



**FOR SALE**

PRIME CORRIDOR| LOCAL CONNECTIVITY  
256 & 258 BEARTOOTH PARKWAY | DAWSONVILLE, GA 30534





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## CONTACT INFORMATION:

### DAVID STOVALL

SENIOR VICE PRESIDENT/PARTNER

770.595.0702

[dstovall@nortoncommercial.com](mailto:dstovall@nortoncommercial.com)

### ALEX PETRY

VICE PRESIDENT

678.382.2645

[apetry@nortoncommercial.com](mailto:apetry@nortoncommercial.com)



## Norton Commercial

434 Green Street  
Gainesville, GA 30501  
[nortoncommercial.com](http://nortoncommercial.com)



## OFFERING SUMMARY



\$2,400,000



± 2.04 Acres



No deferred maintenance;  
pride of ownership asset



18,145 +/- SF Multi-tenant Retail  
74 paved parking spaces



Located at a high-traffic, high-  
growth interchange (Hwy 400 &  
Hwy 53)





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## EXECUTIVE SUMMARY



Norton Commercial Acreage Group is pleased to present the opportunity to acquire 256 & 258 Beartooth Pkwy, an 18,145-square-foot, two-building multi-tenant office/flex investment located in Dawsonville, Georgia — one of North Georgia's fastest-growing submarkets.

The property is 100% occupied by eight tenants, providing a diversified income stream and reducing exposure to any single tenant's credit or renewal risk. Current ownership has maintained the asset to an exceptional standard, and the property carries **no deferred capital expenditure**, offering an incoming buyer immediate cash flow without the near-term capital obligations that typically accompany assets of this age and tenant composition.



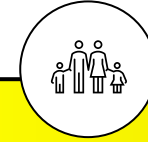


# DAWSONVILLE

A THRIVING, FAMILY FOCUSED LAKE LANIER  
LANIER COMMUNITY EXPERIENCING  
REMARKABLE GROWTH

**38,223**  
5-MILE  
POPULATION

**\$143,575**  
AVG. HH INCOME  
(5 MILES)



**Dawson County  
ranked No. 9 among  
the fastest-growing  
counties in the U.S**



**Surrounded by  
Leading Grocery  
Retailers**



**North Georgia Premium  
Outlets less than 2 mi**



**+/- 53,200 combined  
VPD**



The property sits immediately adjacent to the signalized intersection of HWY 400 and HWY 53, two of the primary commercial and commuter arteries serving Dawson County. Combined daily traffic counts exceed 55,000 vehicles (38,300 VPD on HWY 400; 16,700 VPD on HWY 53), giving tenants strong visibility and access while positioning the asset squarely within Dawsonville's continuing wave of residential and commercial expansion.



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## PROPERTY HIGHLIGHTS



256 & 258 Beartooth Pkwy offers investors a rare, low-risk entry into the Dawsonville industrial/flex market. The 18,145-square-foot property spans two buildings and is fully leased to eight tenants, providing diversified in-place income with reduced exposure to any single tenant's credit or renewal risk. Current ownership has maintained the asset to an exceptional standard, and the property carries no deferred capital expenditure — a distinct advantage for a buyer looking to step into stabilized cash flow without inheriting near-term capital obligations.

The property's location is a defining strength. Situated immediately adjacent to the HWY 400 & HWY 53 intersection, the asset benefits from combined daily traffic counts exceeding 55,000 vehicles (38,300 VPD on HWY 400 and 16,700 VPD on HWY 53), giving tenants strong visibility and access along two of Dawson County's primary commercial corridors. GDOT's recent \$1.7 million funding award for intersection improvements at SR 53 and Lumpkin Campground Road underscores the state's continued investment in this corridor's capacity and long-term traffic flow.

Dawson County ranks among the fastest-growing counties in the country, placing 9th nationally in the Census Bureau's most recent population estimates with 4.2% growth in a single year, and has repeatedly landed in the top 10 nationally in prior Census releases. This sustained growth trajectory, paired with median household income in Dawsonville running well above both the state and national averages, points to a deepening tenant and customer base for years to come. For an investor, the combination of durable in-place income and a rapidly expanding trade area creates a compelling opportunity for both near-term stability and long-term rent growth.



# LOCATION MAP

