



DAWSONVILLE PROMENADE

GA 400 just south of Hwy 53
Dawsonville / Dawson Co.

RETAIL SPACE FOR LEASE



Site Access:

Property is accessible via curb cuts on Highway 400 and Dawson Forest Road. There is a traffic signal at Highway 400 and Dawson Forest Road.

Other Uses In the Area:

Premium Outlet Mall, Home Depot, Super WalMart, Kroger, Ingles, CVS, Chick-fil-a, McDonalds, Longhorn, and Arbys along with many other large and small restaurants and retailers.

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 Promenade is located in Dawson County on Highway 400 at Dawson Forest Road just south of Highway 53. The site is directly across the street from the North Georgia Premium Outlet Mall and in front of the Home Depot and Super Wal-Mart. This site offers both excellent visibility and access to northbound and southbound traffic via curb cuts on Highway 400 and Dawson Forest Road (There is a traffic signal at Highway 400 and Dawson Forest Road.)

This is a regional sub-market area and draws from a 5-10 mile trade area.

For Leasing Information:

Whitney Gardner Spangler or Ron Chanin

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

Email: info@riverwoodproperties.com

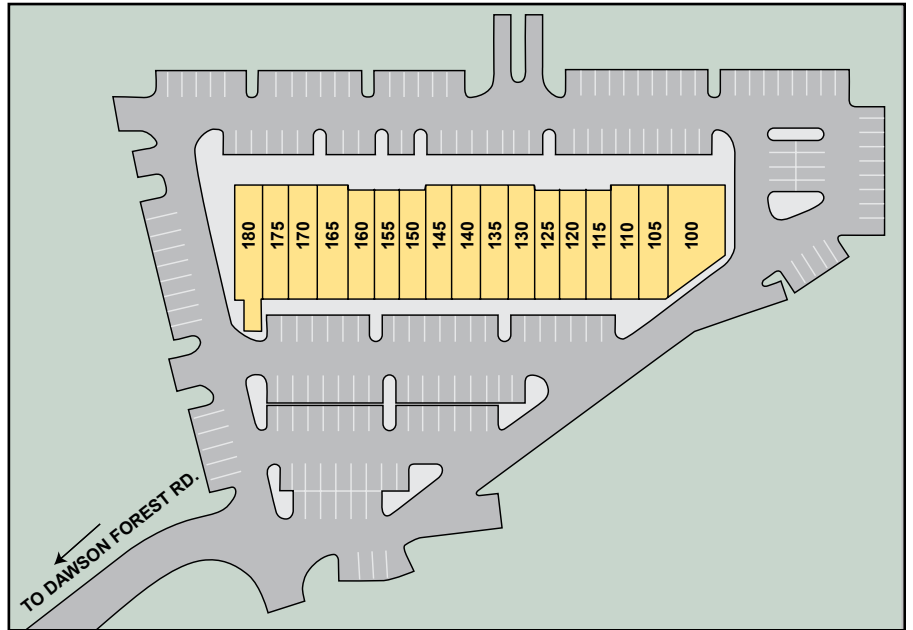
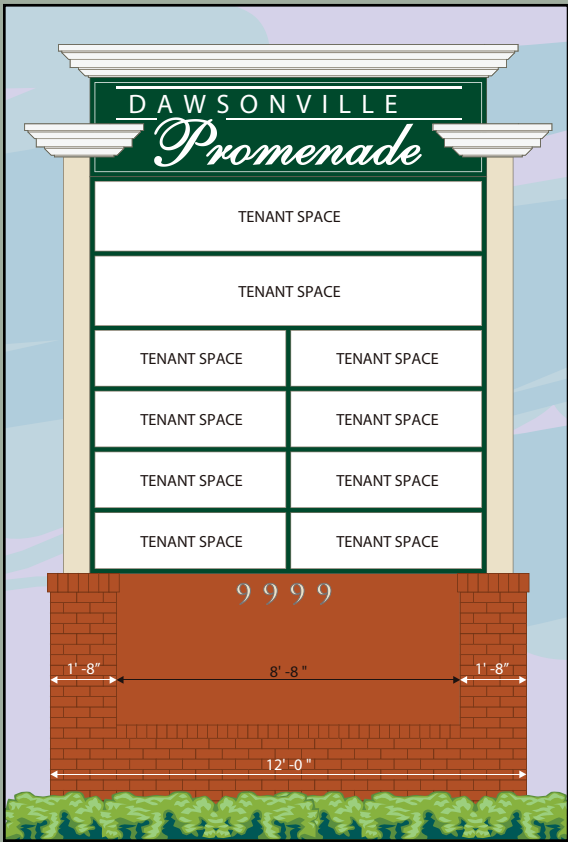
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Availability Information

100	Moe's Southwest Grill	2,604
105	Retail Space Available	1,599
110	Southeast Gold Buyers	1,520
115	Chin Chin	2,772
125	Classic Nails	1,386
130	Coldstone Creamery	1,440
135	Mattress Giant	3,200
145	Southland Homes	1,440
150	Premier Cleaners	1,386
155	Great Clips	1,309
160	Restaurant Space Available	1,463
165	Romancing the Range	3,360
175	Piazza	3,040



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