

400 SOUTH

124 Storage Way, Dawsonville, GA 30534

LAND FOR SALE



400 SOUTH

124 Storage Way, Dawsonville, GA 30534

LAND FOR SALE



PROPERTY DESCRIPTION

Norton Commercial is proud to present this prime land parcel located just inside the south Dawson County line on Georgia 400. This 12 +/- acre parcel zoned commercial is ready to be developed with detention in place. Located just a few miles north of the newly named "technology corridor", 400 continues to see tremendous growth in retail, industrial, and technology. Anchored by KROGER, PUBLIX, WALMART, AND HOME DEPOT all within 1 mile. This property is able to showcase to over 35,000 daily vehicles and significantly more weekend visitors thanks to the beautiful North Georgia attractions and tourism.

Sub-dividing is a possibility.

LOCATION DESCRIPTION

Property is adjoining 400 South

OFFERING SUMMARY

Sale Price:	\$4,750,000
Lot Size:	12 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	557	5,102	12,075
Total Population	1,159	12,119	30,740
Average HH Income	\$69,845	\$98,852	\$95,962

Norton Commercial Acreage Group
770.887.0053
jpaitzel@gonorton.com



400 SOUTH

124 Storage Way, Dawsonville, GA 30534

LAND FOR SALE



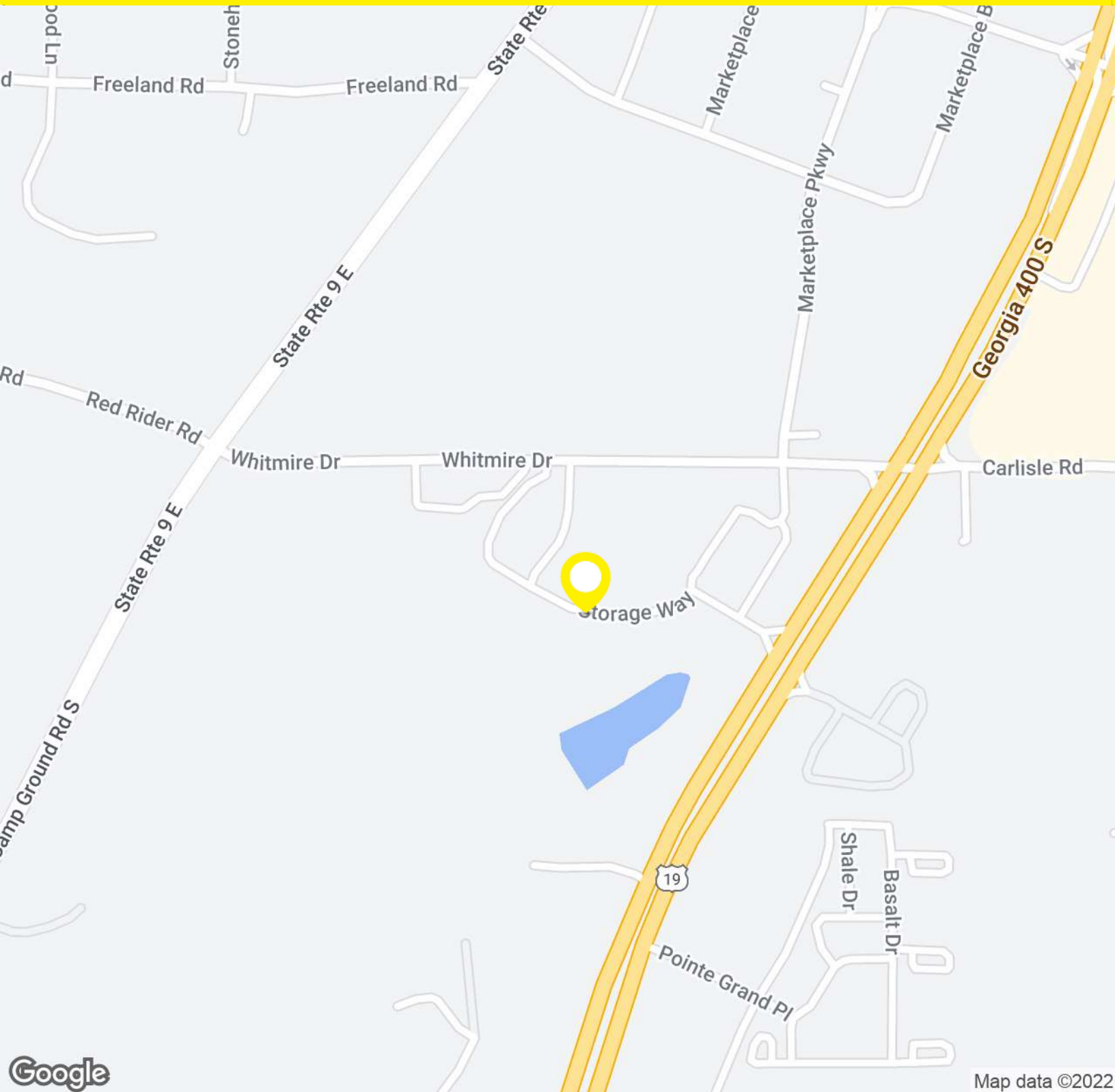
Norton Commercial Acreage Group
770.887.0053
jpaitzel@gonorton.com



