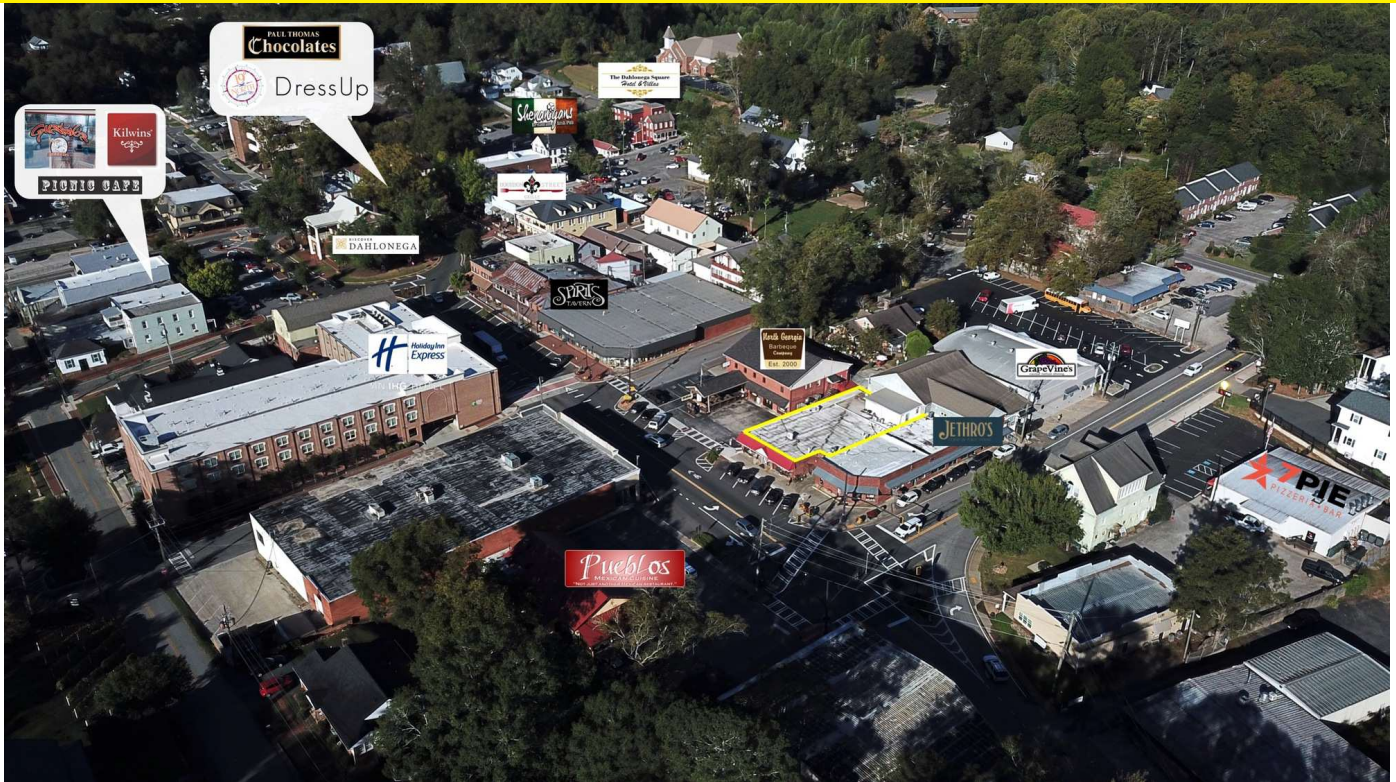


# Downtown Dahlonega - Commercial/Retail Building

75 East Main Street, Dahlonega, GA 30533

## RETAIL PROPERTY FOR SALE



### PROPERTY DESCRIPTION

Norton Commercial is proud to present an incredible opportunity in the heart of one of the fastest growing counties in the nation! 75 East Main Street is located on the Historic Dahlonega Square, home to national, regional, and local retail and restaurant brands, as well as, a few Hallmark movies! This growing downtown area is only steps away from the University of North Georgia's Dahlonega campus which is home to nearly 8,000 students. This property is currently home to a successful, long standing, multi-vendor antique store business that could be included in the sale.

