



**Hightower Place**  
5959 & 5983 Highway 53 East  
Dawsonville, GA 30534



## Hightower Place

VIDEO

### Offering Summary

Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	26,500 SF
Available SF:	4,000 SF
Lot Size:	2.52 Acres
Year Built:	1998
Zoning:	C-PCD
Traffic Count:	13,700

### Get more information

**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
[andrew.joyner@avisonyoung.com](mailto:andrew.joyner@avisonyoung.com)



## Property Highlights

- Medical and Professional Office Space in Prime Dawsonville Location
- Excellent Visibility and Exposure on Highway 53
- Convenient to GA 400 and just 1.5 miles north of North Georgia Premium Outlets
- Large Monument Signage Available
- Ample Parking with Convenient Access to Suites
- Quality Brick Construction

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	282	6,851	28,368
Total Population	756	18,720	80,091
Average HH Income	\$78,454	\$76,382	\$77,428



**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

# Office Building For Lease

5959 & 5983 Highway 53 East

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$12.50 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5959 - Suite 300	Available	4,000 SF	NNN	\$12.50 SF/yr	Four offices, conference room, reception, large open workspace, break area, two restrooms, storage space.



**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

# Suite 300 Floorplan

5959 & 5983 Highway 53 East

Floor Plan – Building 5959 suite 300



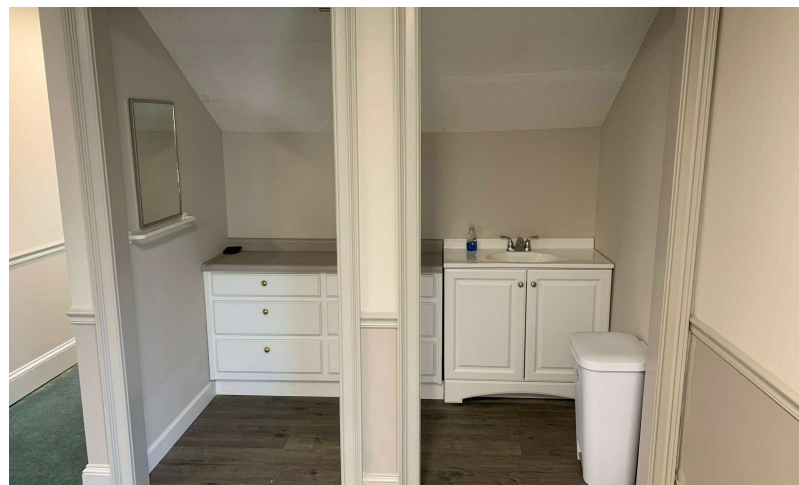
**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# Suite 300 Photos

