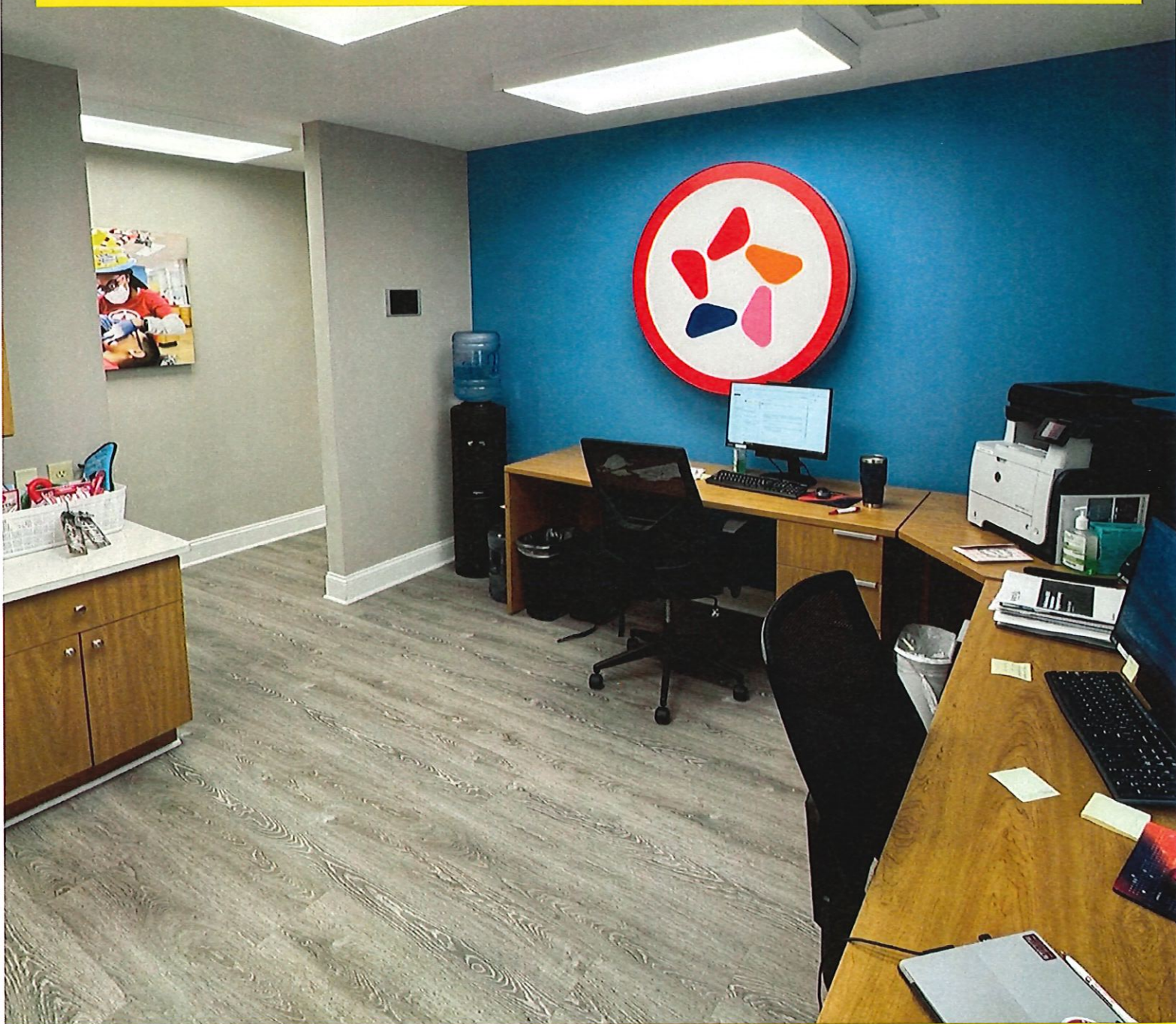


80 Mountain Drive

Dahlonega, GA 30533

FOR SALE - LEASED MEDICAL OFFICE BUILDING



CJ Harman
706-594-2456
cjharman@nortoncommercial.com



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Dahlonega, GA 30533

OFFERING SUMMARY



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to present this fully leased single tenant medical office in Dahlonega, Ga. The subject property is located just off Historic Downtown Dahlonega and is surrounded by many other medical users. The building has a long term commitment from a national tenant, Smile Doctors, and is largely successful as one of the only Orthodontist offices in Dahlonega. The building itself has been completely renovated in the past few years. Additionally, Lumpkin County was ranked top 5 in the nation and number one in Georgia this past year as the fast growing county in population growth. The community also features the University of North Georgia, three elementary schools, one middle school, and one high school. Reach out today for a great opportunity to invest in fast growing city of Dahlonega, Ga!

LOCATION DESCRIPTION

The subject property is positioned just off Highway 60/South Chestatee Street in Dahlonega, Ga. From the property you are only 15 minutes to Dawsonville, 25 minutes to Gainesville and Cumming, and only an hour from Atlanta.

OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	1,715 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	552	3,118	6,765
Total Population	1,505	8,448	17,287
Average HH Income	\$33,853	\$59,820	\$67,067

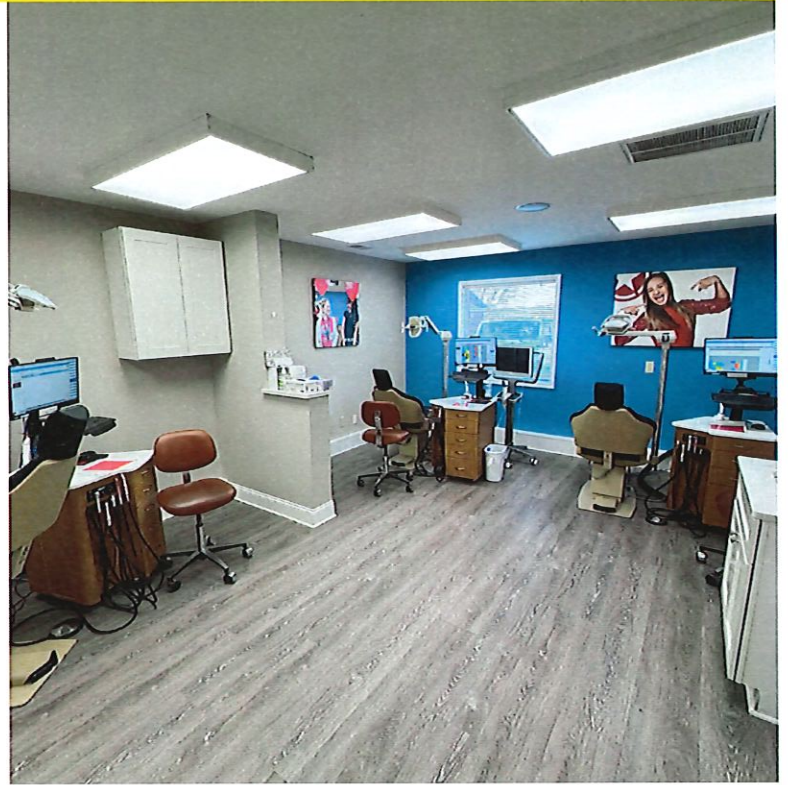
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INTERIOR PHOTOS



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AERIAL MAP



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