



Land » For Sale

GA 400 Commercial Site

784 GEORGIA 400 S, DAWSONVILLE, GA 30534

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

FRANK SIMPSON, CCIM, SIOR

President

770.532.9911

frank@simpsoncompany.com

OTIS RYLEE

Sales Associate

770.532.9911

otis@simpsoncompany.com

Executive Summary

GA 400 COMMERCIAL SITE
784 Georgia 400 S, Dawsonville, GA 30534



OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 1.48 Acres

Market: Metro Atlanta

PROPERTY HIGHLIGHTS

- High exposure lot for sale in Dawsonville, GA
- 1.48+/- acres of land located in the western quad of GA Hwy 400 & Dawson County Industrial Park Rd
- Located just north of North Georgia Premium Outlets
- All utilities are available
- Flexible zoning
- Retail development potential

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	289	7,352	29,718
Total Population:	774	20,135	83,805
Average HH Income:	\$78,857	\$77,139	\$78,561

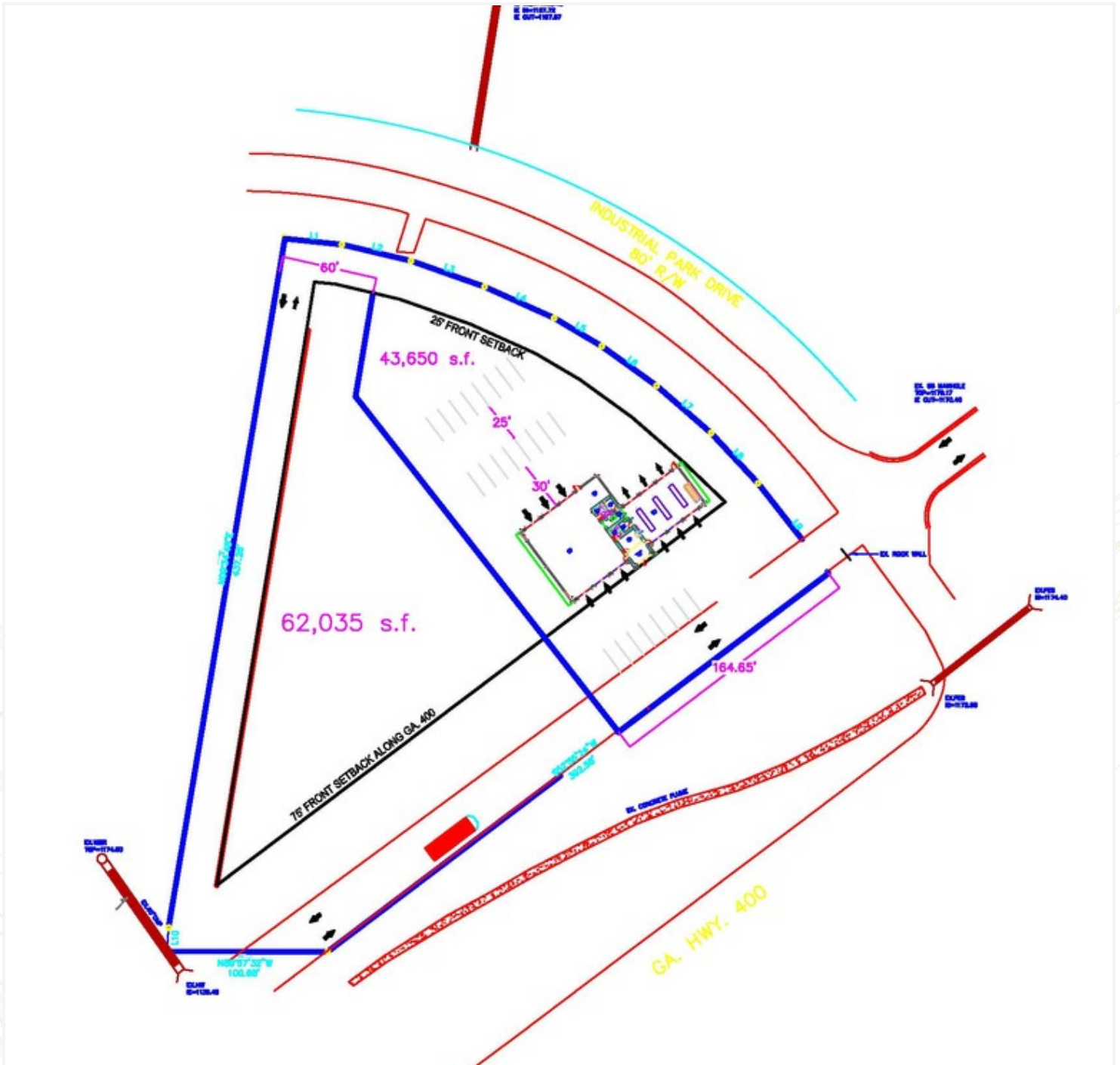
Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Site Survey

