

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

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**POWELL**  
PROPERTY GROUP

**PRICE REDUCTION**  
**- \$799,000**

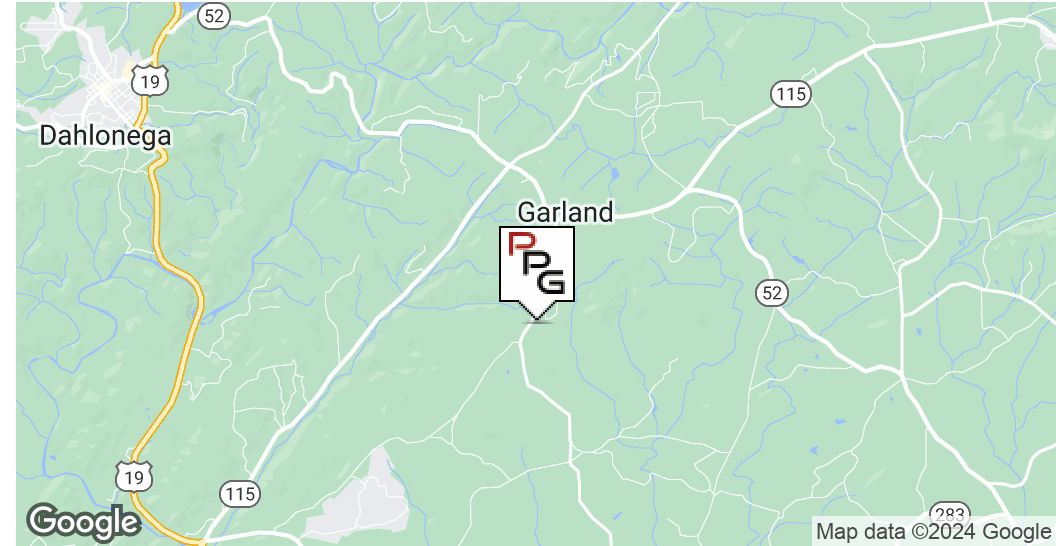
FOR SALE

*Industrial Property :*

1245 OLD DAHLONEGA HWY, DAHLONEGA, GA 30533

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1245 OLD DAHLONEGA HWY, DAHLONEGA, GA 30533



## OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	5,000 SF
Lot Size:	1.36 Acres
Year Built:	2009
Zoning:	RG

## PROPERTY OVERVIEW

Discover a prime investment opportunity in the thriving Dahlonega area. This impressive property features a modern 5,000 SF building, constructed in 2009 and zoned RG for maximum flexibility. Boasting a strategic location and excellent connectivity, it offers convenience for industrial, warehouse, and distribution operations. The well-maintained facility provides ample space for streamlined operations and expansion potential. With its prime location in the sought-after Dahlonega area, this property presents an exceptional opportunity for investors looking to establish or expand their presence in a vibrant commercial hub.

## PROPERTY HIGHLIGHTS

- Zoned RG for maximum flexibility
- Excellent connectivity for streamlined operations
- Well-maintained facility
- Ample space for operations and potential expansion
- Warehouse and office are air conditioned

