

NEW DEVELOPMENT OPPORTUNITY

989 Dawsonville Highway, Gainesville, GA 30501

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- 0.75 acre pad opportunity fronting Dawsonville Hwy near McEver Road
- Prominent visibility and sight lines from either direction on Dawsonville Hwy
- Approximately 370' frontage to Dawsonville Hwy (30,100 AADT)
- Full access intersection via Beechwood Blvd in addition to right-in/right-out access to Dawsonville Hwy
- National retailers and restaurants immediately adjacent to and encompassing the site
- Construction starting summer 2023, pad delivery estimated Q4 2023

DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
Population Density	43,519	77,656	116,982
Average HH Income	\$76,016	\$81,903	\$85,885
Daytime Population	58,725	91,318	123,568

EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick@highpoint-realestate.com - 770.462.0055

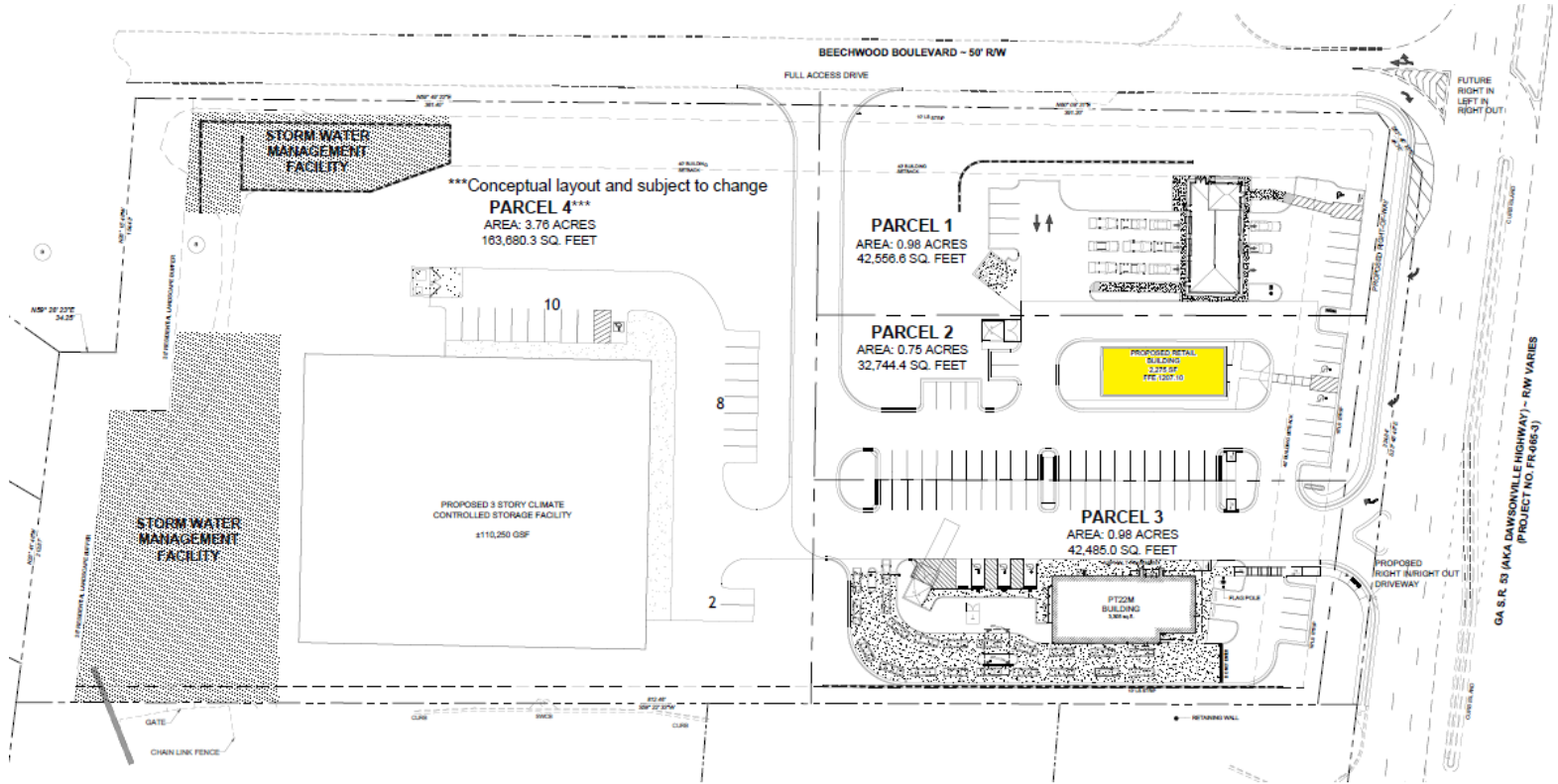


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LAND FOR LEASE

SITE PLAN



Parcel 1 - Pending
Parcel 2 - Available
Parcel 3 - Pending
Parcel 4 - Pending

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No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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October 2021