400 SOUTH

124 Storage Way, Dawsonville, GA 30534

LAND FOR SALE



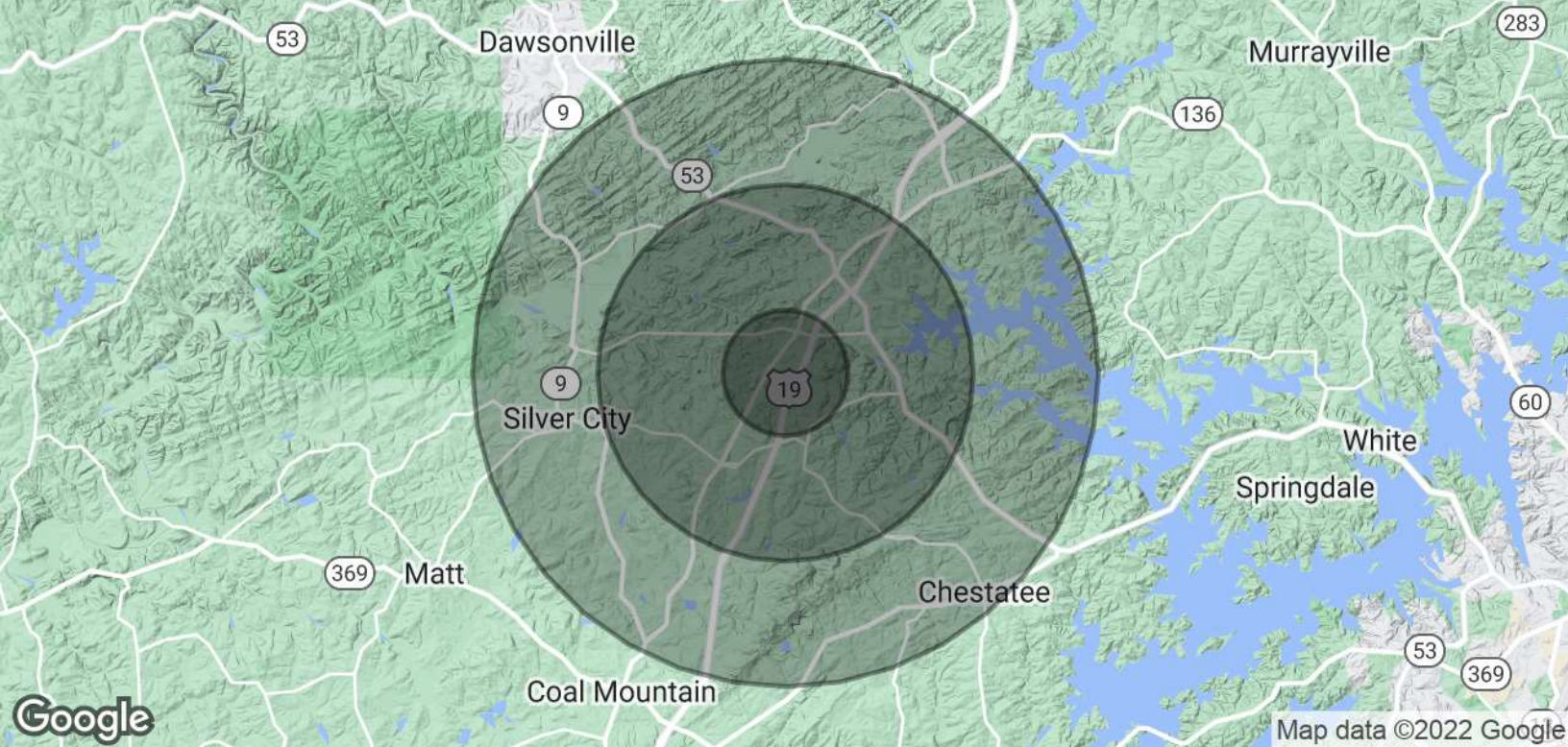
Norton Commercial Acreage Group
770.887.0053
jpaitzel@gonorton.com



400 SOUTH

124 Storage Way, Dawsonville, GA 30534

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,159	12,119	30,740
Average Age	35.3	39.7	38.7
Average Age (Male)	41.1	41.2	38.2
Average Age (Female)	34.9	40.1	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	557	5,102	12,075
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$69,845	\$98,852	\$95,962
Average House Value	\$238,512	\$282,260	\$295,736

* Demographic data derived from 2020 ACS - US Census

Norton Commercial Acreage Group
770.887.0053
jpaitset@gonorton.com

