

# Dawson County



## HIGHLIGHTS

For Sale/Lease  
County: Dawson  
Type: Retail  
Total SF: 506,000

- Small shop and outparcel space available
- Anchors include Kroger, Burlington, Home Goods, Restoration Hardware, Ross, Hobby Lobby, Petco, and Marshall's
- Adjacent to North Georgia Premium Outlet Center which has 7.5 million visitors annually
- Traffic count for GA-400 is 31,005 AADT

## CONTACT

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[Click here for a video tour of the property.](#)

## RETAILERS INCLUDE



## DEMOGRAPHICS

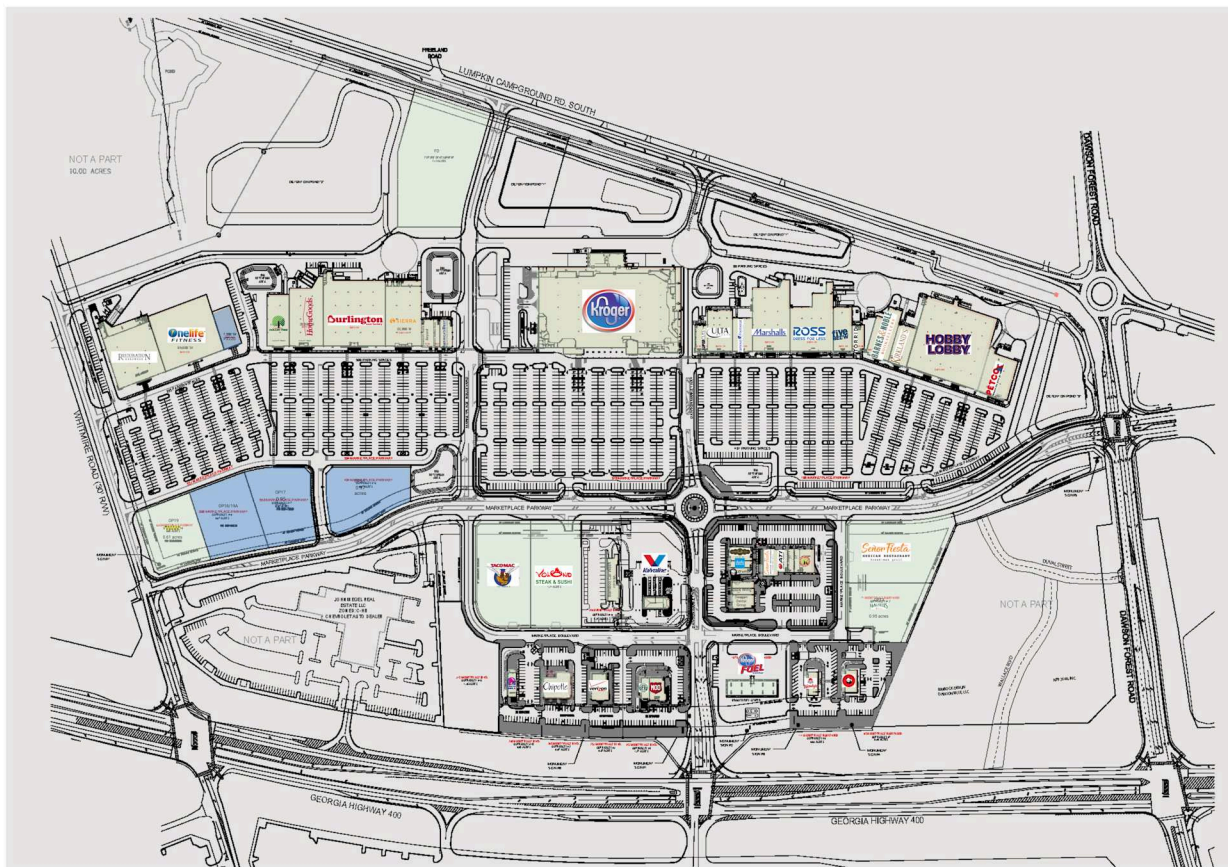
| DEMOGRAPHICS                  | 5 MILES | 7 MILES | 10 MILES |
|-------------------------------|---------|---------|----------|
| Population                    | 38,832  | 69,339  | 133,512  |
| Daytime Population            | 10,126  | 16,181  | 28,215   |
| Households                    | 13,702  | 24,467  | 47,340   |
| Average Household Income (\$) | 138,044 | 135,501 | 138,235  |
| Median Household Income (\$)  | 111,505 | 108,468 | 108,047  |
| Median Age                    | 40      | 40      | 40       |



