

# 400 SOUTH

124 Storage Way, Dawsonville, GA 30534

LAND FOR SALE



Norton Commercial Acreage Group  
770.297.4800  
jpaitzel@gonorton.com



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## 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:	\$3,500,000
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

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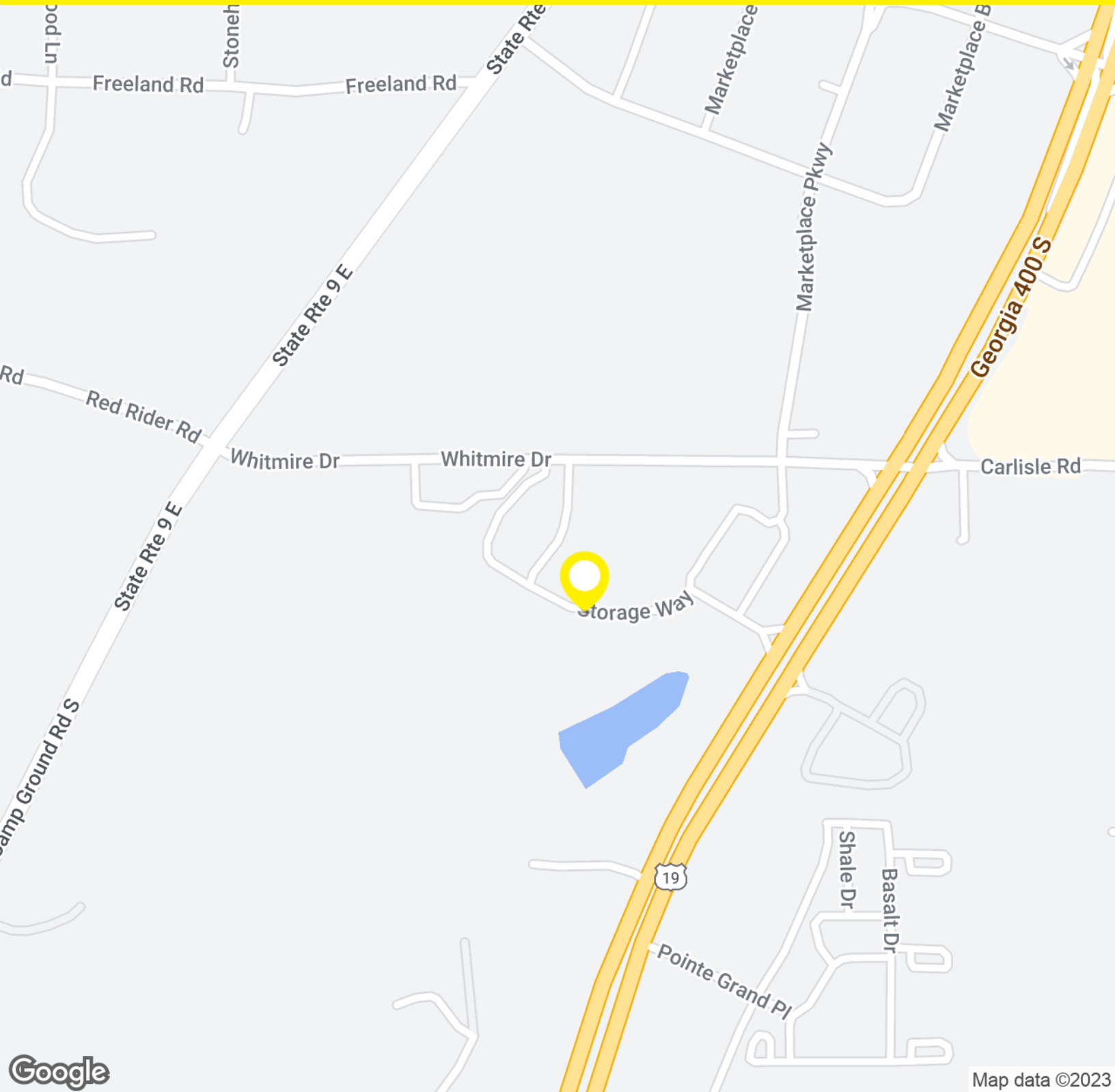
