



Commercial Development Site

795 HIGHWAY 400 SOUTH, DAWSONVILLE, GA 30534



Overview

Highly visible commercial site adjacent to Longhorn Steakhouse fronting The Home Depot on Highway 400 South in Dawsonville.

Property Details

- > Site Size: 1.24± AC
- > Zoning: General Commercial
- > Visibility: Site level to GA 400
- > **Price: \$850,000**

Location

Well positioned across from North Georgia Premium Outlets, this parcel is ideal for retail or restaurant development. Due to its location on GA 400 and the lack of shopping and dining options to the north, this trade area has an extended draw into the north GA mountains.

Traffic Counts

- > 24,670 VPD on GA 400 south of property.
- > 12,680 VPD on Hwy 53 south of property.

DEMOGRAPHICS (2010)	1-MILE	3-MILE	5-MILE
POPULATION	928	6,552	16,785
HOUSEHOLDS	349	2,396	5,971
AVERAGE HH INCOME	\$82,380	\$80,153	\$77,542





Contact Information

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