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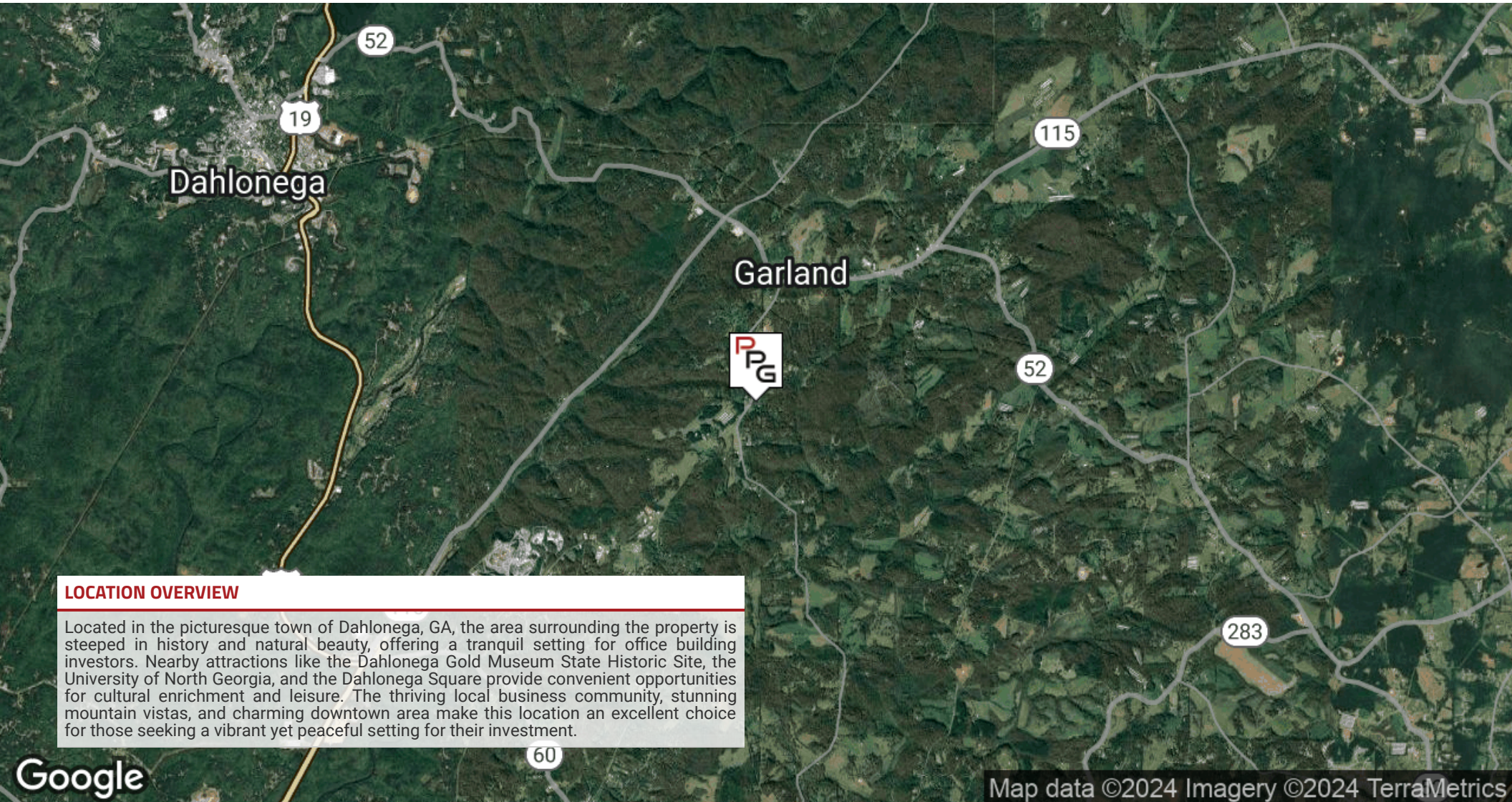
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## LOCATION OVERVIEW

Located in the picturesque town of Dahlonega, GA, the area surrounding the property is steeped in history and natural beauty, offering a tranquil setting for office building investors. Nearby attractions like the Dahlonega Gold Museum State Historic Site, the University of North Georgia, and the Dahlonega Square provide convenient opportunities for cultural enrichment and leisure. The thriving local business community, stunning mountain vistas, and charming downtown area make this location an excellent choice for those seeking a vibrant yet peaceful setting for their investment.

