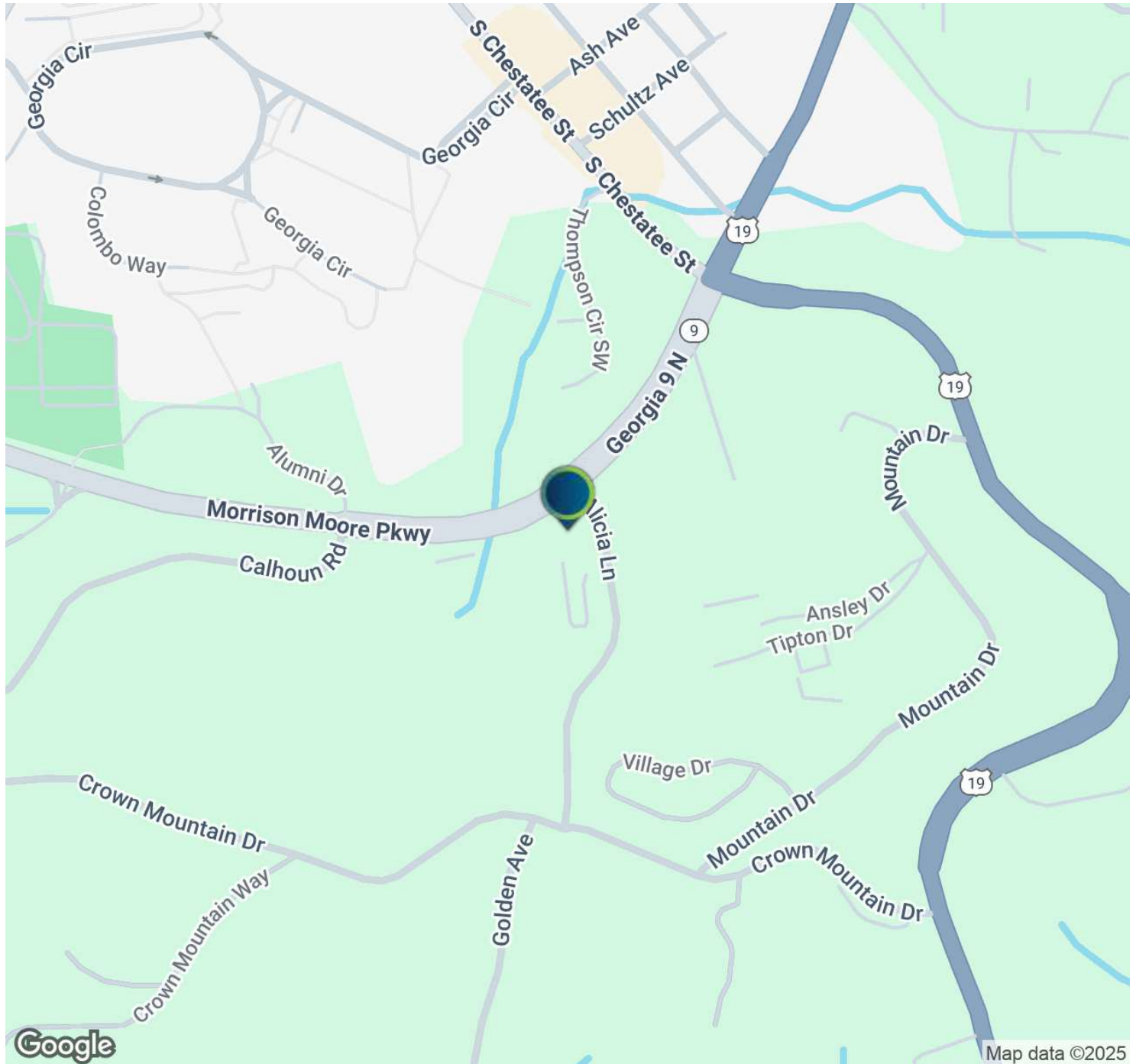
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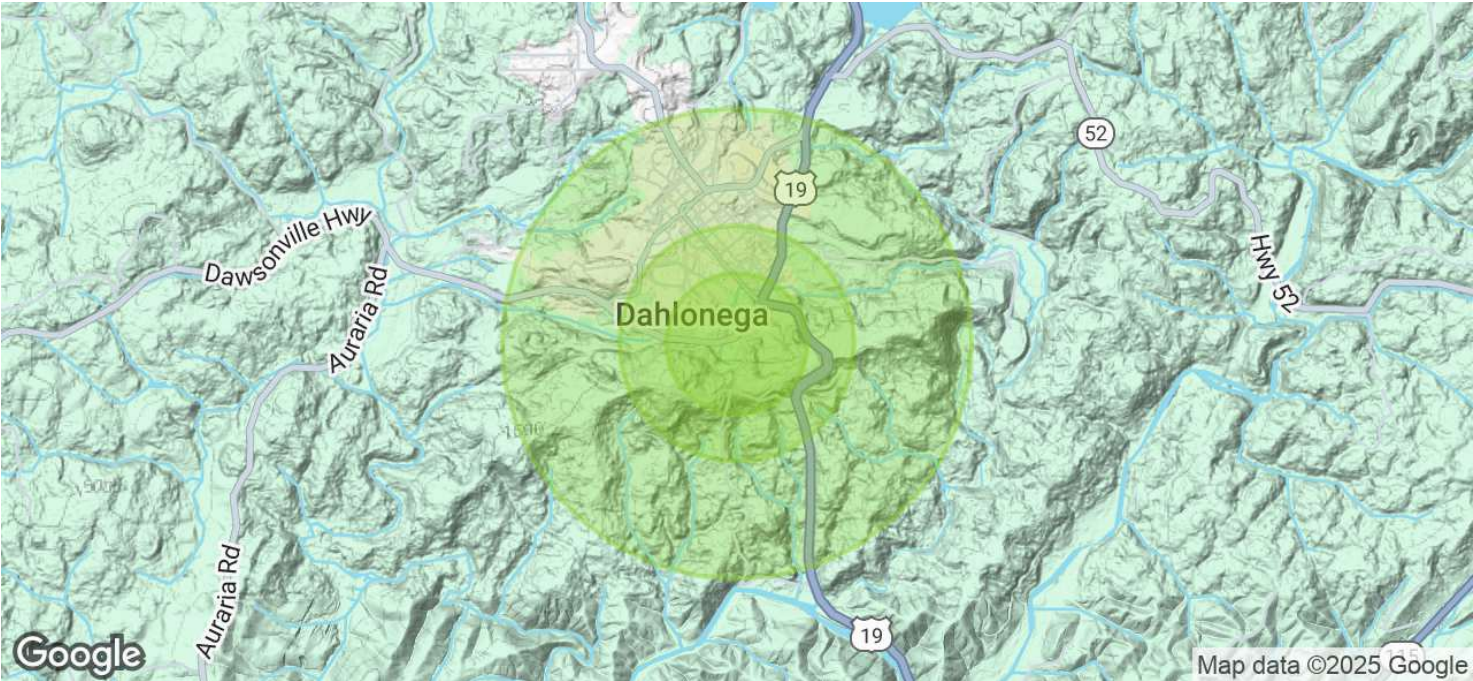
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OFFICE SUITES FOR LEASE

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,197	1,930	4,931
Average Age	29	30	30
Average Age (Male)	28	29	30
Average Age (Female)	31	32	31

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	189	351	1,041
# of Persons per HH	6.3	5.5	4.7
Average HH Income	\$84,509	\$82,879	\$74,218
Average House Value	\$271,632	\$274,450	\$329,688

Demographics data derived from AlphaMap

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