



PARCELS AVAILABLE

SWQ GA 400 AND DAWSON FOREST ROAD

DAWSONVILLE, GA

3 PAD SITES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



3 Pad ready sites available for ground lease or build to suit

- Approximately 4.5 acres available
- Up to 3 pad ready parcels available for ground lease
- Frontage on GA 400 (29,400 cars per day) with Excellent Visibility
- Situated in the heart of the Dawsonville retail corridor
- Site is located just south of the 540,000 sf North Georgia Premium Outlet Mall, one of the top outlets in the state with over 7 million visitors annually.

DEMOGRAPHICS:	3-Mile	5-Miles	7-Miles
2018 Est. Population	11,640	28,713	54,815
2018 Average HH Income	\$ 81,378	\$ 87,910	\$ 85,800
2018 Est. Households	4,300	10,364	19,585
2018 Est. # of Employees	6,011	8,518	14,192

For More Information, Contact:

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Approximately 4.5 Acres Remaining



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North Georgia Premium Outlet
 140 stores (Simon 540,000sf)

Banana Republic, BCBS, Max Azria, Ann Taylor, Loft, Burberry, Chico's, Coldwater Creek, Guess, J Crew, Juicy Couture, Kenneth Cole, Old Navy, Michael Kors, Nike, Reebok, Tory Burch, Saks Fifth Avenue off 5th, Z Gallerie, Timberland, True Religion, Under Armour, Pottery Barn, White House Black Market, lululemon, William Sonoma, Palmetto Moon

Lumpkin Camp Ground Rd S (4,030 VPD)

Lumpkin Camp Ground Rd (5,700 VPD)

(32,500 VPD)

(27,200 VPD)

Dawson Forest Rd (4,210 VPD)

(14,500 VPD)

SITE

300 Apartment Homes Under Construction

Outside World Outfitters

THE VARSITY

Advance Auto Parts

Epplebee's

RH

HomeGoods

Burlington

BEALLS Outlet

United

Kroger

BEALLS Outlet

HomeGoods

ROSS

Marshall's

FIVE BELOW

Tuesday Morning

KIRKLAND'S

HOBBY LOBBY

PETCO

Walmart

IHOP

Arby's

Wendy's

FIVE GUYS

Red Lobster

Longhorn Steakhouse

Dunkin' Donuts

Kouzzie's

POPEYES

Wendy's

KaniiHouse

BB&T

Zaxby's

CVS

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