

Medical Office/Surgery Center Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

MEDICAL OFFICE BUILDING FOR SALE



CJ Harman
706-594-2456
cjharman@nortoncommercial.com



Medical Office/Surgery Center - Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to exclusively present this 6,395 SF medical office for sale/lease. The subject property is located just off the historic Dahlonega, Ga square. The property features 6+ exam rooms, 3 provider offices, an MRI Room with an MRI machine, an X-Ray machine, and front office hub. The office also features a full Operating Room with a large pre-op/post-op area that could accommodate 4+ patients. This office is nearly turn key for the majority of medical users featuring new air conditioning and Generac generator. The property is only minutes from University of North Georgia and the new Northeast Georgia Medical Center on GA 400.

LOCATION DESCRIPTION

The subject property is located just off Historic Downtown Dahlonega, Ga. From the front door of the property you are less than 10 minutes from GA 400, 20 minutes from Gainesville, 30 minutes from Cumming, and only an hour from Atlanta!

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$13/SF (MG)
Available SF:	6,395 SF
Lot Size:	1 Acre
Building Size:	6,395 SF
Parking spaces:	30+ Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	538	3,125	6,775
Total Population	1,486	8,481	17,321
Average HH Income	\$34,224	\$59,945	\$67,258

Medical Office/Surgery Center - Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

AERIAL PHOTOS



Medical Office/Surgery Center - Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

OFFICE PHOTOS



CJ Harman
706-594-2456
cjharman@nortoncommercial.com



Medical Office/Surgery Center - Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

OFFICE PHOTOS



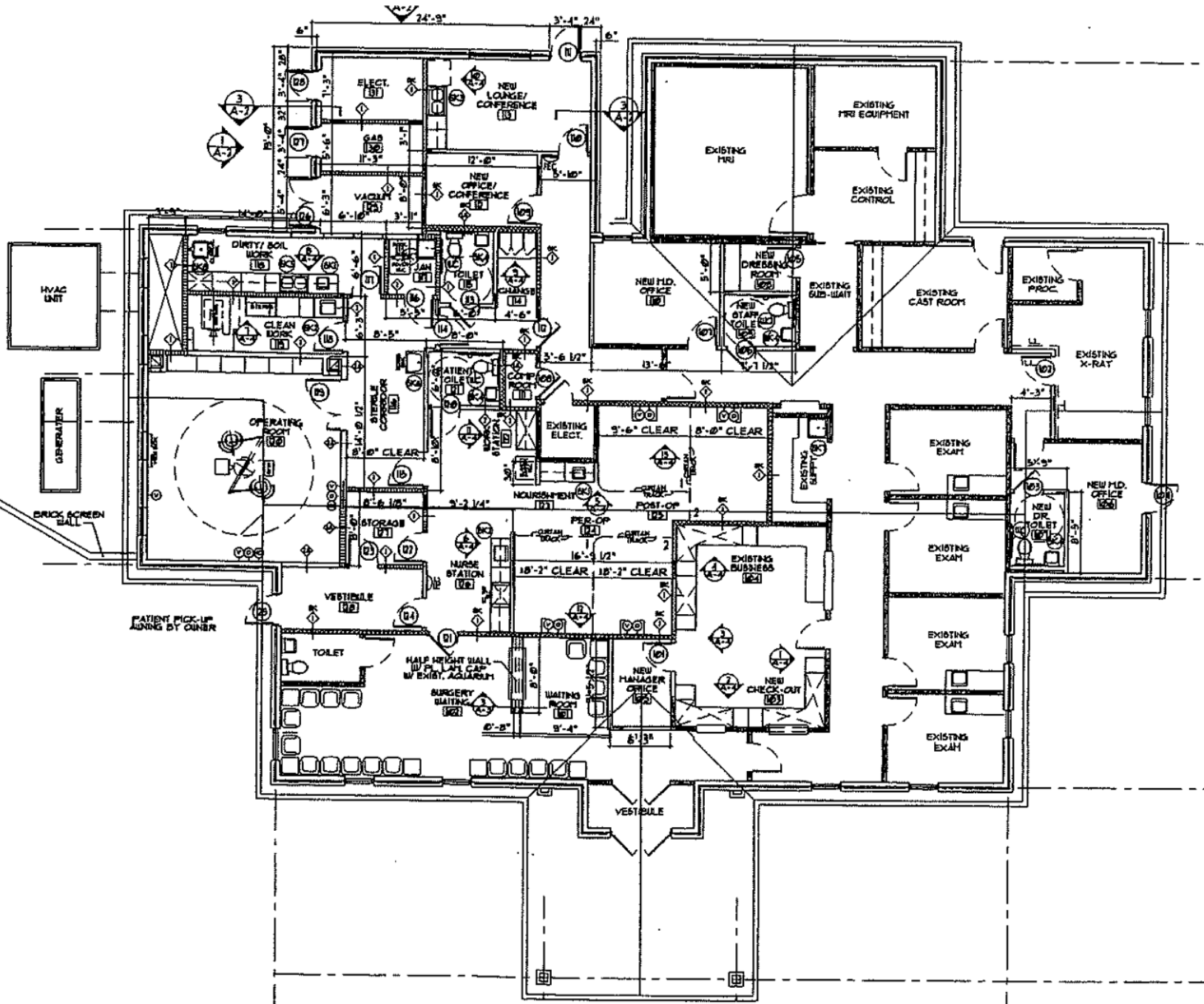
CJ Harman
706-594-2456
cjharman@nortoncommercial.com



