

DAWSONVILLE TOWN CENTER

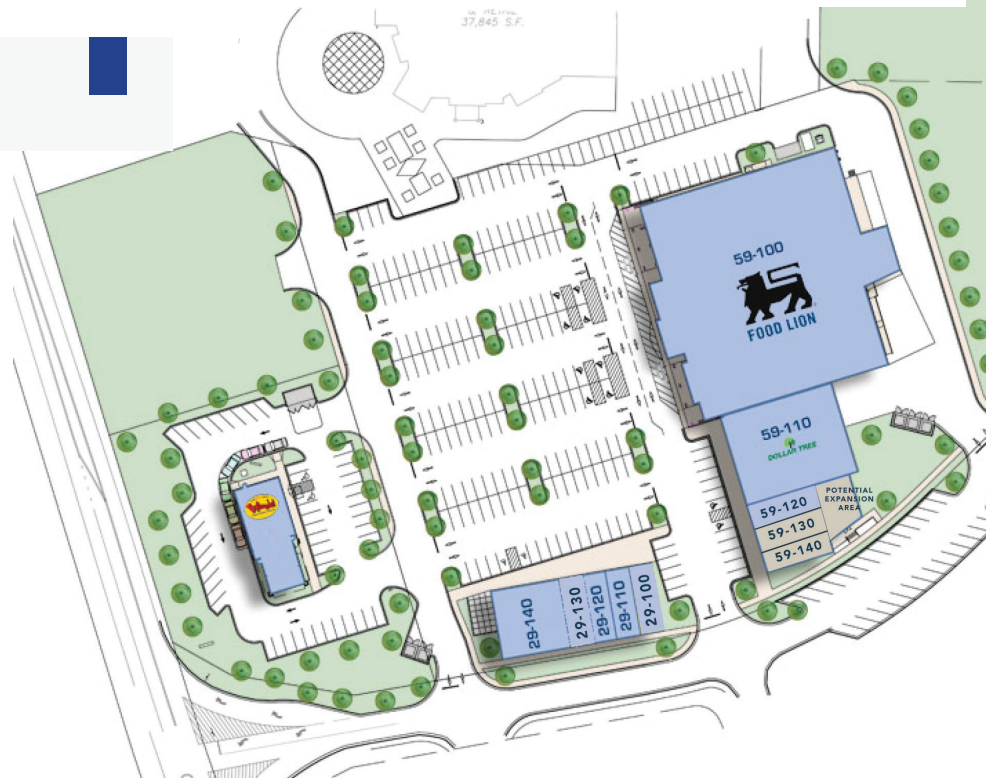
GA Hwy 53 and Allen Street, Dawsonville, GA 30534

CAPE

ASSET MANAGEMENT

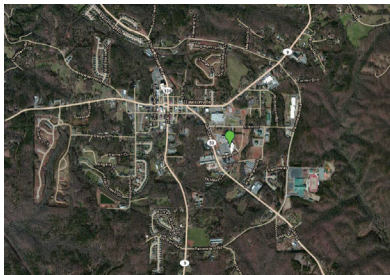
GROW YOUR BUSINESS HERE

Suite	Tenant	Size
29-100	Cajun Seafood	1,200
29-110	Nail Salon	1,200
29-120	Shear Madness	1,200
29-130	Benchmark	1,200
29-140	I Love NY Pizza	3,600
59-100	Food Lion	34,928
59-110	Dollar Tree	8,000
59-120	Hong Kong	1,200
59-130	Vacant	1,200
59-140	Vacant	1,200
Outparcel		Acres
2	Available BTS/Lease	1.18



AVAILABLE

OVERVIEW



PROPERTY OVERVIEW

- Food Lion Anchored
- New Dollar Tree
- Adjacent to Town Hall, Middle School, and High School
- North of Atlanta and within minutes of area attractions: Georgia Outlets, Appalachian Trail, Etowah River
- New High School & Middle School

PROPERTY DETAILS

- 📍 Currently 55,000 SF: Gross Leasable Area
- 🕒 Small Shops Available: 1,200-6,000 SF
- 📄 One Outparcel Available

Demographics	Three Mile	Five Mile
Population	5,582	10,446
Median HH Income	\$51,640	\$49,396

GET IN TOUCH:

Carrie McNeil

M: (704)-496-7126

E: carrie@capeam.com

CAPE Asset Management
3735 Beam Road, Suite B
Charlotte, NC 28217