This unique building is situated well for not only someone looking for an income producing property, but is perfect for an owner user re-imagination of the space. Currently, this building is home to a successful antique business with many different vendors as tenants. With the property's CBD zoning in the City of Dahlonega, there is an option for a revitalization of this space into a restaurant, event venue, church, historic museum, etc. The opportunities are endless!

When it comes to Dahlonega/Lumpkin County there are many different facets of attractions that bring people there. For one, Dahlonega is said to be the start of the gold rush in the early 1800's, and its history still brings people to explore. Additionally, many people enjoy the agritourism part of this area which features a multitude of attractions such as wineries, wedding venues, resorts, hiking trails, ATV parks, world class trout fishing and much more!

As Dahlonega, GA and its downtown area grow, the opportunities to find a property like this will become nearly impossible. Whether you are an investor or owner-user, do not miss the opportunity to check out this property!

### OFFERING SUMMARY

Sale Price: \$2,195,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	642	1,237
Total Population	306	2,894	5,712
Average HH Income	\$66,707	\$73,893	\$72,436

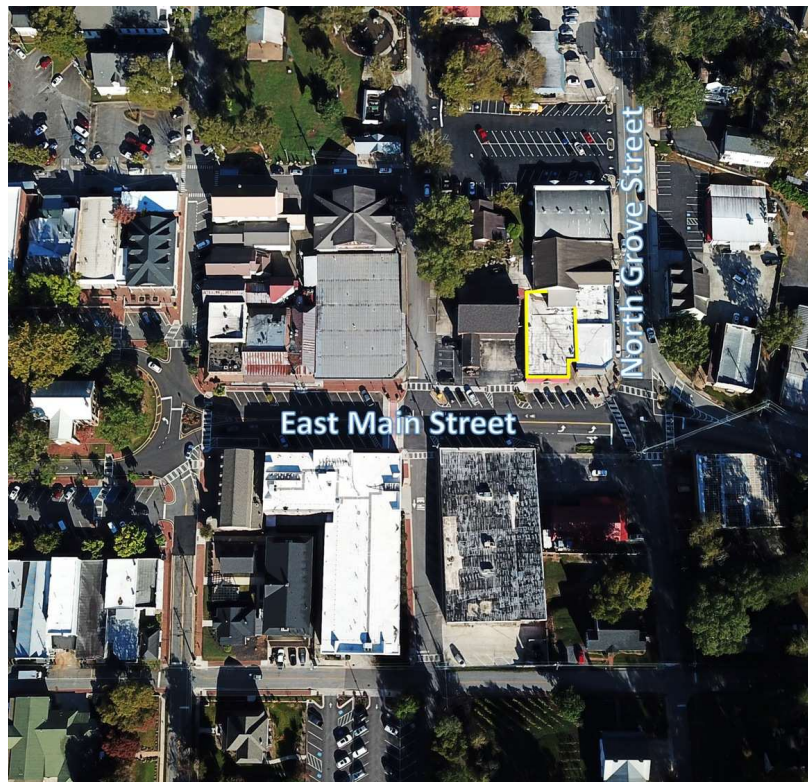
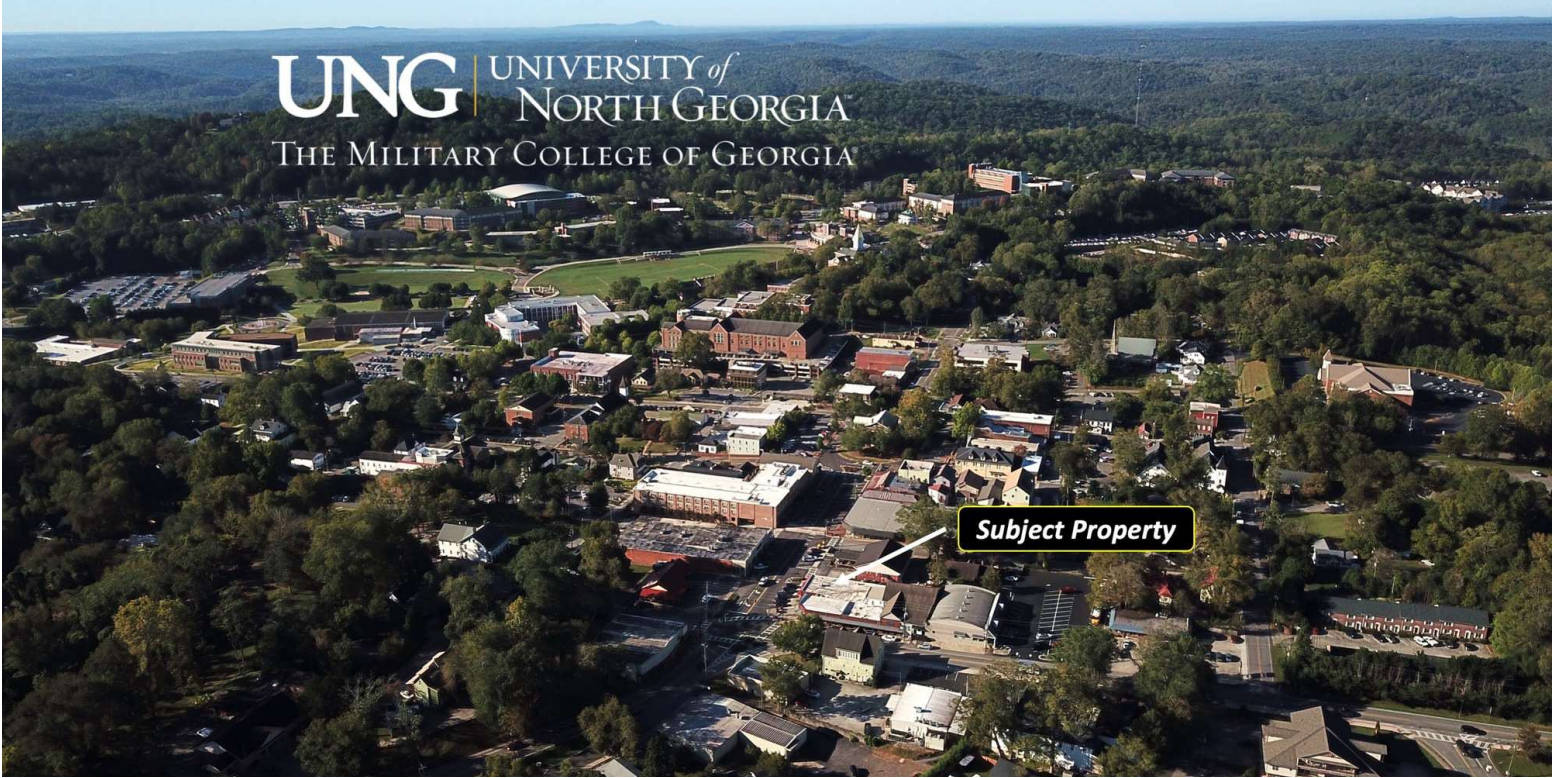
CJ Harman  
706-594-2456  
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AERIAL PHOTOS



