



Dawson Marketplace - Market Study

8/29/2024

	Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property 12 Dawson Market Way Dawsonville, GA 30534	Dawson Marketplace	167,390	Kroger, Homegoods, Bealls, Burlington, Dollar Tree, One Life, Restoration Hardware Outlet, Petco, Hobby Lobby, Ross, Marshalls, ULTA	America's Best, InMotion Wellness Studio, Dawson Nails, Torrid, Kirklands, Five Below, Famous Footwear, Supercuts, Signature Nails, Taco Mac, Panda Express, Wendy's, Kroger Fuel, Chipotle, Taco Bell, Valvoline, Bamboo Car Wash, Chichen Salad Chick, Waffle House, ATL Physical Therapy, Senior Fiesta, Charles Schwab, MOD Pizza, Panda Express, Volcano Steak and Sushi	\$ 38.00	\$ 3.33	100%	-	Evan Staley Hendon Properties 678-887-5719 estaley@hendonproperties.com	Sierra Trading negotiating LOI for 22,800 SF Bealls Space. Current LOI rent at \$14.50/SF NNN, \$1.8 Million in TI.
2	12 Dawson Market Way Dawsonville, GA 30534	Dawson Marketplace Outparcel Sales			- OP 16 - Tropical Smoothie Cafe (LOI) \$750k Purchase Price - \$773/acre - 0.97 acres - OP 12 - McAllister's (Under Contract) \$800k Purchase Price - \$842K/acre - .95 acres - OP 1A - 1.37 acres - \$729K/acre - Unknown QSR - 3/24 - OP 19 - .614 acres - \$627k /acre - Waffle House - 05/23 - OP 9 - 1.21 acres - \$826k/acre -		-	-	-	Evan Staley Hendon Properties 678-887-5719 estaley@hendonproperties.com	McCalisters negotiating on OP 12 Tropical Smoothie Café Negotiating on 16 2 outparcels remain, asking \$1 Million per acre.
3	6625 Hwy 53 Dawsonville, GA 30534	Dawson Village	93,283	Planet Fitness	No Longer Bound, Sun Tan City, Moon Nail & Spa, Eden Community Cnters, The UPS Store, Salt MedSpa, Peach Dental, Wing N Burger Factory, Little Peking, Storehouse Construction, Benchmark Physical Therapy	\$ 22.00	\$ 4.63	96%	3,281.00	Jack Smith HRE 678-918-6041 jack@HRErealestate.com	1,500 SF space available.
4	4130 Dawson Forest Rd E Dawsonville, GA 30534	Dawson Crossroads	98,400	Publix	Atlanta Rehabilitation Center, Big Peach Running Co, Petsmart, Great American Cookie/Marble Slab, Tripp & Co Jewelers, Cottage House Crystals, The Joint Chiropractic, Azela Nails, Jersey Mikes, Olympus MD, Stretch Zone, Great Clips, Top II Cleaners, PokeYaki Asian Fusion, Davinci Donuts, The Station Salon, Brooklyn Joes, Hacienda Bar & Grill, Aspen Dental, My Eyelab, AT&T, Wells Fargo, Discount Tire, Freddy's Steakburgers, KFC, Chillis	\$32 - \$35	\$ 4.40	95%	4,765.00	John Brozovic Halpern Enterprises 770-508-3314 jbrozovic@halpernrent.com	One 2,770 SF vacancy, One 1,995 SF Vacancy
5	800 GA-400 Dawsonville, GA 30534	North Georgia Premium Outlets		Nike, Under Armour, Sketchers, West Elm, Pottery Barn, Ralph Lauren, Gap, American Eagle, Vans, Loft, Colombia, William Sonoma, Michael Kors	OshKosh B'Gosh, Carter's, City Produce, Timberland, Carrhart, Levi's, J Crew, Ann Taylor, Tory Burch, Brooks Brothers, Chico's, The Uniform Outlet, Aerie, Samsonite, Atlanta Suits, Aeropostal, Zumiez, Oakley, Boss, Soleworld, Perfumes 4U, Tumi, Ferragamo, UGG, Versace, Movado, Pandora, Mountain High Outfitters, Palmetto Moon, White House Black Market, Cinderella Bridal, GO! Calendars, All About Watches, Pepper Palace, US Polo Assn, Hey! ITs Candy, The Childrens Place, Talbots, New Balance, North GA Hearing Aid, Hanes, Old Navy, GNC, Sunglass Hut, LuluLemon, Vera Bradley, Austin 5, Yankee Candle, HUK, Merrell, Kay Jewelry, Lids, Reebok, Journey's, Zwilling, Crocs, Le Cruset, Claire's, The Cosmetic Company, Oriental Rug, SAS, Cabi, The North Face, Rack Room, Eddie Bauer, Soma, Fossil, Hair Bar, Polo Ralph Lauren Kids, Bath & Body Works, Kate Spade, Lee/Wrangler, Lucky, Banana Republic, Zales, Burberry, True Religion, GameStop, Fragrence Outlet. Coach, Armani, Calvin Klein, Nautica, Express, Jimmy Choo, Lacoste, Guess, Cole Hann, Gucci, Puma, Armani, Tommy Hilfiger	-	-	-	-	Simon Malls 706-216-3609	Simon Malls would not shrare asking rents, NNN's, or vacancy info.
6	192 Dawson Village Way Dawsonville, GA 30534	The Shops at Dawson Village	43,713	White Interiors	Vape Shack, Western Finance, Relax Cigar Beer & Wine, Hair Salon, Princess Nails, Appliances, United Karate Studio, Medical/Denta;	0%	0%	57%	18,665.00	Shiv Aggarwal AMS 404-456-2973 Shiv@aggarwalre.com	Available SF: 1,400, 1,400, 1,400, 2,172, 2,172, 4,725, 1,925, 1,671, 1,800
		Totals	402,786						26,711		