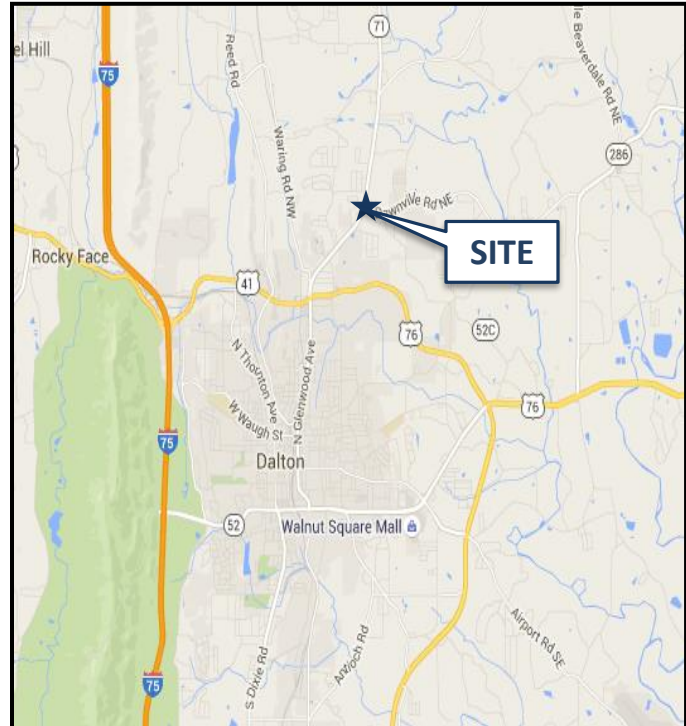


**SPACE FOR LEASE**  
**(762) 231-5998**

**Dalton Village**  
**2406 - 2410 Cleveland Highway**  
**Dalton, GA 30721**

## Property Highlights

- 123,000 Square Foot Neighborhood Shopping Center built in 2009
- Located in Dalton, GA on Cleveland Highway (Traffic counts greater than 25,000 VPD)
- 10 minutes from downtown Dalton / I-75 Corridor - 30 minutes south of Chattanooga, TN - 90 minutes northwest of Atlanta, GA
- Mixed-Use Center with Retail and Office tenants - anchored by Family Dollar & Robinson Salvage
- Suites available from 1,500 SF to 9,983 SF
- Amenities include End-Cap Space with Patio Use, High Quality Exterior Finishes, Highway Frontage, All Suites with Strong Curb Appeal and Visibility, and Pylon, Façade and LED Signage Available
- 13 Acre Lot with 4.82 per 1,000 SF Parking Ratio



Validus Group Properties  
3504 Cragmont Drive  
Suite 100  
Tampa, FL 33619  
[www.validusgroupproperties.com](http://www.validusgroupproperties.com)

For Additional Information Contact:  
**Julio Espinoza**  
Property Manager  
(762) 231-5998  
[jespinoza@vgres.com](mailto:jespinoza@vgres.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

# SPACE FOR LEASE

## (762) 231-5998

**Dalton Village**  
2406 - 2410 Cleveland Highway  
Dalton, GA 30721

### TENANT ROSTER

SUITE	TENANT	SIZE
101A	Available	5,100 SF
101B	Family Dollar	10,000 SF
102-103	Automation Personnel	3,059 SF
104-106	Available	4,551 SF
107	H&R Block	1,517 SF
108	Queen Nails Salon	1,517 SF
108	Cowboy Coffee Cantina	1,517 SF
110-111; 112; 201-202; 203-204	The River Community Church	17,105 SF
205-206	Available	2,994 SF
207-208	Available	3,025 SF
209	Robinson Salvage	34,965 SF
210	Providence Thrift Store	14,914 SF
301-302	Available	2,975 SF
303	Available	1,500 SF
304	Leasing & Management Office	1,500 SF
305	Available	1,500 SF
306	Pretty Southern Boutique	1,500 SF
307	Edge Hair Salon	1,500 SF
308	Robinson's Wear It For Less	9,983 SF
Ground Lease	Wells Fargo ATM	

### DALTON VILLAGE SITE PLAN

2410 Cleveland Highway, Dalton, GA 30721



UPDATED FEB 2024



Validus Group Properties  
3504 Cragmont Drive  
Suite 100  
Tampa, FL 33619  
[www.validusgroupproperties.com](http://www.validusgroupproperties.com)

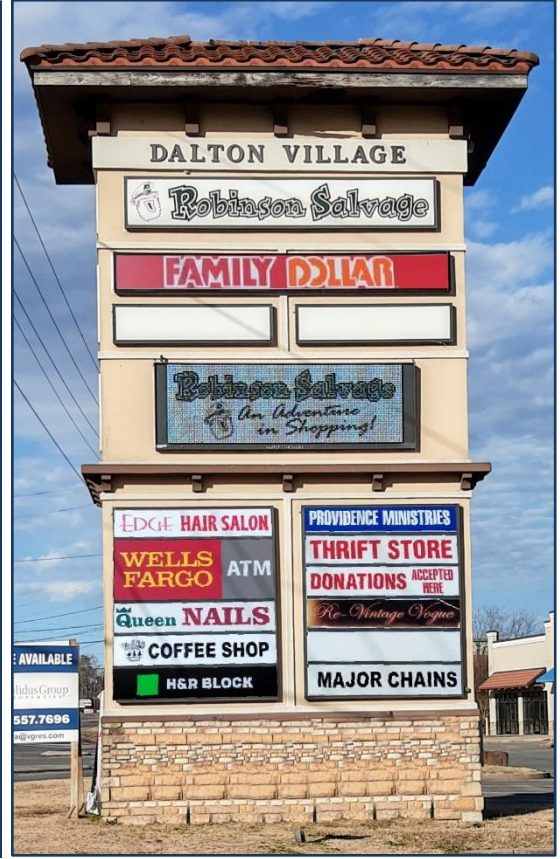
For Additional Information Contact:  
**Julio Espinoza**  
Property Manager  
(762) 231-5998  
[jespinoza@vgres.com](mailto:jespinoza@vgres.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.



**SPACE FOR LEASE**  
**(762) 231-5998**

**Dalton Village**  
2406 - 2410 Cleveland Highway  
Dalton, GA 30721



Validus Group Properties  
3504 Cragmont Drive  
Suite 100  
Tampa, FL 33619  
[www.validusgroupproperties.com](http://www.validusgroupproperties.com)

For Additional Information Contact:  
Julio Espinoza  
Property Manager  
(762) 231-5998  
[jespinoza@vgres.com](mailto:jespinoza@vgres.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.