

FOR LEASE | FOR SALE

Dawsonville Land | GA 400 & Highway 53

Dawsonville, GA



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Dawsonville Land | GA 400 & Highway 53

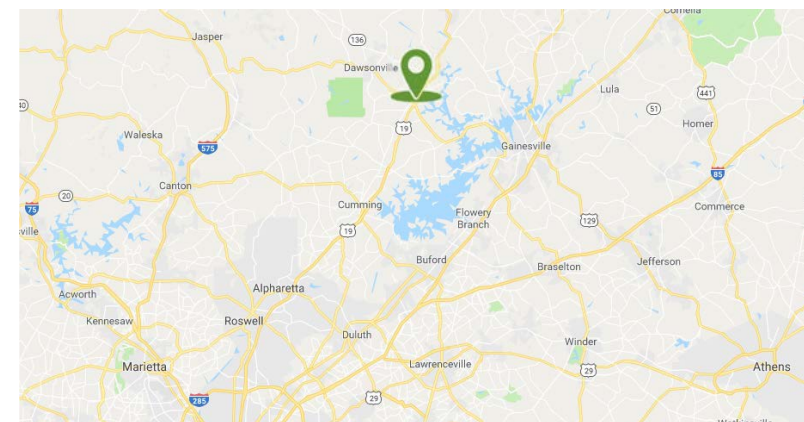
Dawsonville, GA



Highlights

AVAILABLE 32.83 Acres div

RATE Contact Broker



Description

Located in the rapidly growing Dawsonville market. Dawsonville is included in the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area, which is the ninth-largest metropolitan statistical area in the United States.

- Zoned C-HB | Highway Business Commercial District
- Approximately 870' of Frontage on GA 400
- Multiple access points
- Located adjacent to North Georgia Premium Outlets
- All utilities available
- Over 32,500 cars per day in front of site
- Potential uses include: grocery, retail, restaurants, service uses, office, apartments (subject to zoning), entertainment uses, storage

Demographics

	3 MILES	5 MILES	10 MILES
Median HH Income	\$57,633	\$63,763	\$64,969
Average HH Income	\$74,894	\$81,150	\$85,114
Households	4,828	9,767	39,694
2017 Population	13,388	27,508	111,941
Daytime Population	13,431	22,640	83,521

Year: 2017 | Source: Esri

Traffic Counts

GA 400 Hwy 19	32,500 VPD
Dawsonville Hwy	14,500 VPD
Dawson Forest	4,210 VPD

Year: 2016 | Source: GDOT

Rendering

Dawsonville, GA



Hwy 53

Beartooth Pkwy

Hwy 53

Dawson Village Way South

Big D's BBQ

Kani Ho

400

Hwy 53

19

Dawson 400 Ct

GA 400 & GA 53 Intersection Improvement

Dawsonville, GA



'Continuous flow' intersection now open on Ga. 400 in Dawson



A big change in traffic flow came Monday night to one of the area's busiest intersections.

The Georgia Department of Transportation converted Ga. 400 at Ga. 53 in Dawson County from a traditional intersection to Georgia's first "continuous flow" intersection.

Basically, drivers will be able to make left turns before the two roads cross, with separate lanes carrying them out of straight-through traffic. Staying in the designated lanes, which will be signalized, they'll be able to complete left turns.

Drivers would turn right from Ga. 53 onto Ga. 400 much as they would enter an interstate, merging with traffic as they complete the turn.

The shift was made late last night to "allow Georgia DOT staff and contractors to be in the lanes removing barrels and checking on the aspects of the intersection with minimal traffic impacts," district engineer Brent Cook said in a press release.

Drivers will still see barrels and cones around work zone areas near the intersection, but those are expected to be cleared by the middle of June.

The "innovated design is a great cost saver," the press release states. "The capacity of this type of intersection rivals a full interstate-style interchange. This also leaves a smaller impact to the area, as there are no ramps or overpasses constructed."

Read the full article here

<https://www.forsythnews.com/local/continuous-flow-intersection-now-open-ga-400-dawson/>