Map data ©2024 Imagery ©2024 TerraMetrics

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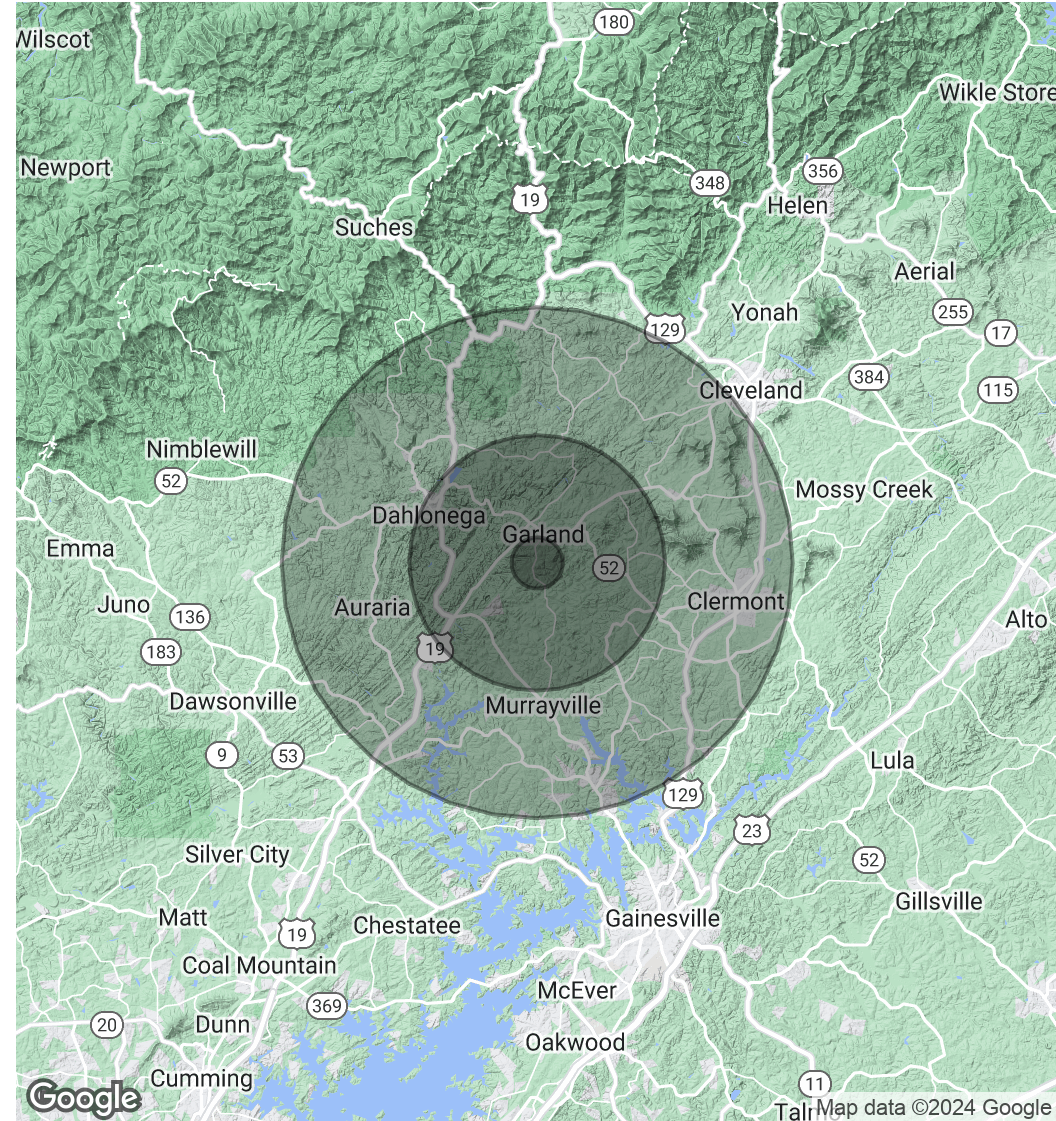


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	548	13,690	62,071
Average Age	38.3	40.8	41.9
Average Age (Male)	34.2	39.2	40.5
Average Age (Female)	38.3	42.4	43.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	204	5,700	26,090
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$52,475	\$73,722	\$74,313
Average House Value	\$101,365	\$220,956	\$233,928

2020 American Community Survey (ACS)



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