Medical Office/Surgery Center - Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

OFFICE FLOOR PLAN



2 LAYOUT FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

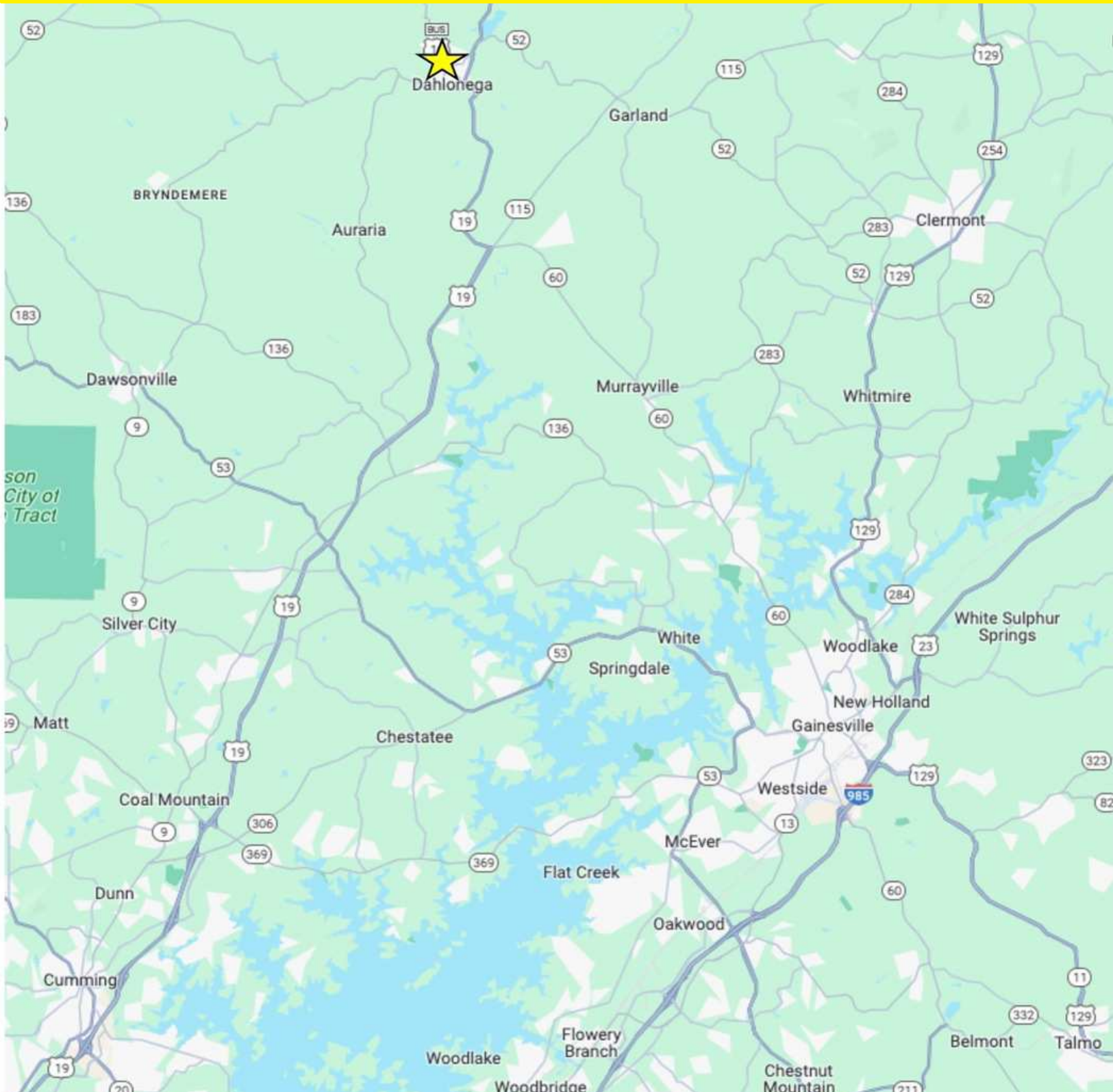
CJ Harman
706-594-2456
cjharman@nortoncommercial.com



