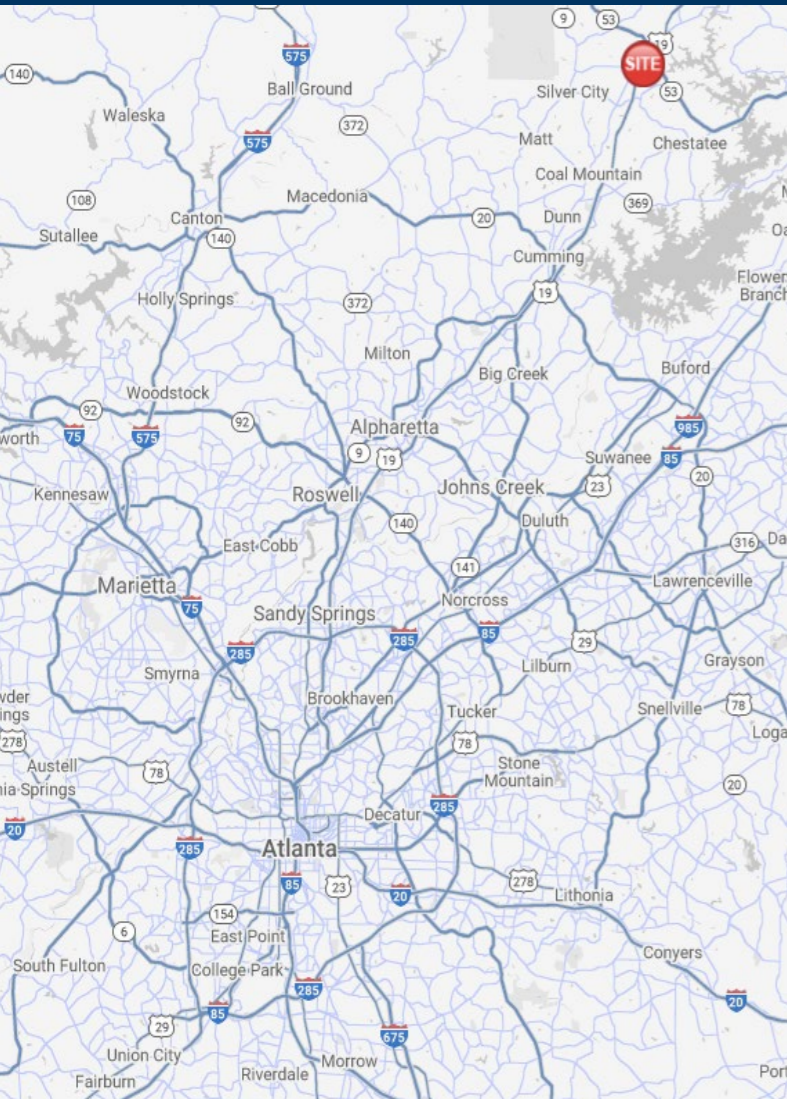


Dawsonville Commons

157 Power Center Drive
Dawsonville, GA 30534



RIVERWOOD
PROPERTIES, LLC

Leasing Contacts

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Property Highlights

- Dawsonville Commons is located in Dawson County on Highway 400 just south of Highway 53.
- Directly across the street from the North Georgia Premium Outlet Mall.
- Offers both excellent visibility and access to northbound and southbound traffic via the main entrance to the Home Depot and Super Walmart center.
- 100% Fully Leased.

