

# 0 Alicia Lane

Dahlonega, GA 30533

FOR SALE - COMMERCIAL LAND



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

Chase Unger, CCIM  
678-234-5791  
cunger@nortoncommercial.com





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## OFFERING SUMMARY



### PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present this prime development opportunity in Downtown Dahlonega. The 2.88 acre assemblage, zoned Highway Business, allows for a wide range of potential uses. The property is surrounded by office, medical, and retail properties, as well as a proposed townhome development. The city of Dahlonega and Lumpkin County are experiencing rapid growth, so reach out today about this fantastic opportunity!

### PROPERTY HIGHLIGHTS

- Excellent location within the city limits of Dahlonega
- Access to all utilities
- Located walking distance to the Dahlonega Square
- Located walking distance to the University of North Georgia

### OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	2.88 Acres
Utilities:	ALL
Zoning:	Highway Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	538	3,125	6,732
Total Population	1,534	8,446	17,231
Average HH Income	\$36,322	\$59,573	\$66,790

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AERIAL MAP



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AERIAL PHOTO



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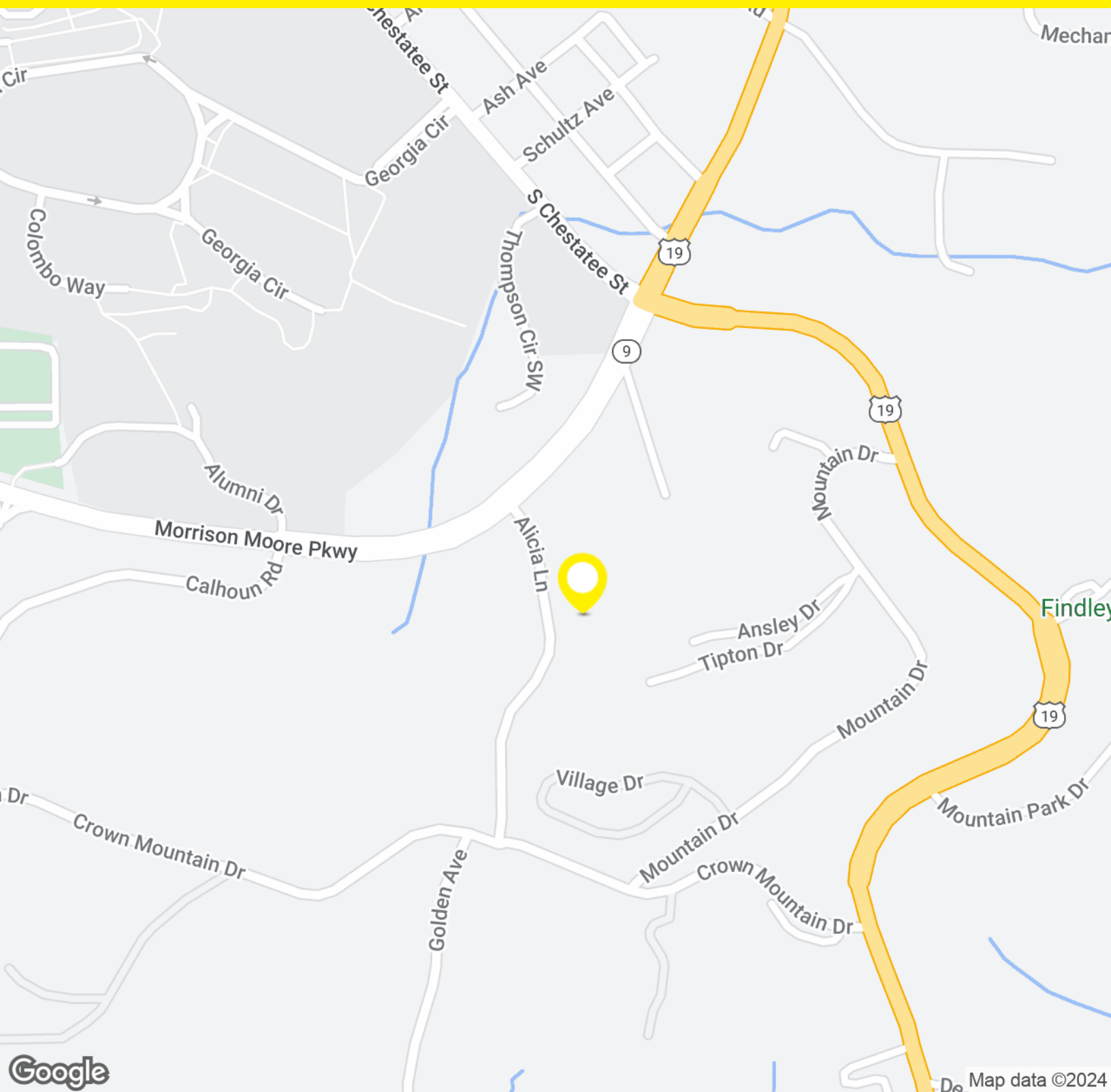




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