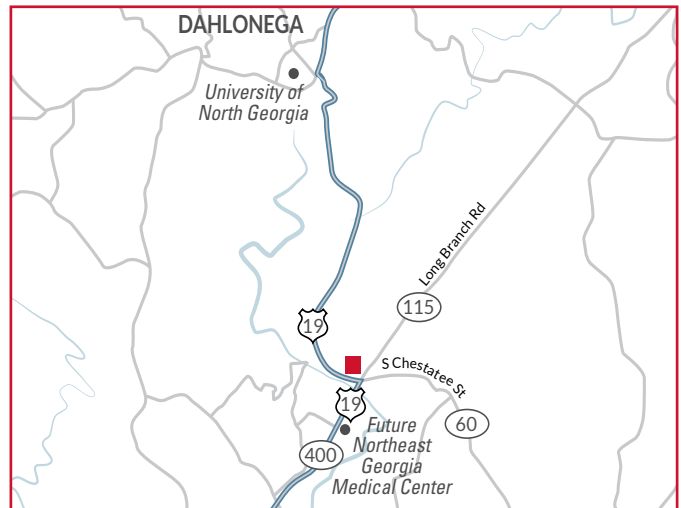


Publix at Dahlonega Village

23 Maxwell Lane | Dahlonega, Georgia | 30533



- 65,242 square foot Publix anchored shopping center now open
- Shadow anchored and shared access with established Home Depot with over 400,000 annual visits
- Northeast Georgia Medical Center Campus opened in April 2024, serving patients in Dahlonega, Dawsonville and surrounding communities
- Almost 40,000 vehicles per day at the intersection of State Routes 400 and 60
- 6.3 miles to downtown Dahlonega and University of North Georgia with over 7,300 students



DEMOGRAPHIC PROFILE



	5 mi	10 mi
2024 Estimated Population	21,382	81,768
2029 Projected Population	23,131	92,015
2024-2029 Projected Annual Population Growth	1.6%	2.5%



	5 mi	10 mi
2024 Average Household Income	\$107,597	\$118,762
2024 Median Household Income	\$78,020	\$87,394

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SUITE #	SQ. FT.	STATUS
	48,387 SF	Publix
201	1,190 SF	Great Clips
202	1,400 SF	The UPS Store
203	3,027 SF	Lifestyle Nail Bar
205	1,366 SF	Spice Wing
206	1,431 SF	Jersey Mike's Subs
300	1,413 SF	UNDER LOI
301	1,400 SF	AVAILABLE
302	1,400 SF	AVAILABLE
303	4,228 SF	Hacienda Bar and Grill

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