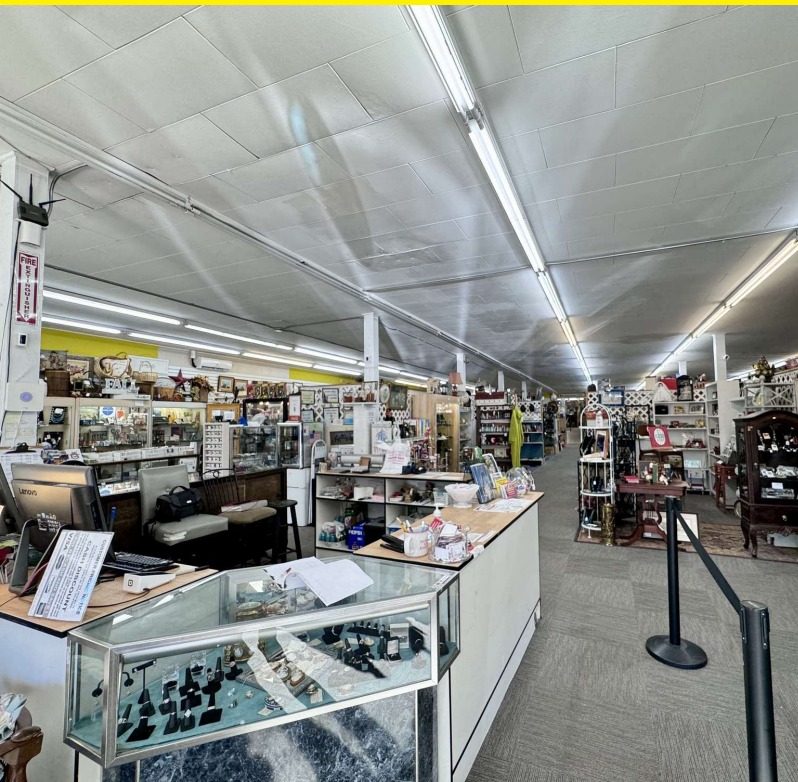
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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