5959 & 5983 Highway 53 East



**AVISON  
YOUNG**

**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# Office Building For Lease

5959 & 5983 Highway 53 East



**AVISON  
YOUNG**

**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# Office Building For Lease

5959 & 5983 Highway 53 East



**AVISON  
YOUNG**

**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

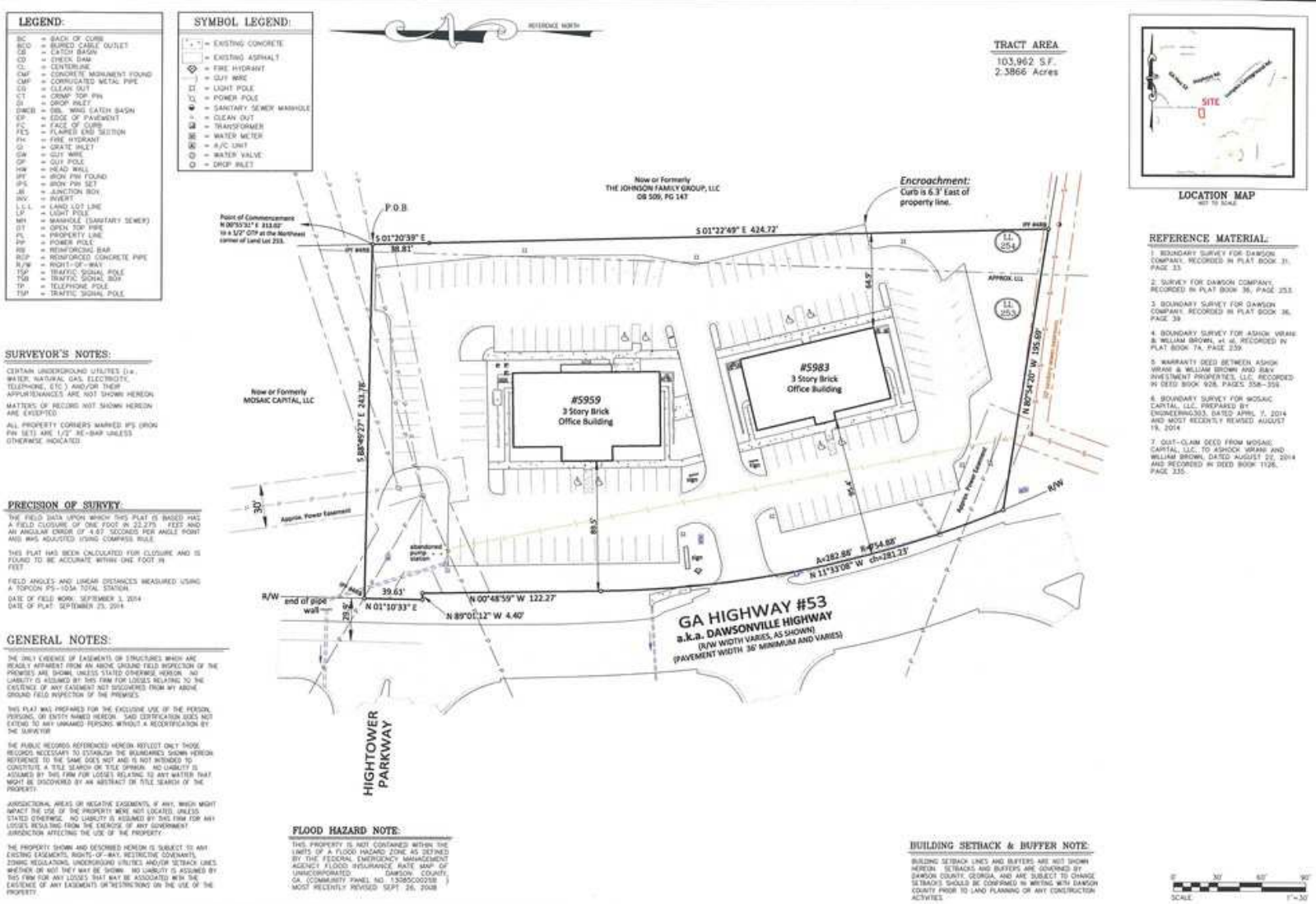


**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
[andrew.joyner@avisonyoung.com](mailto:andrew.joyner@avisonyoung.com)

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.





**SURVEYOR'S NOTES:**

CERTAIN UNDERGROUND UTILITIES (I.e., WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPLICANCES ARE NOT SHOWN HEREON. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCLUDED.

ALL PROPERTY CORNERS MARKED BY IRON PIN (SET) ARE 1/2" BE-BAR UNLESS OTHERWISE INDICATED.

**PRECISION OF SURVEY:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 22,278 FEET AND AN ANGULAR ERROR OF 9.87 SECONDS PER ANGLE POINT AND HAS ADJUSTED USING COMPOUND RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON PS-1034 TOTAL STATION.

DATE OF FIELD WORK: SEPTEMBER 11, 2014  
DATE OF PLAT: SEPTEMBER 23, 2014.