# DAWSON MARKETPLACE

12 Dawson Market Way, Dawsonville, GA 30534

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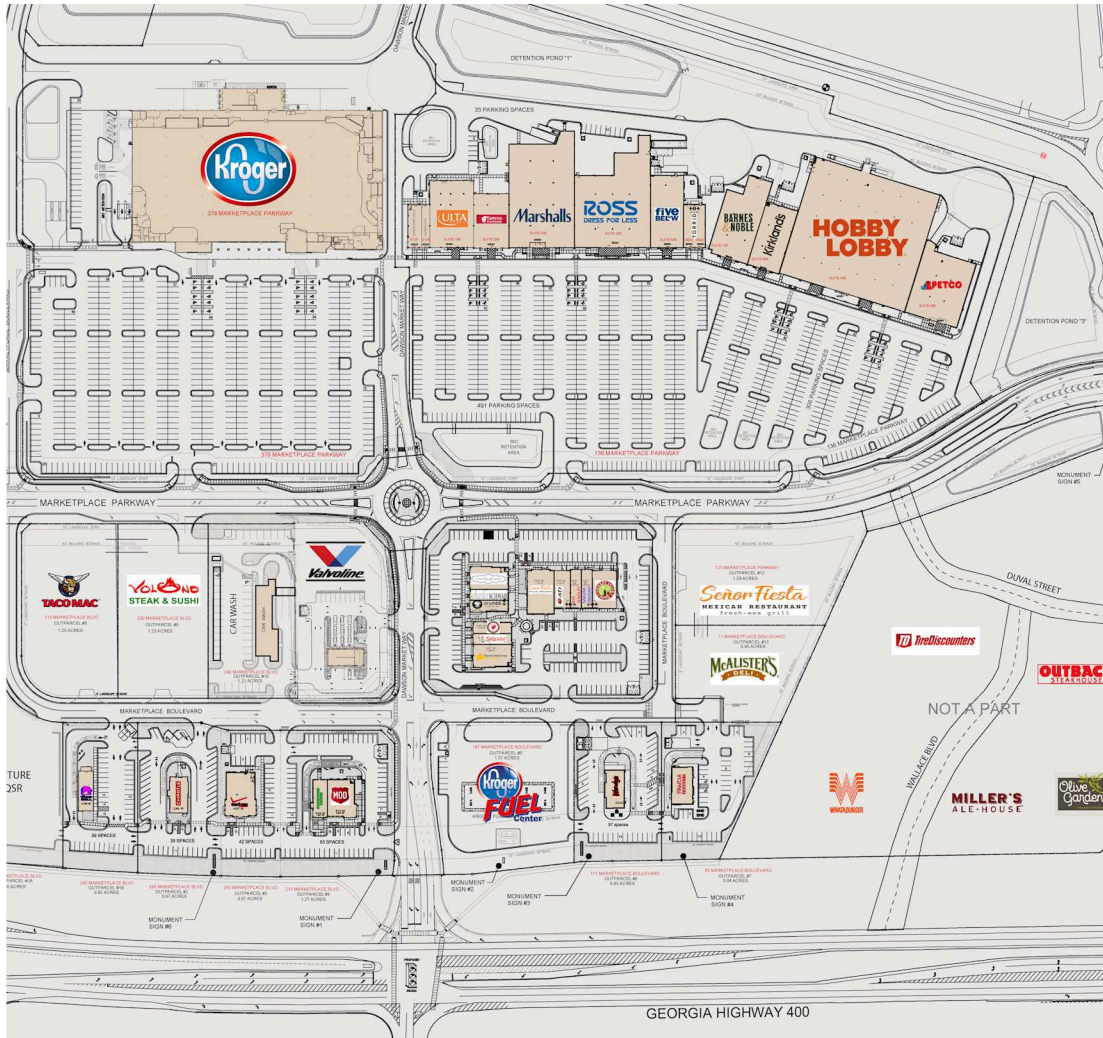


