



DAWSONVILLE COMMONS

GA 400 south of Hwy 53
Dawsonville / Dawson Co.

RETAIL SPACE FOR LEASE



Site Access:

Property is accessible via the main entrance to the Home Depot and future Super Walmart Center and from Dawson Forest Road.

Other Uses In the Area:

Premium Outlet Mall, Home Depot, future Super Walmart, Kroger, Ingles, Longhorn Steaks, Ruby Tuesday, CVS, Chick-fil-a, McDonalds, and Arby's along with many other large and small restaurants and retailers.

Zoning Information:

C-HB (Commercial Highway Business)

Demographics:

Population - 5 mile radius: 16,548
Avg. Household Income: \$77,426

Daily Traffic Counts:

24,770 (2010) - Highway 400 South of Highway 53

Description

Dawsonville Commons is located in Dawson County on Highway 400 just south of Highway 53. The center is directly across the street from the North Georgia Premium Outlet Mall and faces the front of both the Home Depot and the Super Walmart center. This location offers both excellent visibility and access to northbound and southbound traffic via the main entrance to the Home Depot and Super Walmart center.

Access is available from GA 400 and Dawson Forest Road.

This is a regional sub-market area and draws from a 10-15 mile trade area. The location of this site represents the commercial epicenter of Dawson County.

For Leasing Information:

Whitney Gardner or Ron Chanin

Phone (770) 955-7676 / Fax (770) 955-7606

Email: info@riverwoodproperties.com

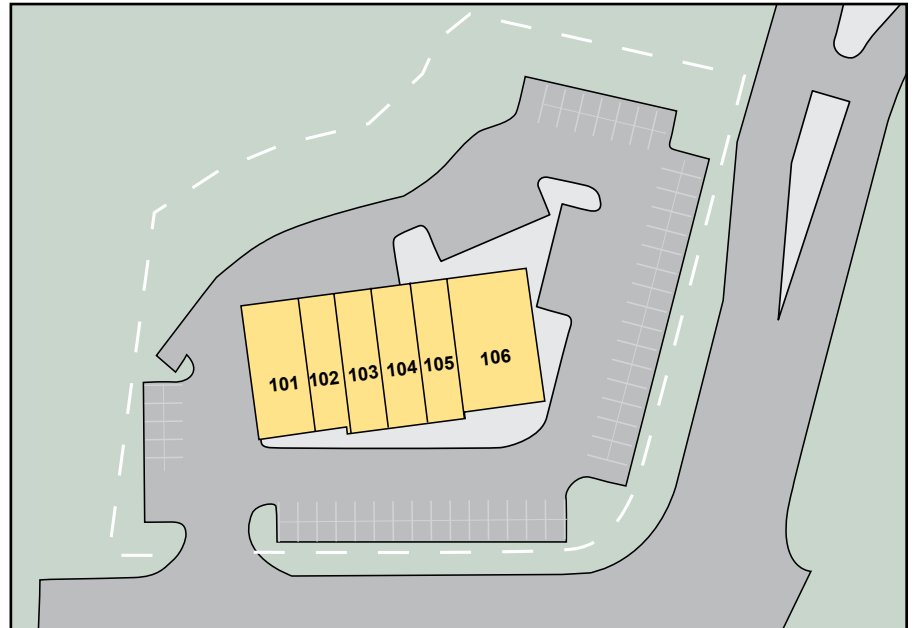
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Availability Information

100	Premier Cleaners	1,882
110	Retail Space Available	680
120	Pakmail	1,088
130	Sally Beauty Supply	1,293
140	Liberty Tax	965
150	Five Guys Burgers & Fries	2,257

GLA: 8,150 SF

Availability: 680 - 965 SF



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