**GENERAL NOTES:**

THE ONLY EVIDENCE OF EASEMENTS OR STRUCTURES WHICH ARE READILY APPARENT FROM AN ABOVE-GROUND FIELD INSPECTION OF THE PREMISES ARE SHOWN, UNLESS STATED OTHERWISE HEREON. NO LIABILITY IS ASSUMED BY THIS FIRM FOR LOCUSES RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM AN ABOVE-GROUND FIELD INSPECTION OF THE PREMISES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR BOTH NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT A RE-CERTIFICATION BY THE SURVEYOR.

THE PUBLIC RECORDS REFERENCED HEREIN REFLECT ONLY THOSE RECORDS NECESSARY TO EXAMINE THE RECORDED SHOW HEREON. REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. NO LIABILITY IS ASSUMED BY THIS FIRM FOR LOCUSES RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT THE USE OF THE PROPERTY WERE NOT LOCATED, UNLESS STATED OTHERWISE. NO LIABILITY IS ASSUMED BY THIS FIRM FOR ANY LOCUSES RELATING FROM THE EXERCISE, IF ANY, OF ANY GOVERNMENT JURISDICTION AFFECTING THE USE OF THE PROPERTY.

THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, UNDERGROUND UTILITIES AND/OR SETBACK LINES. WHETHER OR NOT THEY MAY BE SHOWN, NO LIABILITY IS ASSUMED BY THIS FIRM FOR ANY LOCUSES THAT MAY BE ASSOCIATED WITH THE EXERCISE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.

**FLOOD HAZARD NOTE:**

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED DAWSON COUNTY, GA (COMMUNITY PANEL NO. 1338000038) MOST RECENTLY REVISED SEPT. 26, 2008.

**BUILDING SETBACK & BUFFER NOTE:**

BUILDING SETBACK LINES AND BUFFERS ARE NOT SHOWN HEREON. SETBACKS AND BUFFERS ARE GOVERNED BY DAWSON COUNTY, GEORGIA, AND ARE SUBJECT TO CHANGE. SETBACKS SHOULD BE CONFIRMED IN WRITING WITH DAWSON COUNTY PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.



- REFERENCE MATERIAL:**
- BOUNDARY SURVEY FOR DAWSON COMPANY, RECORDED IN PLAT BOOK 31, PAGE 33.
  - SURVEY FOR DAWSON COMPANY, RECORDED IN PLAT BOOK 36, PAGE 253.
  - BOUNDARY SURVEY FOR DAWSON COMPANY, RECORDED IN PLAT BOOK 36, PAGE 38.
  - BOUNDARY SURVEY FOR ASHON WRAE & WILLIAM BROWN, #146, RECORDED IN PLAT BOOK 74, PAGE 239.
  - WARRANTY DEED BETWEEN ASHON WRAE & WILLIAM BROWN AND BRYAN INVESTMENT PROPERTIES, LLC, RECORDED IN DEED BOOK 928, PAGES 308-311.
  - BOUNDARY SURVEY FOR MOSAIC CAPITAL, LLC, PREPARED BY ENGINEER/CS, DATED APRIL 7, 2014 AND MOST RECENTLY REVISED AUGUST 19, 2014.
  - DEED-IN-QUAM DEED FROM MOSAIC CAPITAL, LLC, TO ASHON WRAE AND WILLIAM BROWN, DATED AUGUST 22, 2014 AND RECORDED IN DEED BOOK 1126, PAGE 335.