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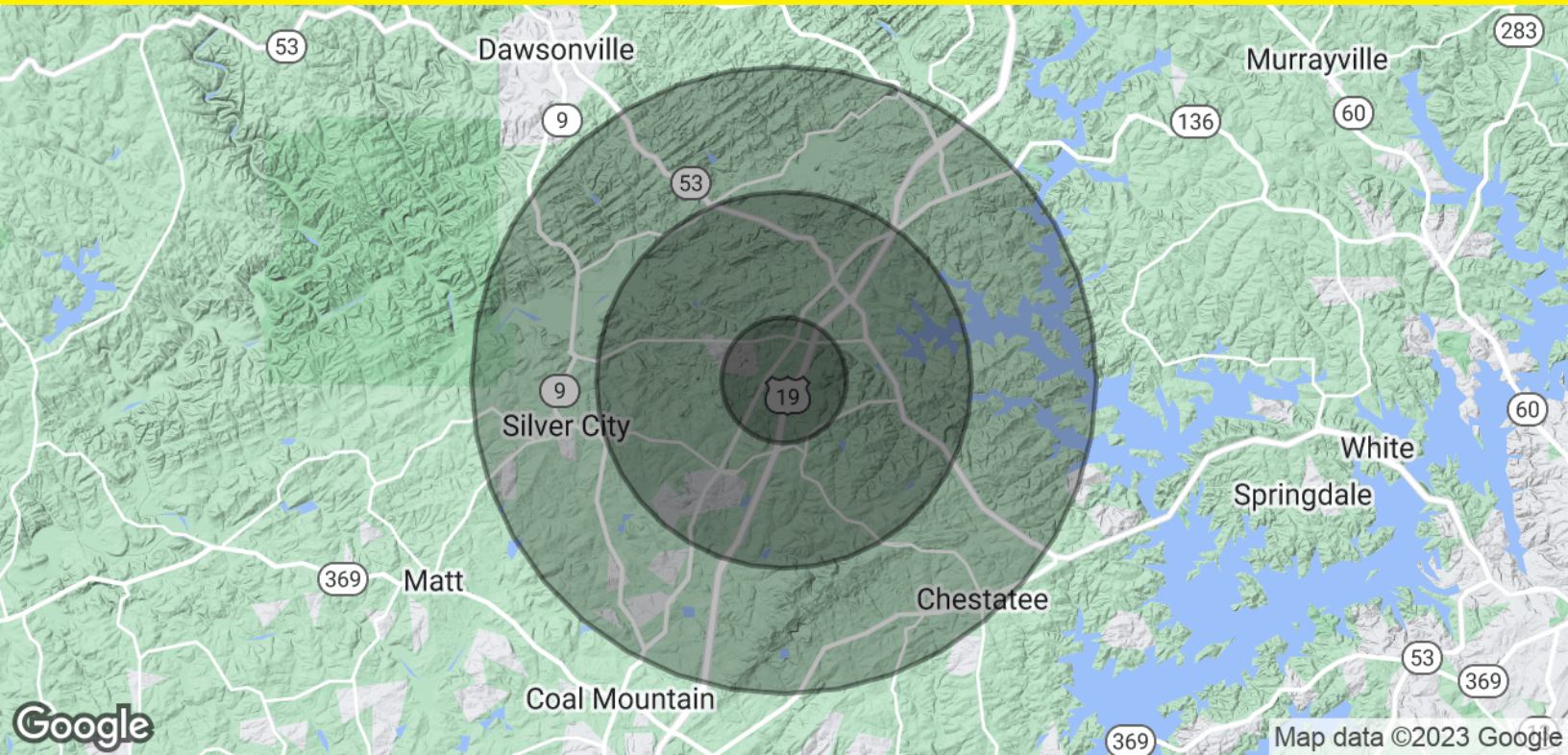
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,159	12,119	30,740
Average Age	35.3	39.7	38.7
Average Age (Male)	41.1	41.2	38.2
Average Age (Female)	34.9	40.1	40.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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