Medical Office/Surgery Center - Dahlonega, GA

70 Ansley Drive, Dahlonega, GA 30533

CORRIDOR MAP



CJ Harman
706-594-2456
cjharman@nortoncommercial.com





Executive Summary

Hoschild David P MD
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 34.52394
Longitude: -83.97780

	1 mile	3 miles	10 miles
Population			
2010 Population	3,006	8,280	42,821
2020 Population	3,732	10,526	47,522
2023 Population	3,754	10,462	48,825
2028 Population	3,730	10,377	49,869
2010-2020 Annual Rate	2.19%	2.43%	1.05%
2020-2023 Annual Rate	0.18%	-0.19%	0.84%
2023-2028 Annual Rate	-0.13%	-0.16%	0.42%
2023 Male Population	47.4%	48.1%	49.6%
2023 Female Population	52.6%	51.9%	50.4%
2023 Median Age	22.4	24.3	38.7

In the identified area, the current year population is 48,825. In 2020, the Census count in the area was 47,522. The rate of change since 2020 was 0.84% annually. The five-year projection for the population in the area is 49,869 representing a change of 0.42% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	82.5%	85.3%	87.5%
2023 Black Alone	3.6%	2.8%	1.3%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2023 Asian Alone	2.1%	1.6%	0.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.2%	2.7%	2.8%
2023 Two or More Races	8.0%	7.0%	7.0%
2023 Hispanic Origin (Any Race)	9.6%	7.9%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	47	69	86
2010 Households	428	2,760	15,753
2020 Households	434	2,818	16,954
2023 Households	442	2,825	17,506
2028 Households	444	2,807	18,009
2010-2020 Annual Rate	0.14%	0.21%	0.74%
2020-2023 Annual Rate	0.56%	0.08%	0.99%
2023-2028 Annual Rate	0.09%	-0.13%	0.57%
2023 Average Household Size	3.82	2.34	2.56

The household count in this area has changed from 16,954 in 2020 to 17,506 in the current year, a change of 0.99% annually. The five-year projection of households is 18,009, a change of 0.57% annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2020. The number of families in the current year is 12,234 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



Executive Summary

Hoschild David P MD
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 34.52394
Longitude: -83.97780

	1 mile	3 miles	10 miles
Mortgage Income			
2023 Percent of Income for Mortgage	40.3%	30.6%	24.4%
Median Household Income			
2023 Median Household Income	\$36,218	\$62,052	\$70,856
2028 Median Household Income	\$40,980	\$67,082	\$78,966
2023-2028 Annual Rate	2.50%	1.57%	2.19%
Average Household Income			
2023 Average Household Income	\$65,004	\$83,058	\$93,419
2028 Average Household Income	\$69,256	\$90,087	\$105,377
2023-2028 Annual Rate	1.28%	1.64%	2.44%
Per Capita Income			
2023 Per Capita Income	\$15,344	\$24,925	\$33,909
2028 Per Capita Income	\$16,201	\$26,887	\$38,413
2023-2028 Annual Rate	1.09%	1.53%	2.53%
GINI Index			
2023 Gini Index	47.1	43.7	40.1

Households by Income

Current median household income is \$70,856 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,966 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$93,419 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$105,377 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,909 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,413 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	62	81	102
2010 Total Housing Units	514	3,261	18,760
2010 Owner Occupied Housing Units	170	1,510	11,549
2010 Renter Occupied Housing Units	258	1,249	4,204
2010 Vacant Housing Units	86	501	3,007
2020 Total Housing Units	491	3,160	18,826
2020 Vacant Housing Units	57	342	1,872
2023 Total Housing Units	498	3,168	19,346
2023 Owner Occupied Housing Units	167	1,542	13,491
2023 Renter Occupied Housing Units	275	1,283	4,015
2023 Vacant Housing Units	56	343	1,840
2028 Total Housing Units	499	3,179	19,816
2028 Owner Occupied Housing Units	168	1,555	14,027
2028 Renter Occupied Housing Units	277	1,252	3,982
2028 Vacant Housing Units	55	372	1,807
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.3	52.0	51.6

Currently, 69.7% of the 19,346 housing units in the area are owner occupied; 20.8%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 18,826 housing units in the area and 9.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.84%. Median home value in the area is \$287,776, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.24% annually to \$306,090.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.