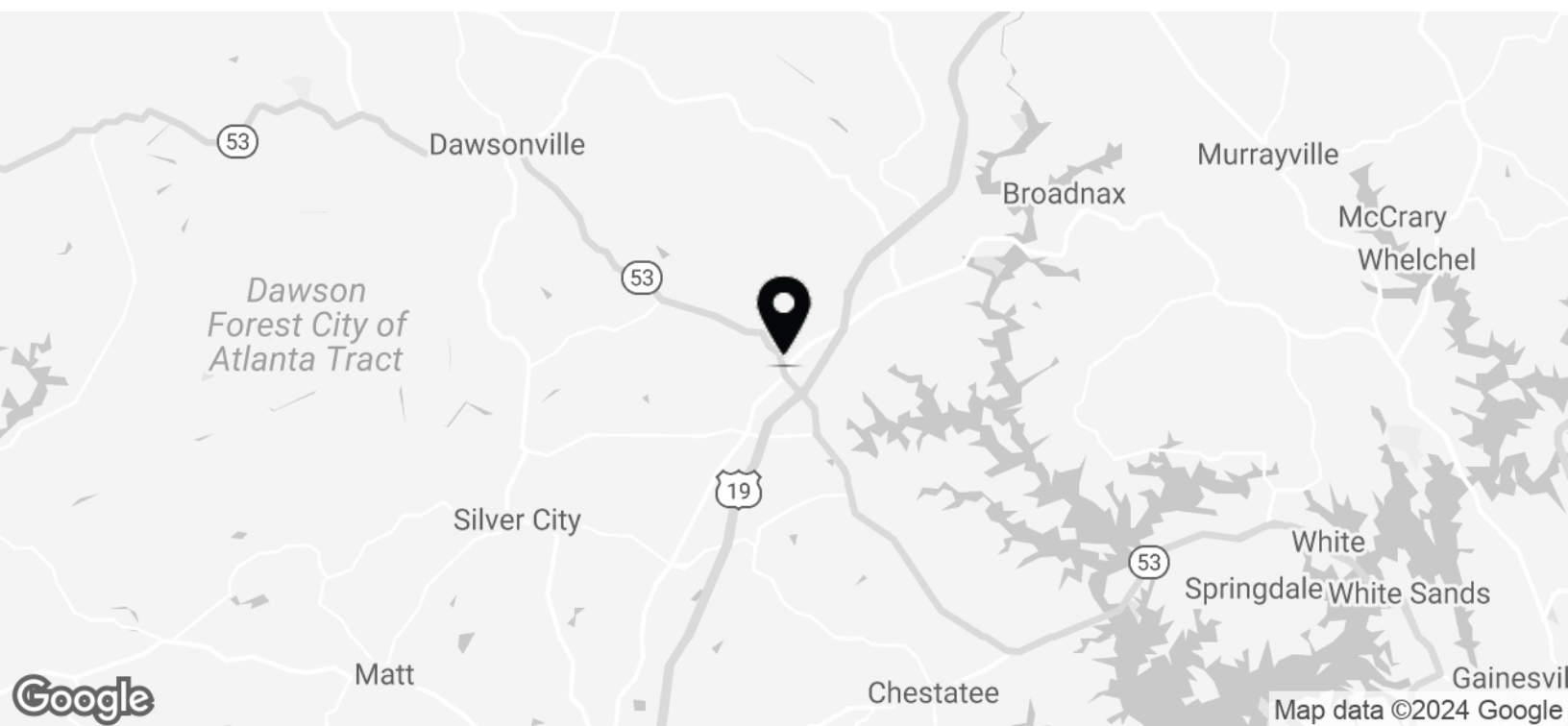
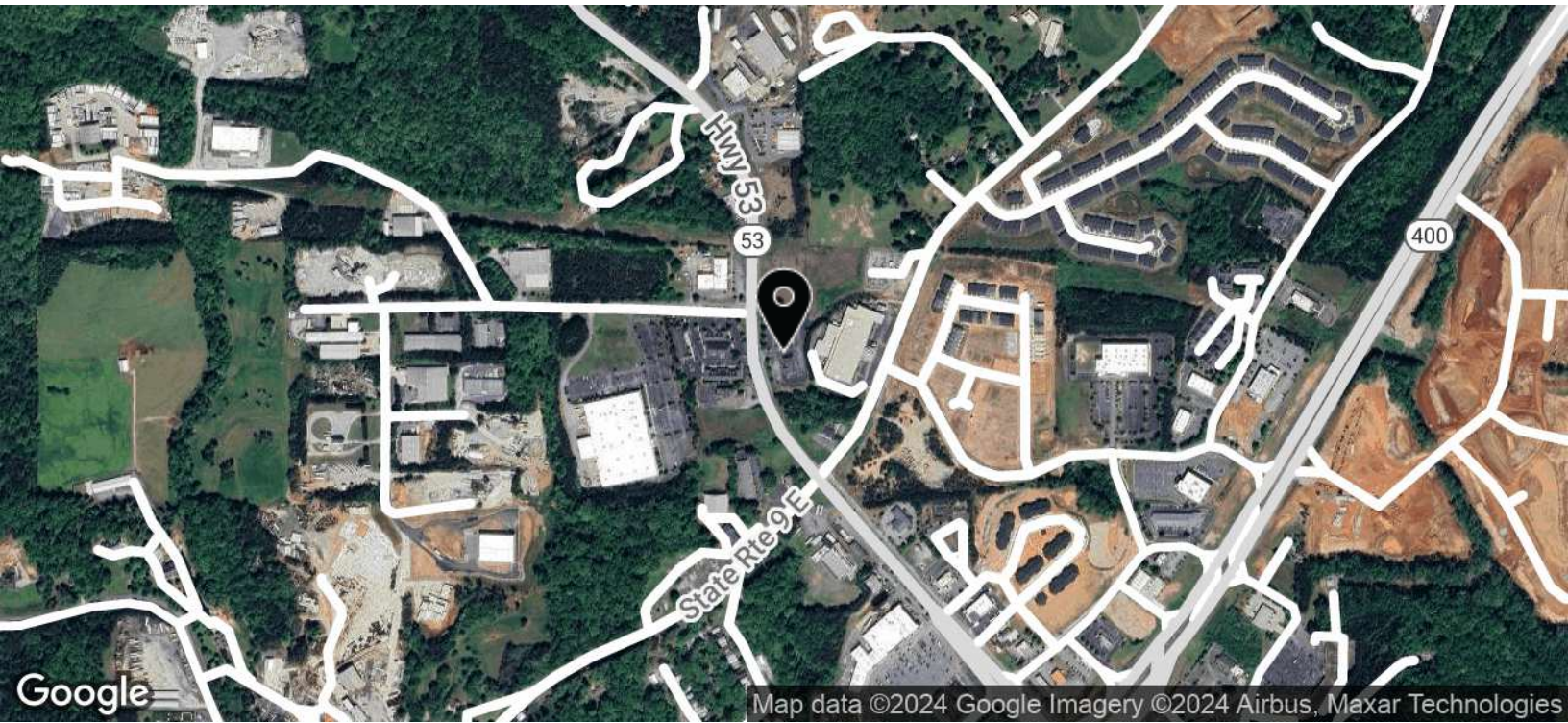
**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# Office Building For Lease