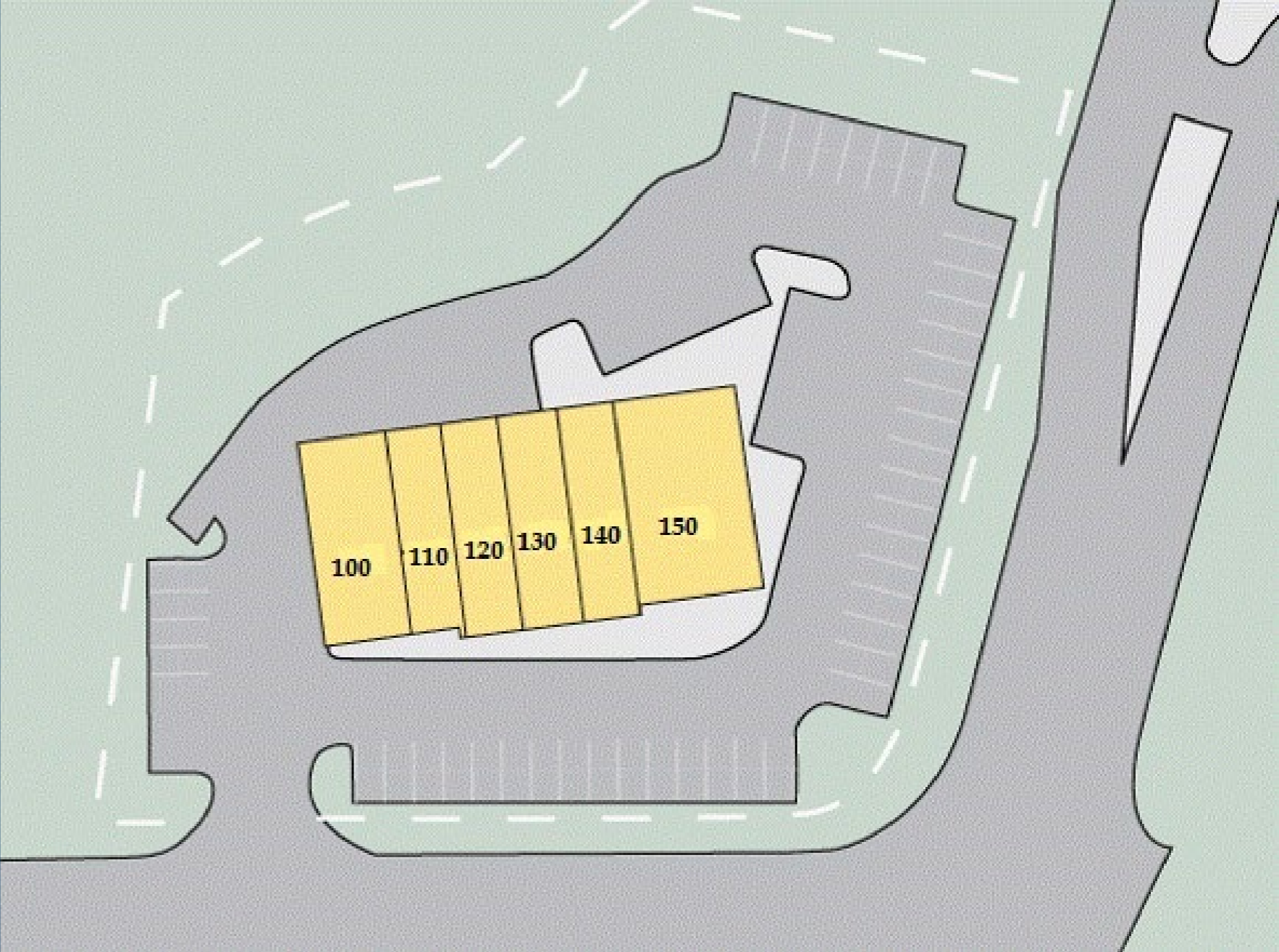
Site Access: Property is accessible via curb cuts on Highway 400 and Dawson Forest Road.

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Dawsonville Commons

TENANTS

100	T-Mobile	1,882
110	Nail Salon	680
120	Peachtree Vapor	1,088
130	Sally Beauty Supply	1,293
140	Sport Clips	965
150	Five Guys Burgers & Fries	2,257
GLA: 8,150 SF		
Availability:		100% Leased



DAWSONVILLE COMMONS

Site Plan

AREA DEMOGRAPHICS



2021
Population

1 MILE	1,011
3 MILE	13,671
5 MILE	33,428



2021 Daytime
Population

1 MILE	2,869
3 MILE	5,258
5 MILE	8,319



Household 2021

1 MILE	435
3 MILE	5,067
5 MILE	12,026



Household
Income

1 MILE	\$66,617
3 MILE	\$106,700
5 MILE	\$109,007



DAWSONVILLE COMMONS

Trade Area Overview