|          |                                      |            |
|----------|--------------------------------------|------------|
| FD       | Future Hotel                         | 2.12 AC    |
| OP10     | BamBoo Car Wash                      | 1.21 AC    |
| OP11     | Valvoline                            | 1.25 AC    |
| OP12     | Señor Fiesta                         | 1.29 AC    |
| OP13     | McAlister s Deli                     | 0.95 AC    |
| OP16     | Available                            | 0.97 AC    |
| OP17     | Available                            | 0.95 AC    |
| OP18/19A | Available                            | 1.21 AC    |
| OP19     | Waffle House                         | 0.61 AC    |
| OP1B     | Taco Bell                            | 2,359 SF   |
| OP2      | Chipotle                             | 2,393 SF   |
| OP3      | Verizon                              | 4,507 SF   |
| OP4100   | Starbucks                            | 1,930 SF   |
| OP4200   | MOD Pizza                            | 3,506 SF   |
| OP5      | Kroger Fuel Center                   | 1.57 AC    |
| OP6      | Wendys                               | 0.93 AC    |
| OP7      | Panda Express                        | 0.94 AC    |
| OP8      | Taco Mac                             | 1.22 AC    |
| OP9      | Volcano Steak & Sushi                | 1.21 AC    |
| P1100    | Kroger                               | 123,590 SF |
| P1120    | Signature Nails & Spa                | 2,000 SF   |
| P1140    | Supercuts                            | 1,200 SF   |
| P1180    | Ulta                                 | 10,003 SF  |
| P1200    | Famous Footwear                      | 6,564 SF   |
| P1300    | Marshalls                            | 23,500 SF  |
| P1400    | Ross Dress for Less                  | 22,000 SF  |
| P1500    | Five Below                           | 8,000 SF   |
| P1620    | Torrid                               | 3,218 SF   |
| P1700    | Barnes & Noble                       | 10,918 SF  |
| P1800    | Kirkland's                           | 7,200 SF   |
| P1900    | Hobby Lobby                          | 55,000 SF  |
| P1980    | Petco                                | 12,500 SF  |
| P2100    | Restoration Hardware                 | 30,022 SF  |
| P2200    | Onelife Fitness                      | 35,000 SF  |
| P2220    | Available                            | 7,200 SF   |
| P2360    | Dollar Tree                          | 11,000 SF  |
| P2400    | HomeGoods                            | 20,000 SF  |
| P2500    | Burlington Coat Factory              | 40,232 SF  |
| P2600    | Sierra                               | 22,830 SF  |
| P2700    | Dawson Nails & Beyond                | 3,284 SF   |
| P2720    | InMotion Wellness Studio             | 1,642 SF   |
| P2740    | America's Best Contacts & Eyeglasses | 3,380 SF   |
| 14100    | Dawson Dental Group                  | 2,906 SF   |
| 14160    | Spice Wing                           | 1,429 SF   |
| 14180    | Grandma's NY Pizza                   | 1,529 SF   |
| 14200    | Crumbi Cookie                        | 1,530 SF   |
| 14240    | Charles Schwab                       | 1,429 SF   |
| 14280    | Nothing Bundt Cakes                  | 2,906 SF   |
| 14300    | Señor Fiesta                         | 4,000 SF   |
| 14320    | ATI Physical Therapy                 | 2,100 SF   |
| 14340    | AYK Jewelry                          | 1,440 SF   |
| 14360    | Sakura Teriyaki                      | 1,440 SF   |
| 14380    | Chicken Salad Chick                  | 3,068 SF   |