5959 & 5983 Highway 53 East



**AVISON  
YOUNG**

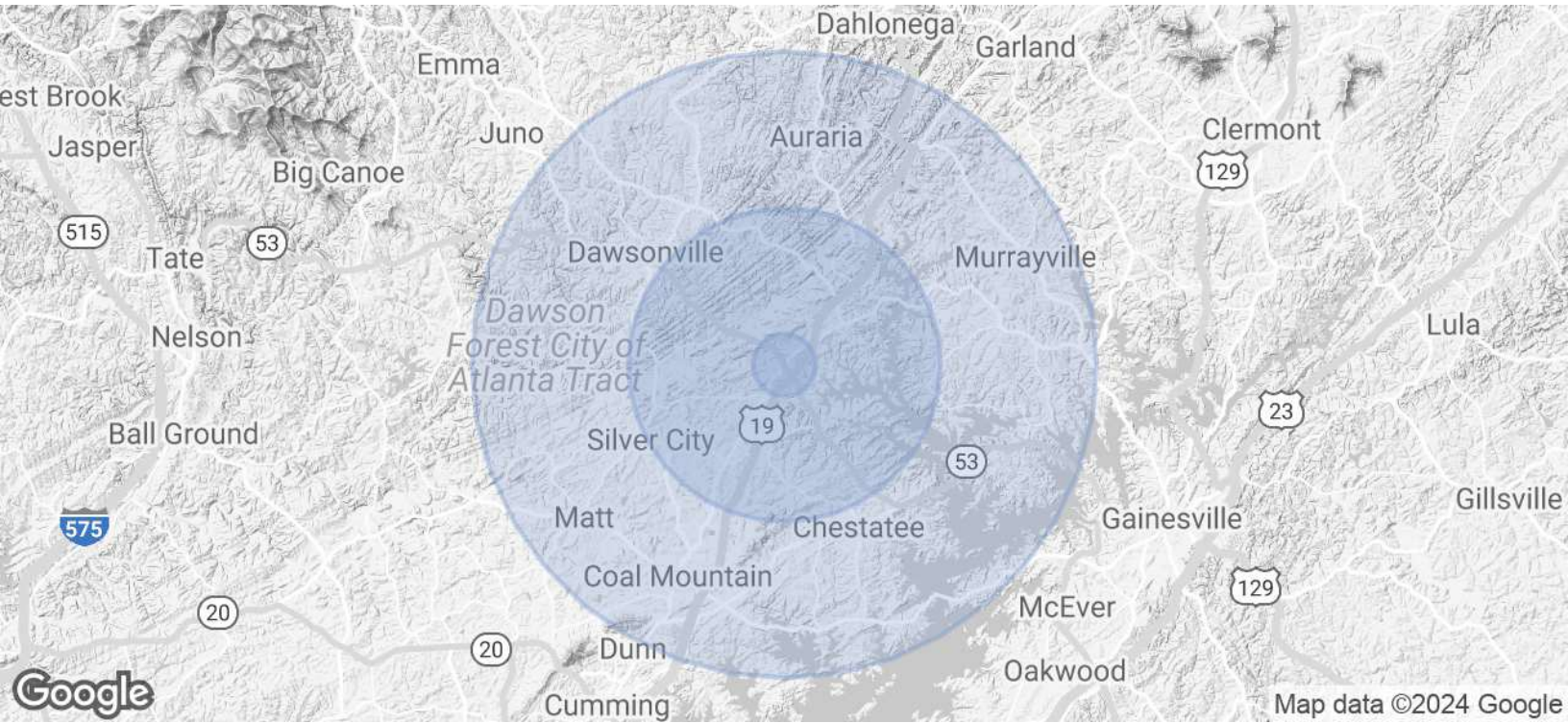
**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# Office Building For Lease

5959 & 5983 Highway 53 East



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	756	18,720	80,091
Average Age	39.3	37.7	36.8
Average Age (Male)	39.2	37.3	36.2
Average Age (Female)	39.3	38.1	37.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	282	6,851	28,368
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$78,454	\$76,382	\$77,428
Average House Value	\$218,712	\$253,185	\$260,436

