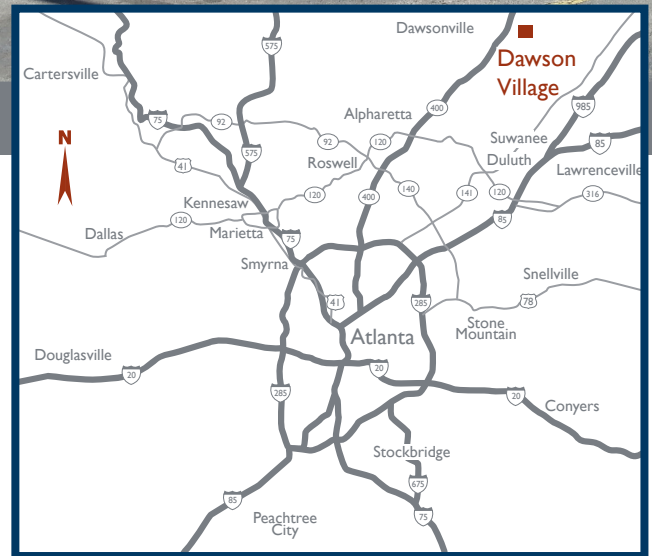


DAWSON VILLAGE

6625 HWY 53 (AKA DAWSON VILLAGE WAY), DAWSONVILLE, GA 30534



PROPERTY DETAILS

- 93,283 SF retail center in Dawson County
- 71,672 SF anchor space (former Kroger) available to lease in a highly-visible location
- 355' frontage by 200' depth, 4 dock-high doors in back, can be subdivided
- Location is so successful that Kroger has outgrown this space and has moved in early 2017 to a 123,000 SF location south of the North Georgia Premium Outlets
- Close proximity to the North Georgia Premium Outlets, the top-performing outlet center in Georgia, with 6.1 million annual visitors
- Other area retailers include Walmart, Ingles, Home Depot
- Strong traffic counts of 31,500 VPD on GA 400, and 14,000 VPD on Hwy. 53
- Two access points off of Hwy. 53 and one access point off of GA 400

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DAWSON VILLAGE

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TRAFFIC COUNTS

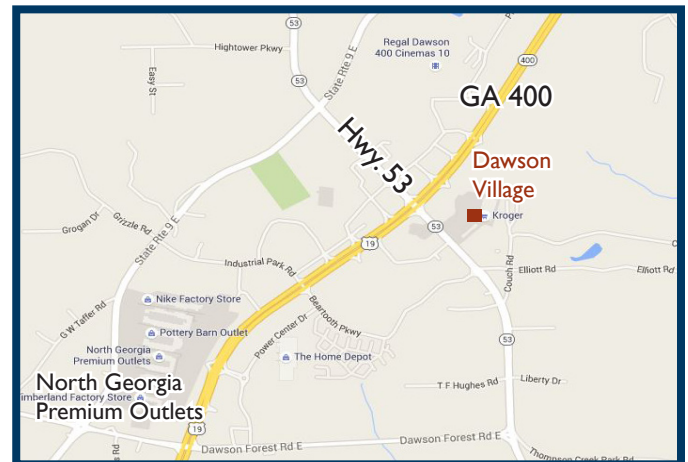
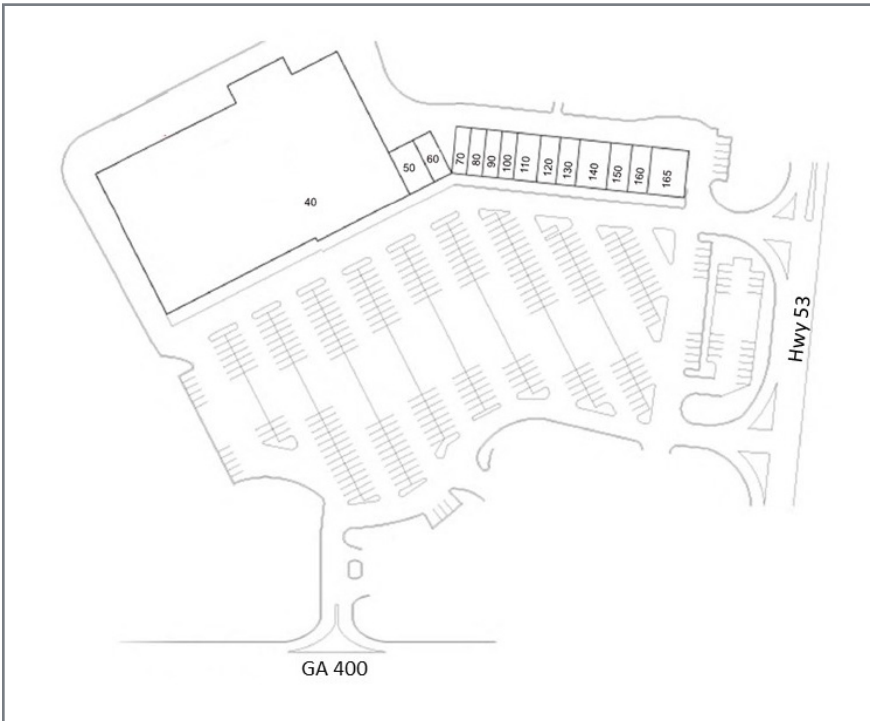
GA 400 north of site	27,200 VPD
Ga 400 south of site at N Georgia Outlets	32,500 VPD
Hwy 53	14,500 VPD

DEMOGRAPHICS

	3 miles	5 miles	7 miles
Population	9,159	23,428	47,034
Income	\$74,821	\$76,230	\$77,539

GPS COORDINATES

Lat. 34.3630003 Long. -84.0354148



Michael Walker, CLS

Vice President, Leasing

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