GA 400 COMMERCIAL SITE
784 Georgia 400 S, Dawsonville, GA 30534



Additional Photos

GA 400 COMMERCIAL SITE
784 Georgia 400 S, Dawsonville, GA 30534



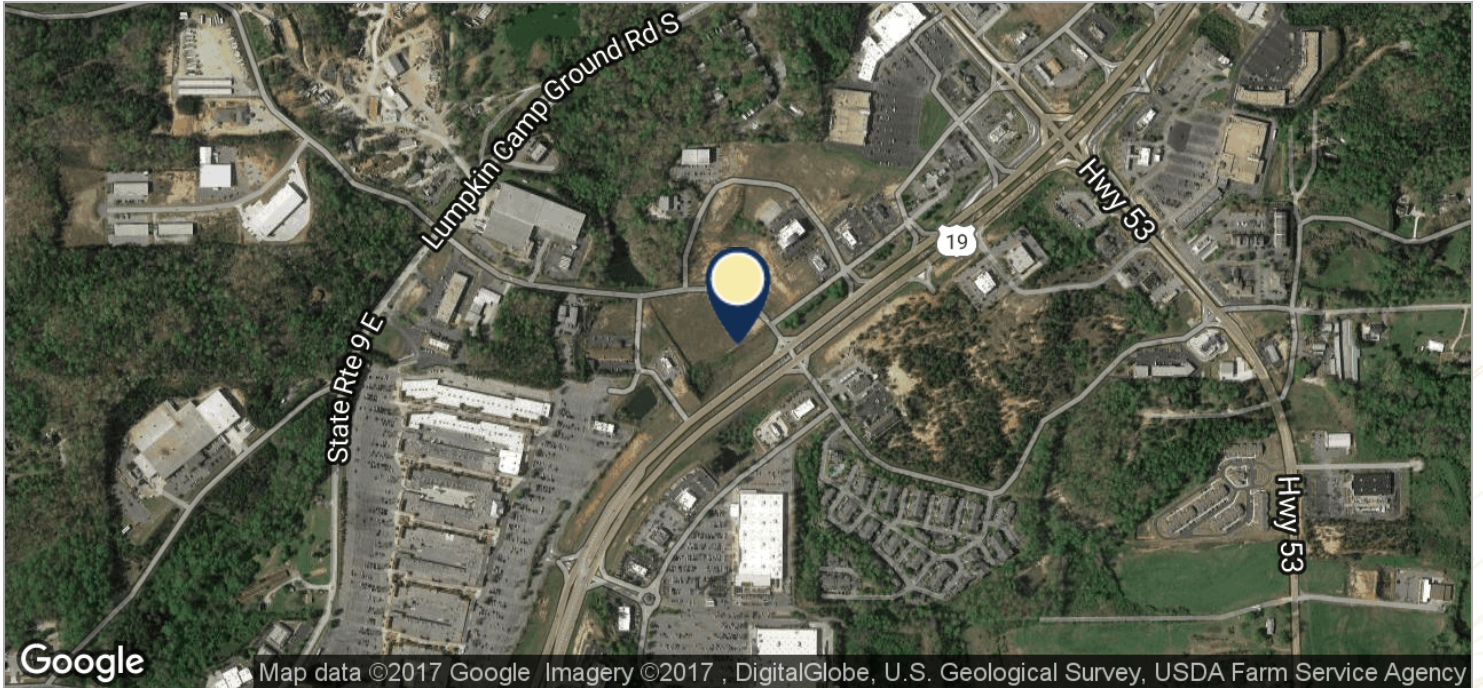
Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Location Maps