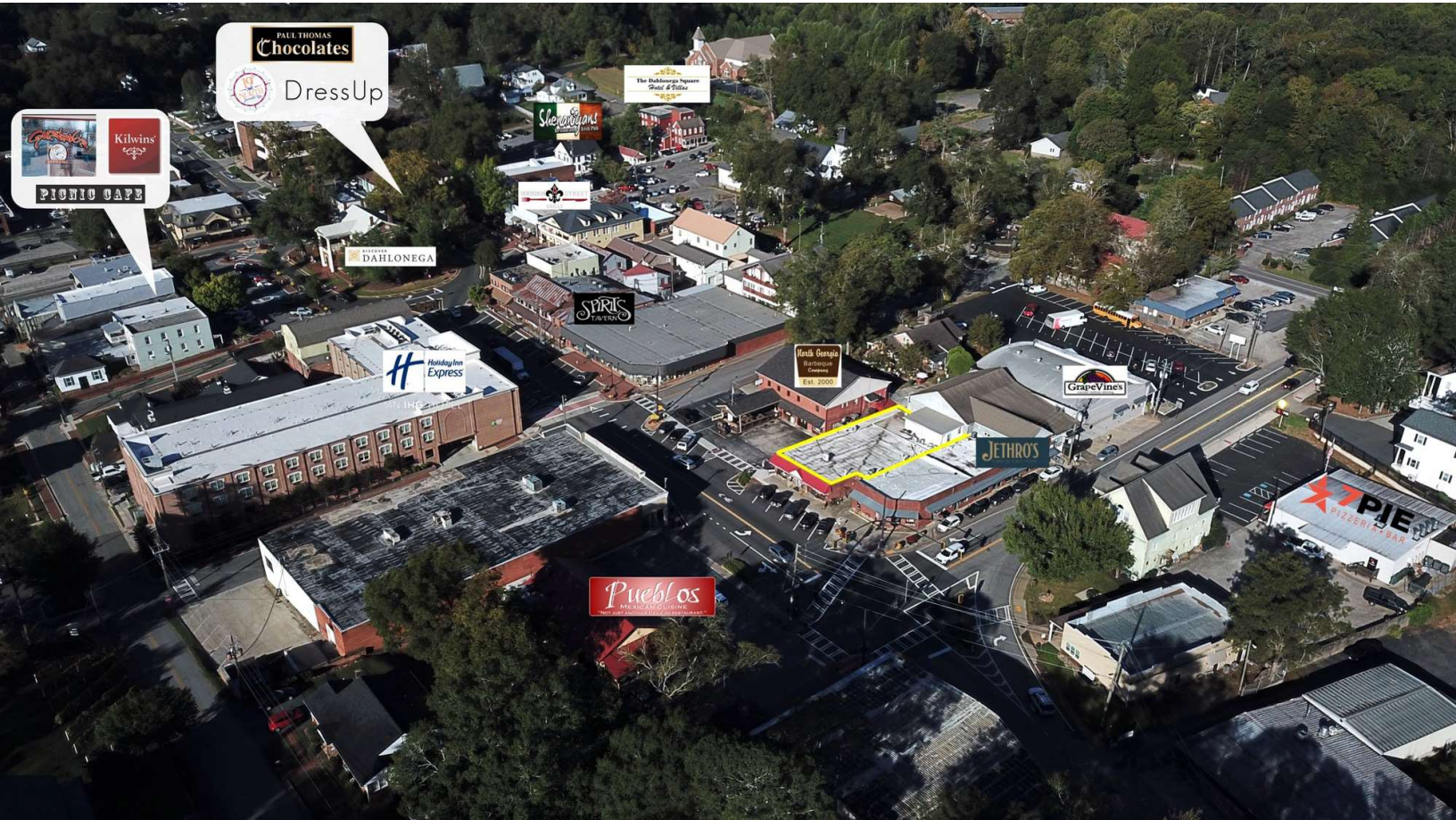
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## RETAILER MAP



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