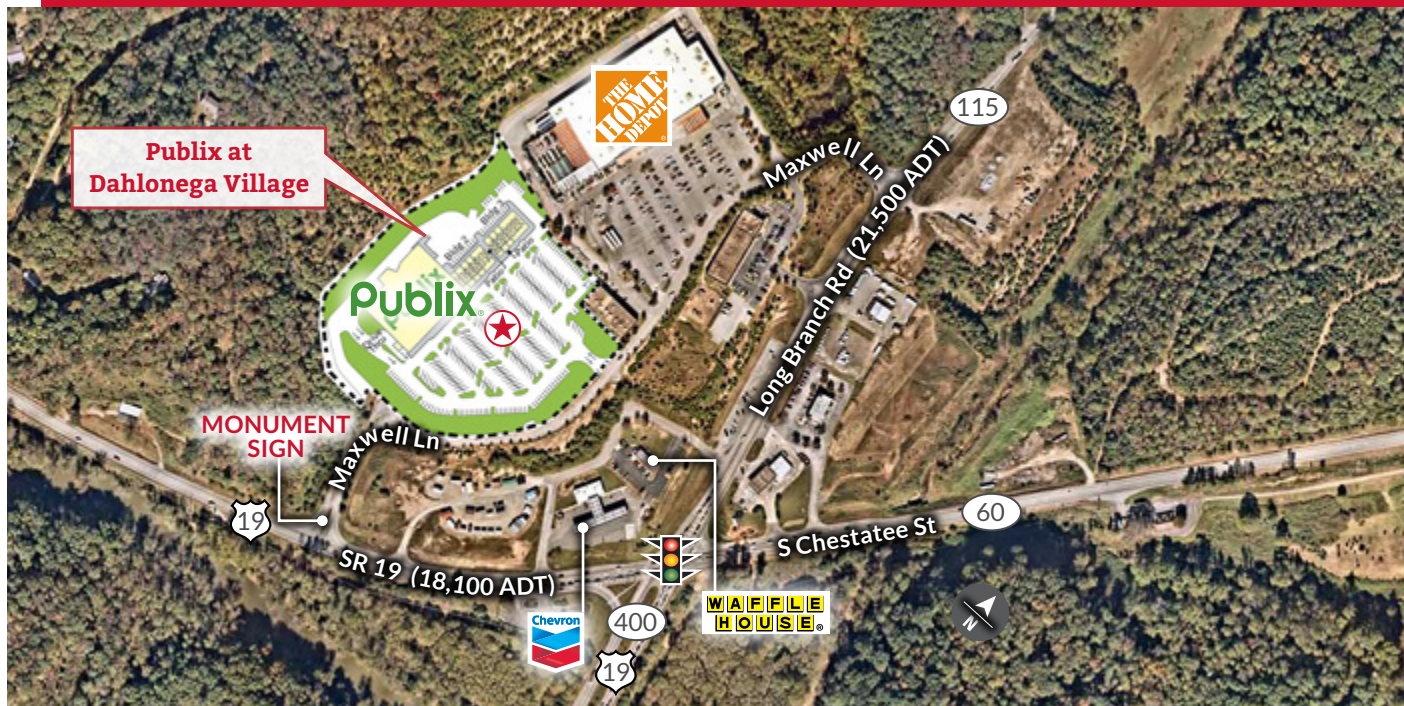
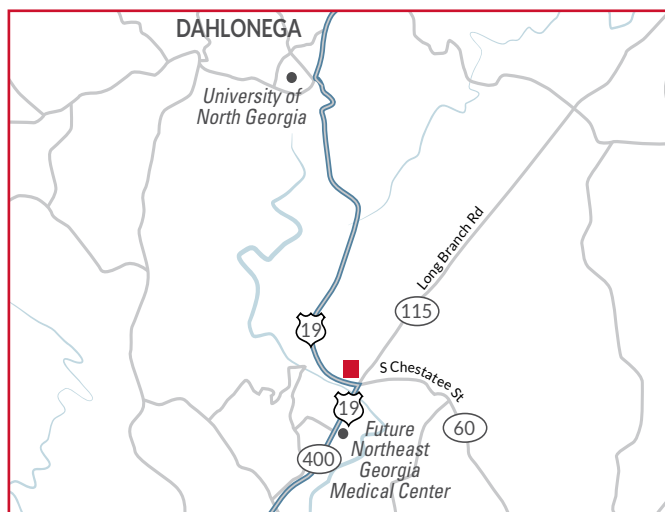


Publix at Dahlonega Village

Maxwell Lane at the NWC of SR 400 and SR 60 | Dahlonega, Georgia | 30533



- Proposed 63,787 square foot Publix anchored shopping center
- Shadow anchored and shared access with established Home Depot with over 400,000 annual visits
- Future Northeast Georgia Medical Center Campus - Phase I to open Fall 2024
- 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
2023 Estimated Population	20,414	77,679
2028 Projected Population	21,092	81,269
2023-2028 Projected Annual Population Growth	0.7%	0.9%



	5 mi	10 mi
2023 Average Household Income	\$102,366	\$110,467
2023 Median Household Income	\$76,255	\$85,967

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Publix at Dahlonega Village



SUITE #	SQ. FT.	STATUS
	48,387 SF	Publix
201	1,190 SF	Great Clips - At Lease
202	1,400 SF	UPS Store - At Lease
203-204	3,027 SF	Lifestyle Nail Bar
205	1,366 SF	AVAILABLE
206	1,431 SF	Jersey Mike's Subs
300	1,413 SF	AVAILABLE
301	1,400 SF	AVAILABLE
302	1,400 SF	AVAILABLE
303-305	4,228 SF	Hacienda Bar and Grill

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