YouTube Video Link

<https://www.youtube.com/watch?v=lt6yPHuDG2o>

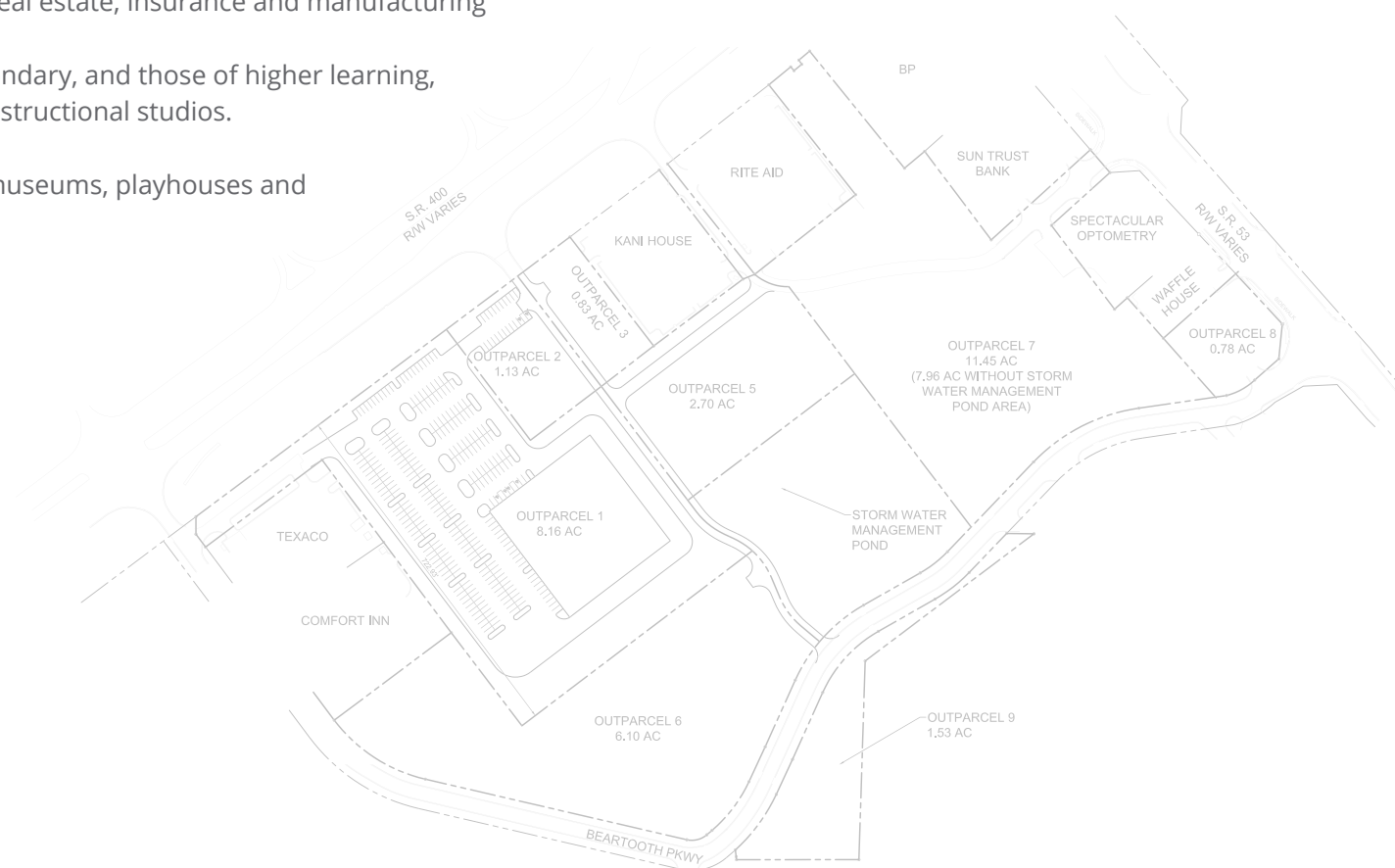
C- HB Exclusive Uses

- Retail gas sales (no repair garage).
- A general store, convenience-type only, not having more than one cash register or check-out counter.
- Small feed stores, hardware stores and nurseries
- Animal hospitals or veterinarian clinics; provided however, that approval is granted for a permissive use by the Board of Commissioners, after review and recommendation by the Planning Commission. The Board shall consider the evidence presented on the proposed use. They shall also consider all relevant data relating to the public interest including;
 - a. Noise factors which may impact adjacent residential areas,
 - b. Isolating factors, such as topography or buffers,
 - c. Possibility of noxious odors affecting adjacent properties
- Retail bakeries, art galleries, florist shops, fresh produce grocers, retail stores and service businesses, (specifically including automobile service stations) that are not otherwise prohibited under this district, provided that no single use permitted shall occupy
- Kennels and animal grooming businesses; provided however, that approval is granted for a permissive use by the Board of Commissioners, after review and recommendation by the Planning Commission. The Board shall consider the evidence presented on the proposed use.
- Fabricating shops of small size such as woodworking shops, cabinet shops and upholstery shops
- Hotel or motel
- Automobile, boat or farm implement sales or rental businesses.
- Radio or television broadcasting studios.
- Funeral homes and mortuary.
- Bus terminals, taxi stands, parking garages.
- Mini-warehouses.
- Campgrounds and commercial fishing ponds.
- Automobile or boat repair and service garages.
- Painting shops, printing shops, and sales outlets.
- Farmers market, flea markets.
- Greenhouses and nurseries.
- Restaurants, cafes, or like establishments. DOES NOT SPECIFY ALLOWANCE OF DRIVE-THRUS
- Personal service uses including self-service laundries, barber shops, beauty parlor, photo studios, catering services, dress making, tailoring, alterations, shoe repair, appliance repair, bicycle repair, personal care homes and other uses similar in character
 - a) Noise factors which may impact adjacent residential areas,
 - b) Isolating factors, such as topography or buffers,
 - c) Possibility of noxious odors affecting adjacent properties
- Theaters, bowling alleys, pool halls.
- Wholesale Landscape supply yards (mulch, rocks, pinestraw, etc.)
- Clubs, lodges and fraternal institutions, not to exceed 10,000 square feet of gross floor area.
- Retail building supply stores and warehouses.
- Medical facilities including hospitals and clinics.
- Furniture and appliance sales.
- Intensive recreation facilities (Music Parks, Recreation Vehicle Parks, Multiple Ownership Camping Areas, Racetracks, Sports Arenas, Gun Ranges, etc.) after Planning Commission review and approval of the Board of Commissioners.
- Conference training centers and facilities.
- Post offices and branch postal services.
- Governmental office functions, including police stations, fire stations and administrative facilities.
- Parking or public garage.