GA 400 COMMERCIAL SITE
784 Georgia 400 S, Dawsonville, GA 30534



Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Retailer Map

GA 400 COMMERCIAL SITE
784 Georgia 400 S, Dawsonville, GA 30534



Google

Imagery ©2017 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

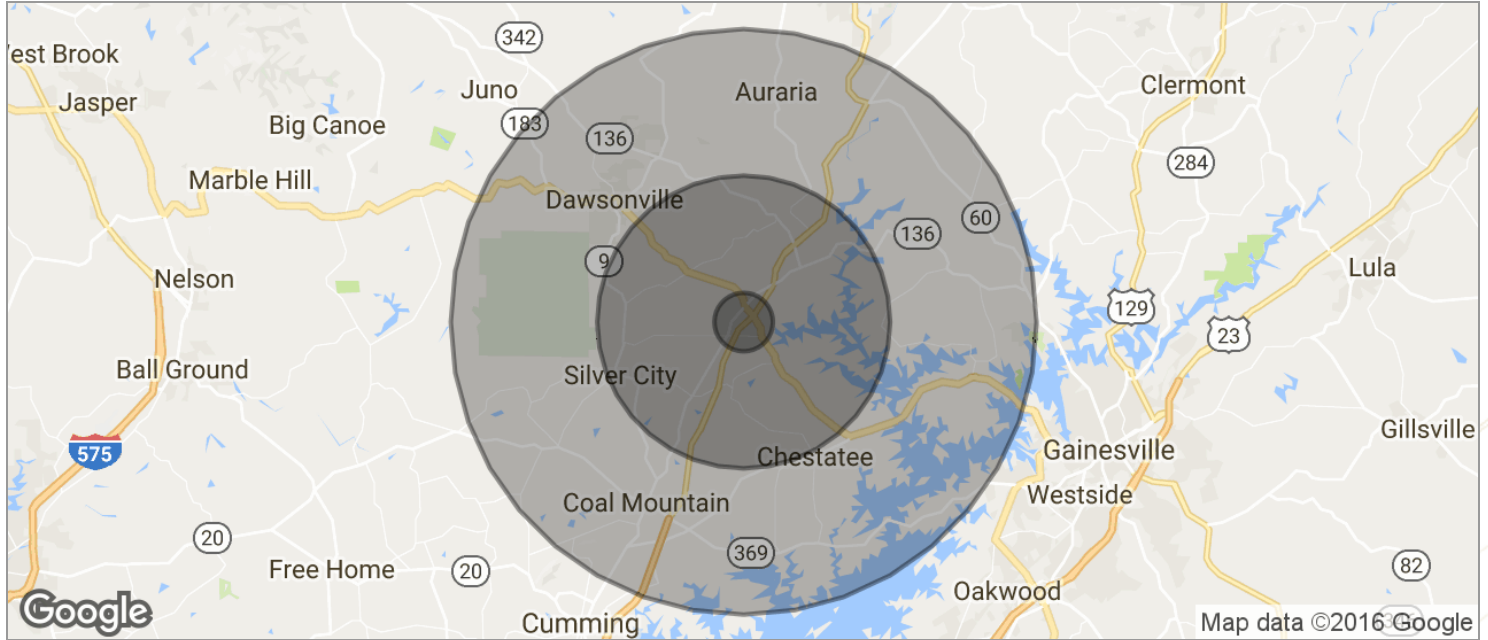
Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Demographics Map

GA 400 COMMERCIAL SITE
784 Georgia 400 S, Dawsonville, GA 30534



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	774	20,135	83,805
MEDIAN AGE	39.3	37.5	36.9
MEDIAN AGE (MALE)	39.3	37.0	36.4
MEDIAN AGE (FEMALE)	39.3	37.9	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	289	7,352	29,718
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$78,857	\$77,139	\$78,561
AVERAGE HOUSE VALUE	\$225,030	\$255,181	\$263,357

* Demographic data derived from 2010 US Census

Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.



Broker Profile



Presented by:

Otis Rylee

Sales Associate

otis@simpsoncompany.com

Frank Simpson, CCIM, SIOR

President

frank@simpsoncompany.com

The Simpson Company of Georgia, Inc.
425 Spring Street
Suite 200
Gainesville, GA, 30501

www.simpsoncompany.com

P: 770.532.9911

The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



Member of
International Council
of Shopping Centers