

# FREE STANDING BUILDING FOR LEASE

## DAHLONEGA, GA

19 Choice Avenue, Dahlonega, GA 30533



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	5,220 SF
<b>LEASE RATE:</b>	\$14.00 SF/yr (NNN)
<b>LOT SIZE:</b>	0.84 Acres
<b>YEAR BUILT:</b>	1991

### PROPERTY HIGHLIGHTS

- Approximately 5,220 rentable square feet
- Good location close to downtown square and University of North Georgia campus
- 2018 GA DOT traffic counts: 8,700 cars per day
- Covered dock high loading
- 40+/- parking spaces
- .84 acre corner lot
- Pylon sign
- Competitive rental rate on NNN lease

**KW COMMERCIAL**  
770.205.2600  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040



[www.BaderRealty.com](http://www.BaderRealty.com)

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	288	8,590	40,237
Median age	34.4	34.8	36.2
Median age (male)	31.9	34.0	35.4
Median age (Female)	37.5	35.8	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	114	3,199	15,095
# of persons per HH	2.5	2.7	2.7
Average HH income	\$49,154	\$52,700	\$58,245
Average house value	\$222,481	\$236,697	\$241,105
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	5.6%	4.8%	5.1%
RACE (%)	1 MILE	5 MILES	10 MILES
White	92.7%	93.7%	93.8%
Black	2.1%	1.3%	1.6%
Asian	0.3%	0.7%	0.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.7%	1.0%	0.8%
Other	1.0%	2.3%	2.0%

\* Demographic data derived from 2010 US Census

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