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Continued

- Churches and their customary related uses, including cemeteries upon specific approval by the Board of Commissioners
- Assisted Living Facility
- Public recreational, emergency service, utility, and semi-public uses.
- Banks and related financial institutions.
- Business and Professional Offices, including, but not limited to, medical, dental, legal, financial, architectural, engineering, real estate, insurance and manufacturing representatives
- Schools, public or private, elementary, secondary, and those of higher learning, parochial, vocational, technical as well as instructional studios.
- Parks, playgrounds, community centers
- Public cultural buildings such as libraries, museums, playhouses and theaters, and art galleries
- Dry cleaning establishments
- Day Care Centers





SITE
Dawsonville Land

27,200 AADT '16

13,700 AADT '16

32,500 AADT '16

North Georgia Premium Outlets 140 Outlet Stores Including:

- ANN TAYLOR BANANA REPUBLIC GAP
- Calvin Klein COACH J.CREW
- Cole Haan BOSS HUGO BOSS KENNETH COLE
- Nike POTTERY BARN Polo Ralph Lauren
- WILLIAMS-SONOMA OFF 5TH SAKS FIFTH AVENUE OUTLET Brooks Brothers
- OshKosh B'gosh THE GENUINE ARTICLE Timberland Coldwater Creek
- adidas LOFT
- carter's Gymboree THE CHILDREN'S PLACE Justice

5,730 AADT '16

Dawsonville Marketplace

- HOBBY LOBBY Kroger Marketplace RESTORATION HARDWARE
- ROSS DRESS FOR LESS petco Marshalls
- ULTA bealls HomeGoods
- five BELOW Tuesday Morning KIRKLAND'S

29,400 AADT '16

13,700 AADT '16

27,200 AADT '16

32,500 AADT '16

4,210 AADT '16

14,500 AADT '16

Dawson 400 Stadium Cinemas

**SITE:
Dawsonville
Land**

Walmart

Publix

PETSMART

Lumpkin Campground Rd

Dawsonville Hwy

Dawson Forest Rd

19

400

53

400

19

53

Applebees

Demographics

GA 400 & Highway 53 | Dawsonville, GA



	3 miles	5 miles	10 miles
Population			
2017 Population	13,388	27,508	111,941
2000 Population	8,221	14,699	64,408
2010 Population	11,618	23,177	97,893
2022 Population	15,041	31,197	125,887
2000-2010 Annual Rate	3.52%	4.66%	4.28%
2010-2016 Annual Rate	1.98%	2.39%	1.87%
2016-2021 Annual Rate	2.36%	2.55%	2.38%
2017 Median Age	37.9	38.4	38.7
Households			
2000 Households	3,041	5,434	23,550
2010 Households	4,222	8,287	34,848
2017 Total Households	4,828	9,767	39,694
2022 Total Households	5,399	11,029	44,468
2000-2010 Annual Rate	3.34%	4.31%	4.00%
2010-2016 Annual Rate	1.87%	2.29%	1.81%
2016-2021 Annual Rate	2.26%	2.46%	2.30%
2017 Average Household Size	2.77	2.82	2.82
Housing Units			
2017 Total Housing Units	5,408	11,157	44,875
2017 Owner Occupied Housing Units	3,646	7,642	30,854
2017 Renter Occupied Housing Units	1,182	2,124	8,841
2017 Vacant Housing Units	580	1,390	5,181
Race and Ethnicity			
2017 White Alone	90.9%	90.6%	88.9%
2017 Black Alone	1.6%	1.8%	2.3%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2017 Asian Alone	1.7%	2.0%	1.8%
2017 Pacific Islander Alone	0.2%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	6.9%	6.7%	9.9%
Income			
2017 Median Household Income	\$57,633	\$63,763	\$64,969
2017 Average Household Income	\$74,894	\$81,150	\$85,114
Per Capita Income	\$27,119	\$28,855	\$30,262
2017 Population 25+ by Educational Attainment			
Total	9,133	18,592	75,846
High School Graduate	22.4%	22.4%	21.5%
GED/Alternative Credential	4.8%	4.8%	4.8%
Some College, No Degree	23.8%	22.9%	22.0%
Associate Degree	5.1%	6.0%	8.2%
Bachelor's Degree	21.0%	21.7%	21.5%
Graduate/Professional Degree	6.5%	8.2%	10.0%
Data for all businesses in area			
Total Businesses:	715	953	2,790
Total Employees:	6,255	8,015	23,600
Total Residential Population:	13,388	27,508	111,941
Employee/Residential Population Ratio:	0.47:1	0.29:1	0.21:1
2017 Total Daytime Population	13,431	22,640	83,521
Workers	6,159	7,551	23,034
Residents	7,272	15,089	60,487