\* Demographic data derived from 2020 ACS - US Census



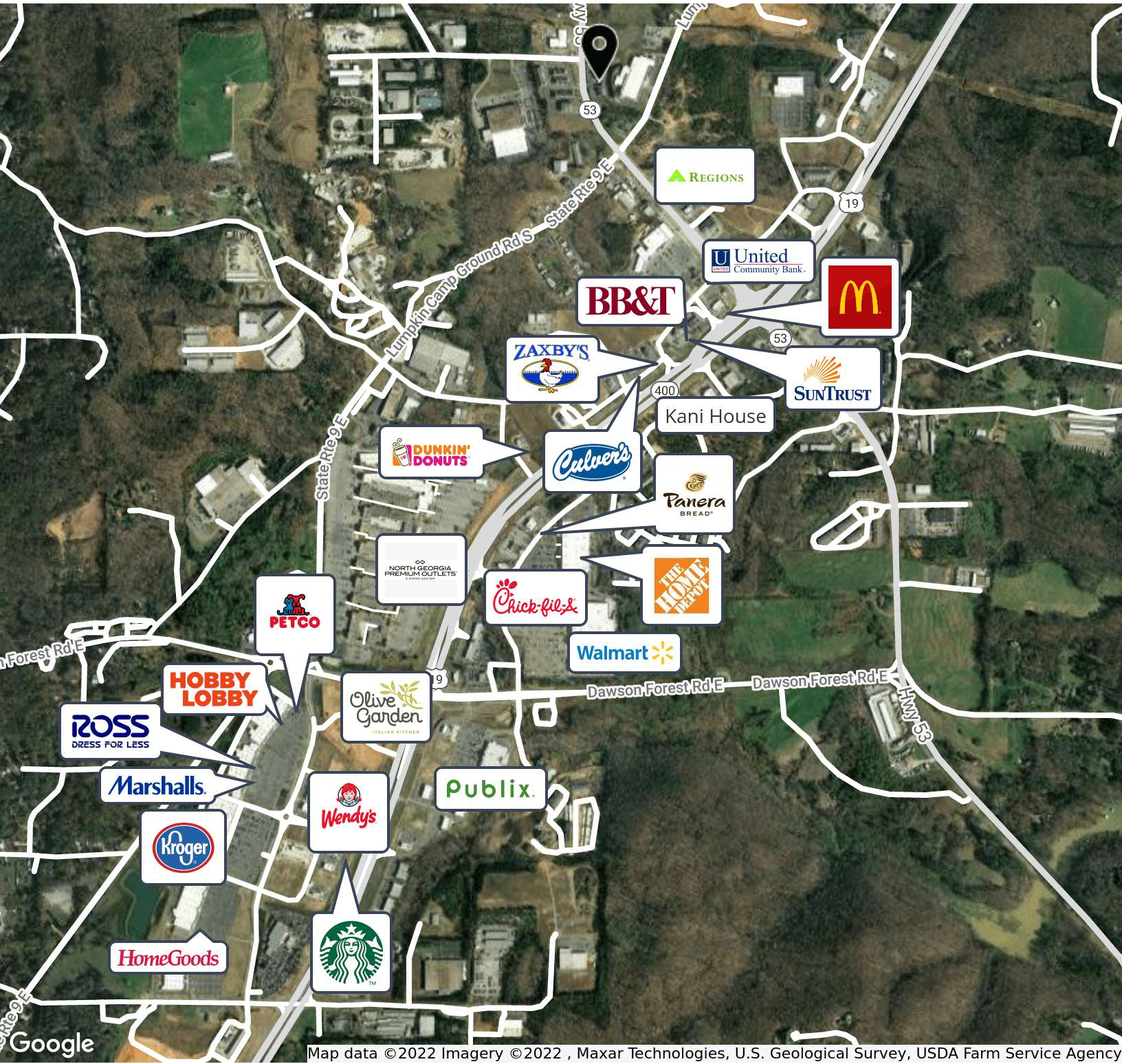
**Andrew D. Joyner, CCIM**  
 Senior Vice President  
 D 770 532 9911  
[andrew.joyner@avisonyoung.com](mailto:andrew.joyner@avisonyoung.com)

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

# Office Building For Lease

5959 & 5983 Highway 53 East



**AVISON  
YOUNG**

**Andrew D. Joyner, CCIM**  
Senior Vice President  
D 770 532 9911  
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



**for more information, please contact**

**Andrew D. Joyner, CCIM**

Senior Vice President

D 770 532 9911

[andrew.joyner@avisonyoung.com](mailto:andrew.joyner@avisonyoung.com)

**Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501**

© 2024. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.