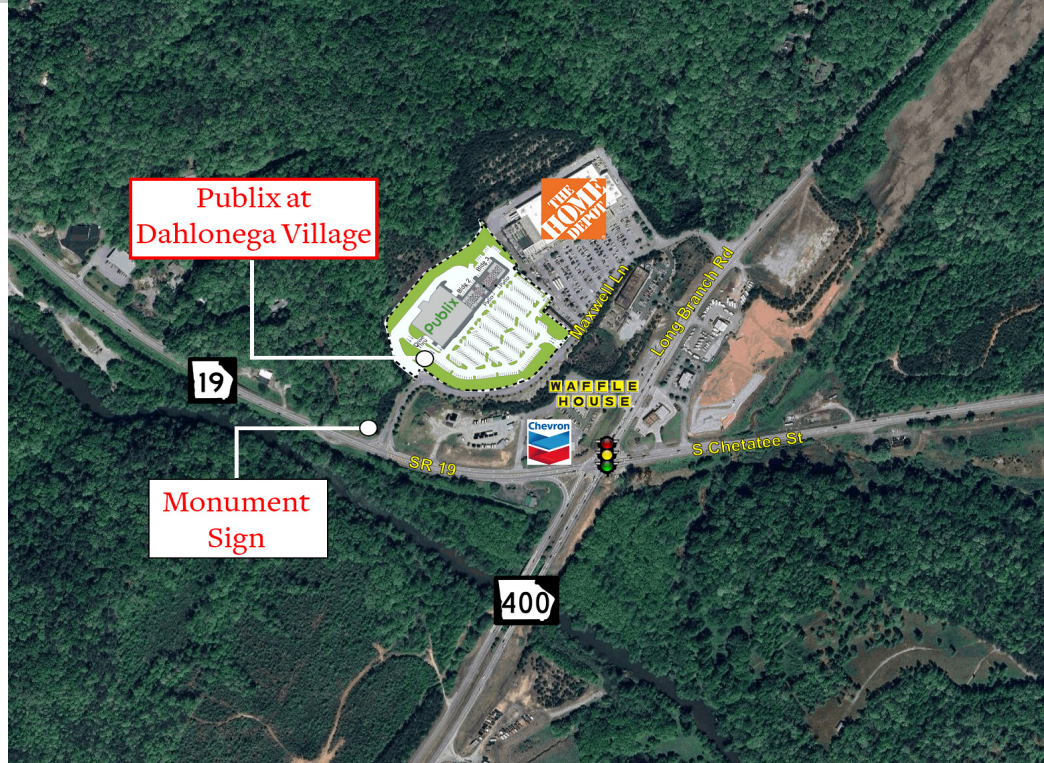


Publix at Dahlonega Village

Dahlonega, Georgia

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

- 1,366- 1,431 sf available
- 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
- 6.3 miles to downtown Dahlonega and University of North Georgia with over 7,300 students



KEY TENANTS

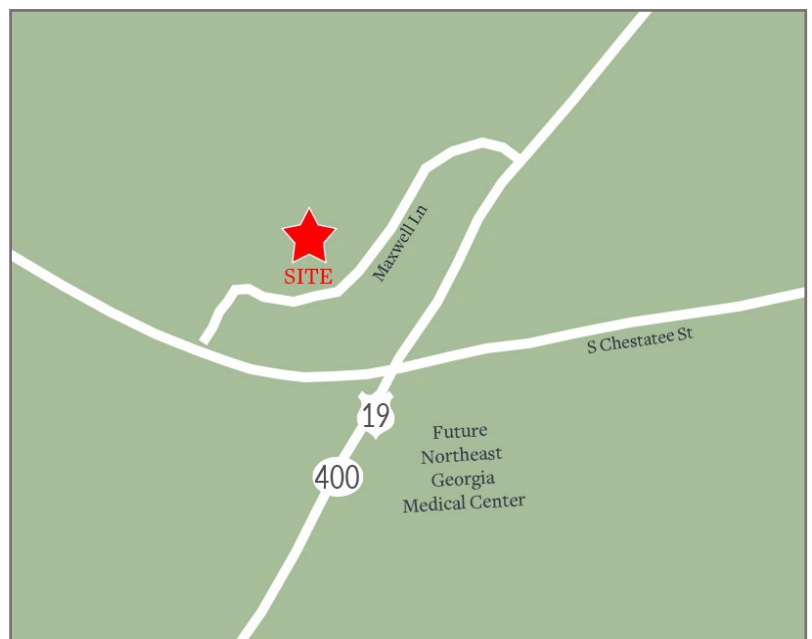
Publix, UPS, Great Clips, Jersey Mike's and Hacienda Bar and Grill.

TRAFFIC COUNTS

GA 400	22,400	AADT
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DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	706	5,736	21,371
Households	292	2,206	7,133
Avg HH Income	\$184,799	\$126,484	\$99,365
Daytime Pop	262	1,355	5,856



Publix at Dahlonge Village

Dahlonge, Georgia

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

Tenant	Sf	Ste
Publix	48,387	
Great Clips	1,190	201
UPS Store	1,400	202
Lifestyle Nail Bar	3,027	203-204
Available	1,366	205
Jersey Mike's Subs	1,431	206
Available	1,413	300
Available	1,400	301
Available	1,400	302
Hacienda Bar and Grill	4,228	303-305



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