3 MILES



5 MILES

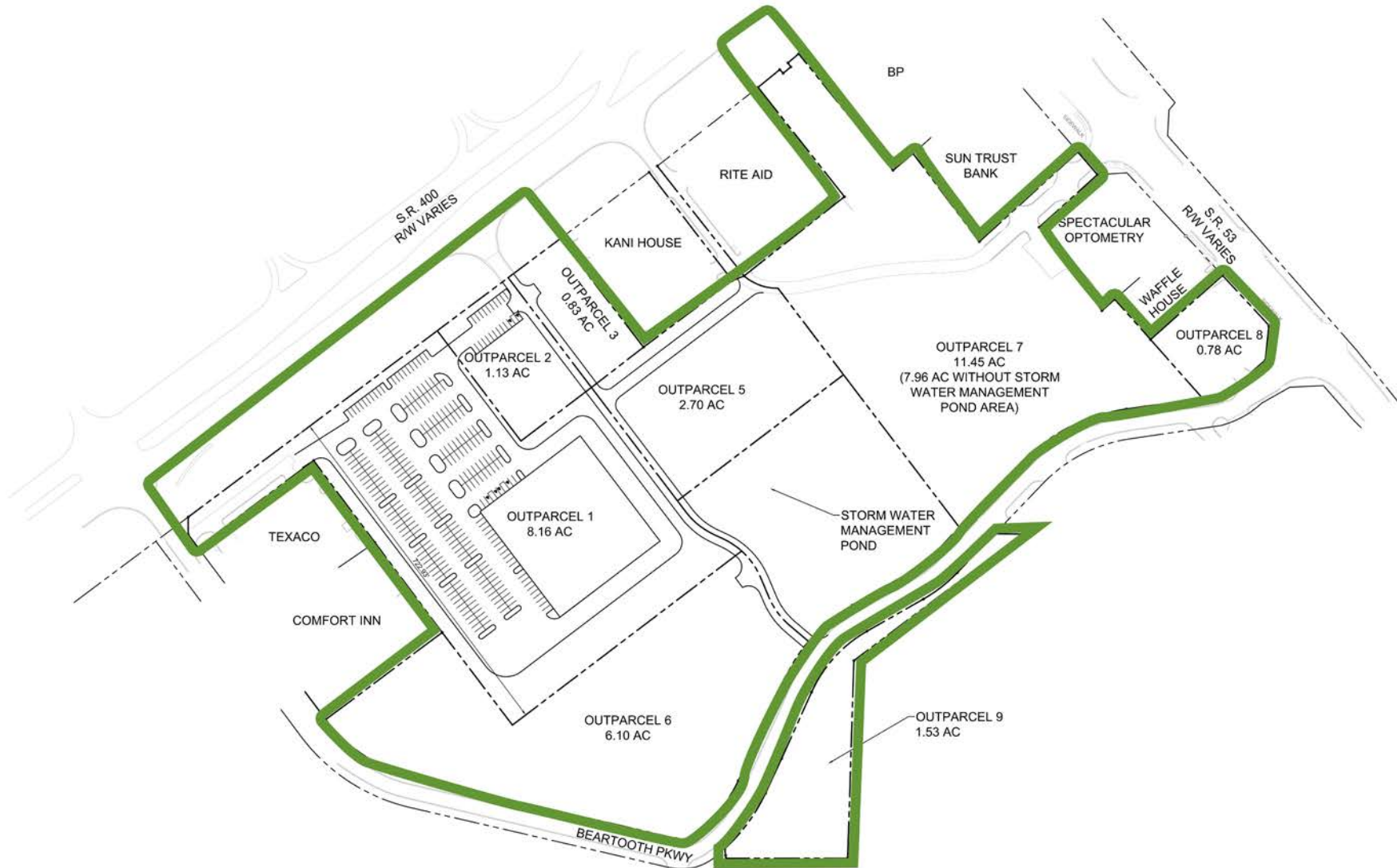


10 MILES



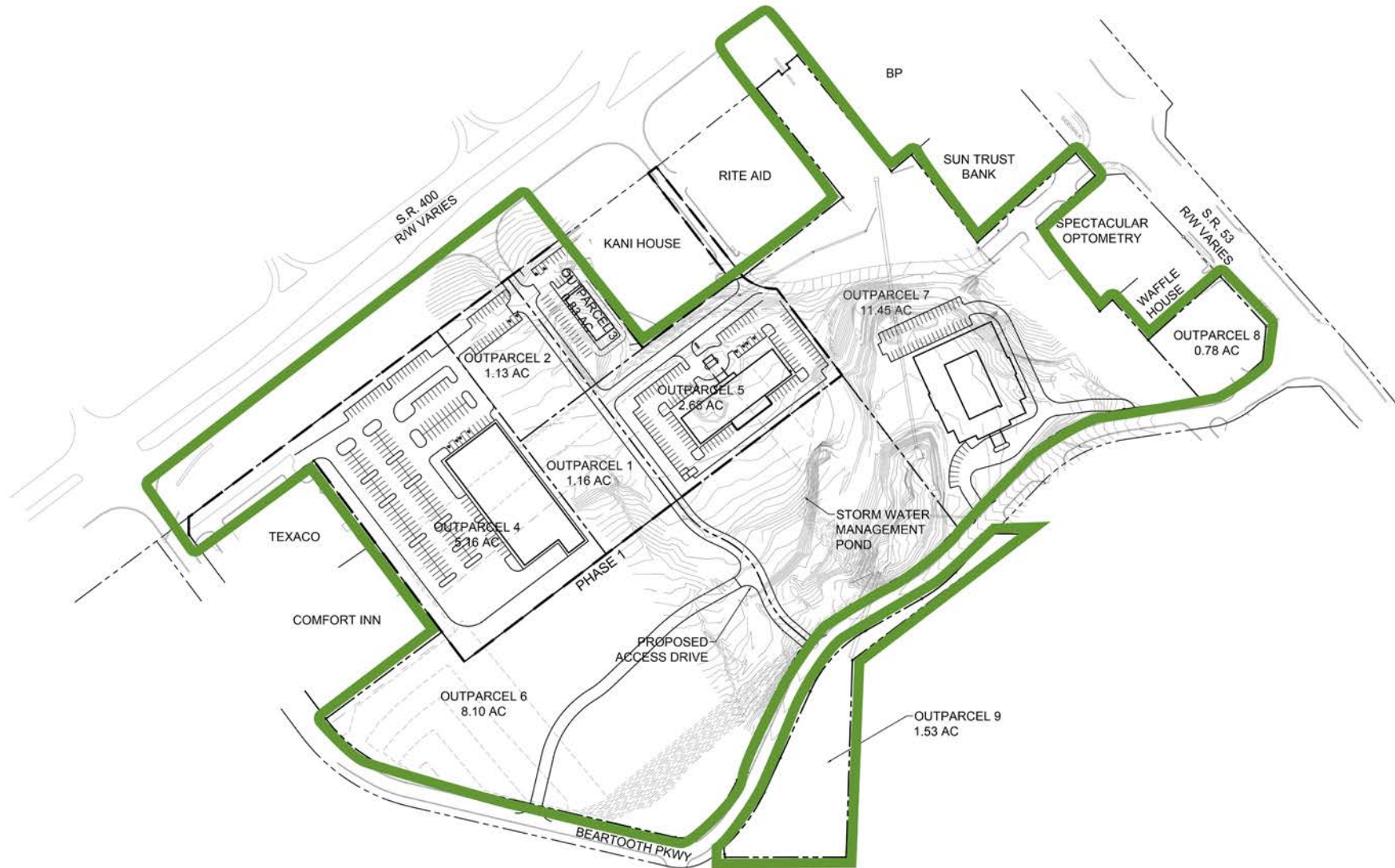
Conceptual Site Plan

Dawsonville, GA



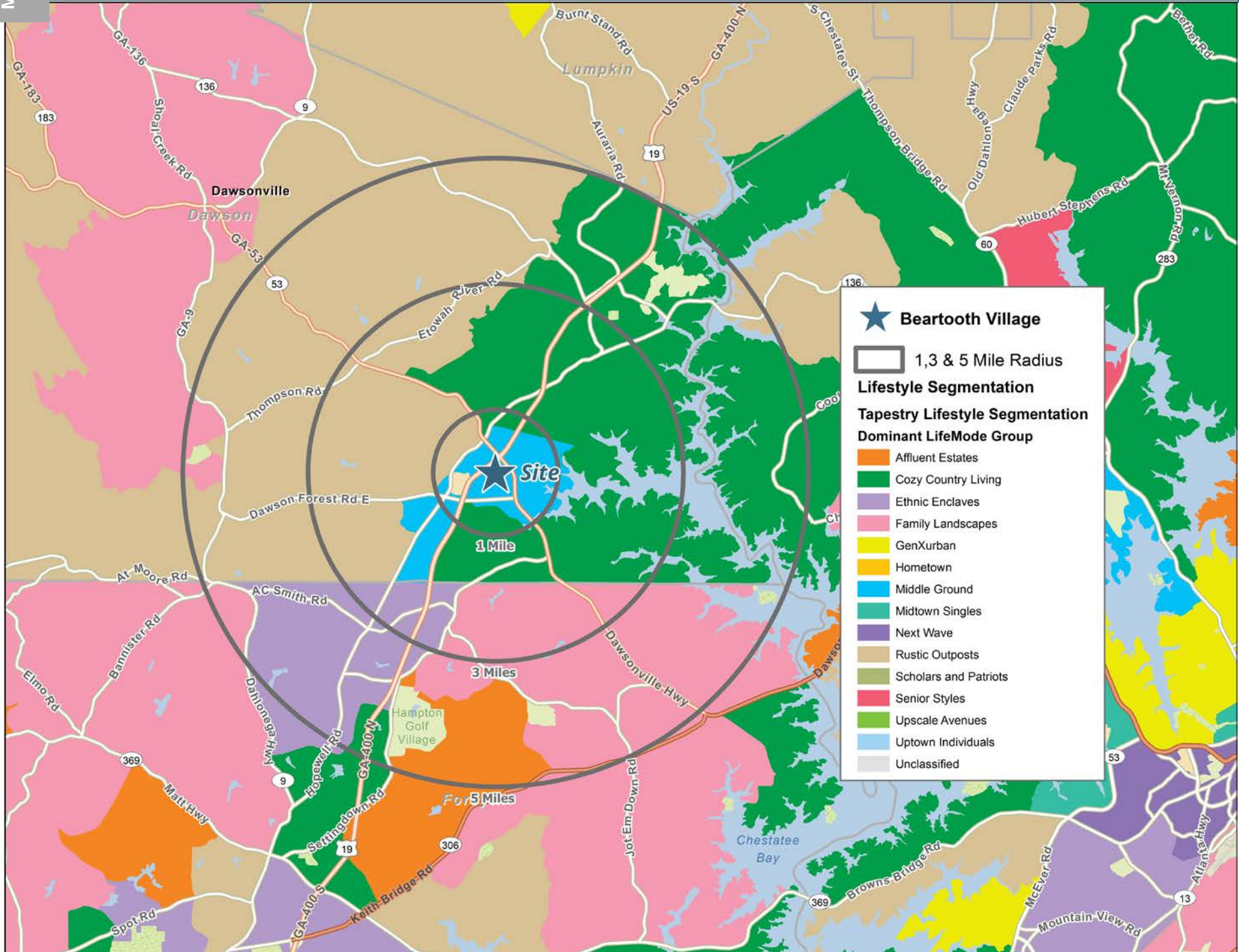
Conceptual Site Plan with Topo

Dawsonville, GA