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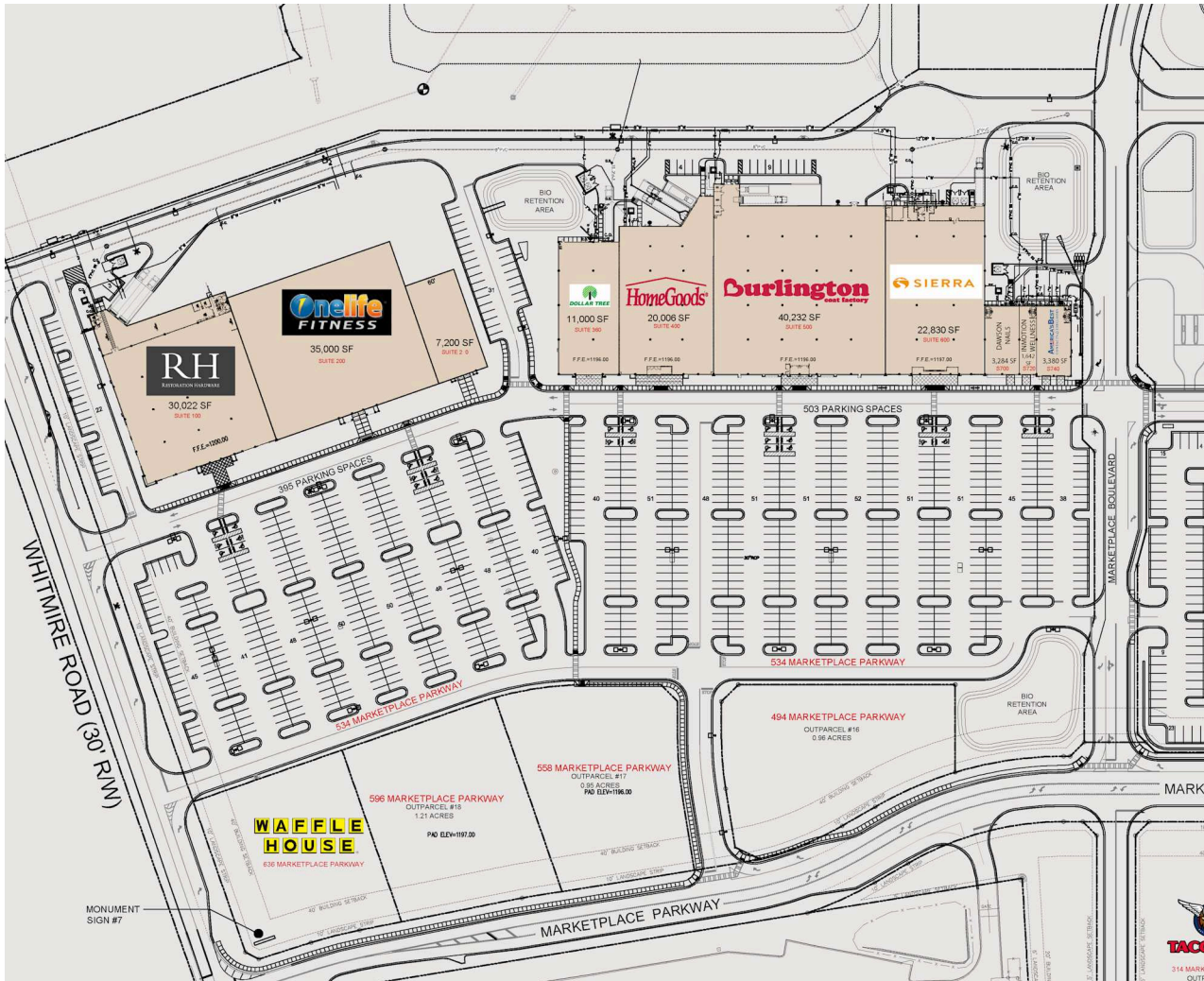
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