Lifestyle Segmentation

Dawsonville, GA



★ **Beartooth Village**

□ 1, 3 & 5 Mile Radius

Lifestyle Segmentation

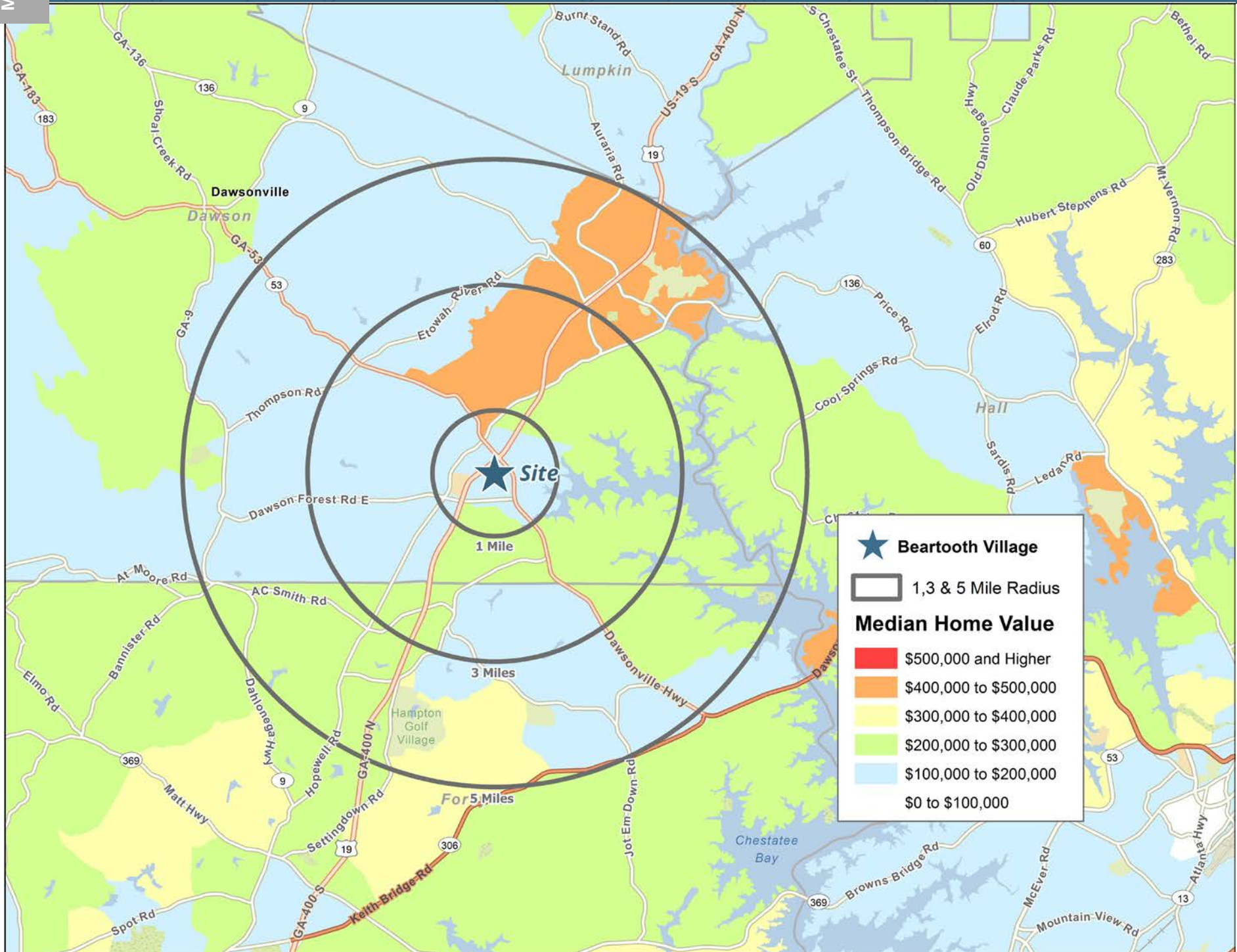
Tapestry Lifestyle Segmentation

Dominant LifeMode Group

- Affluent Estates
- Cozy Country Living
- Ethnic Enclaves
- Family Landscapes
- GenXurban
- Hometown
- Middle Ground
- Midtown Singles
- Next Wave
- Rustic Outposts
- Scholars and Patriots
- Senior Styles
- Upscale Avenues
- Uptown Individuals
- Unclassified

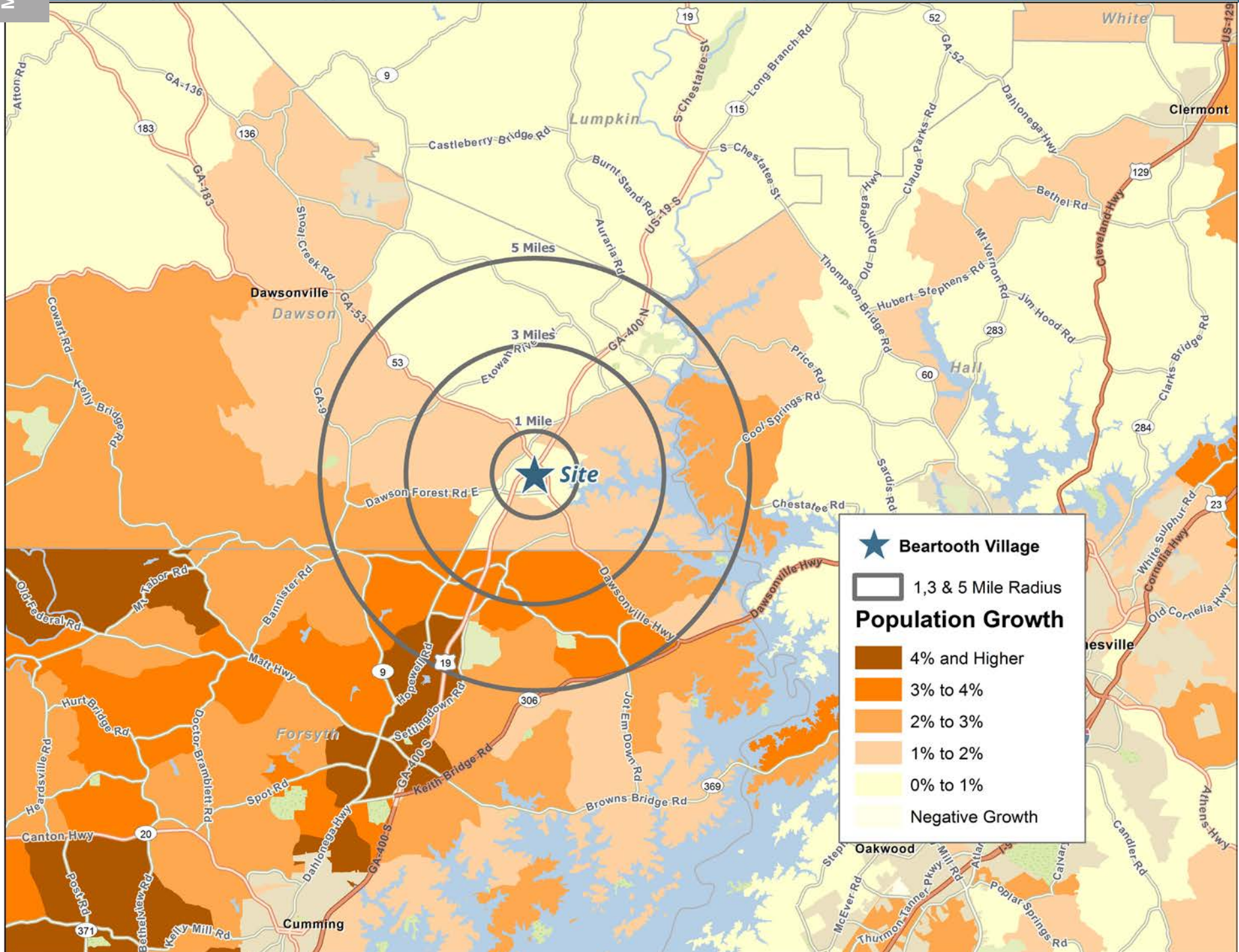
Median Home Value

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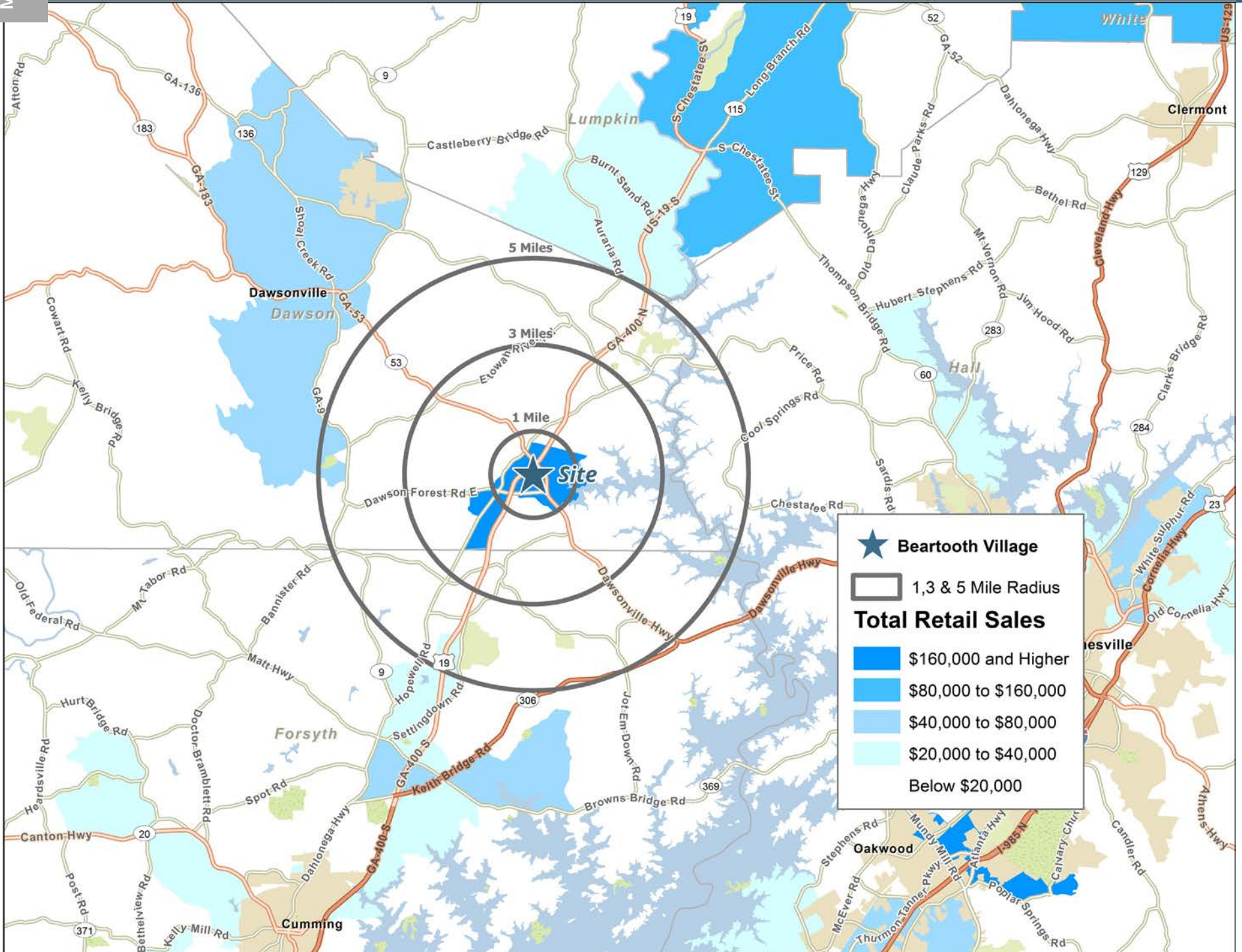
Population Growth

Dawsonville, GA



Total Retail Sales

Dawsonville, GA



Exclusively Retail.
Extensive Solutions.

SRSRE.COM