

**IN THE SURROUNDING AREA**

- RESTAURANTS/FAST FOOD
- GAS STATIONS
- CONVENIENT STORES
- HOTELS
- RETAIL/SPECIALITY STORES
- MEDICAL CLINIC/SPECIALTY

# GA-400 - DAWSONVILLE

GA-400 & Blue Ridge Pkwy  
Dawsonville, GA 30534

## Outparcels For Sale

LAND AVAILABLE | 0.8 - 3.6 AC PARCELS

### PROPERTY HIGHLIGHTS

- ◆ Less than a mile from North Georgia Premium Outlets
- ◆ Graded pads with utilities
- ◆ Multiple curb-cuts and access on GA- 400
- ◆ New 300-unit multi-family development behind the pads

### MARKET HIGHLIGHTS

Located near Atlanta, Dawsonville offers big-city amenities and a small-town feel. Home to Georgia's tallest waterfall, the Appalachian Trail and NASCAR driver Bill Elliott, Dawsonville is a favorite destination for families.

### NORTH GEORGIA PREMIUM OUTLETS



### DAWSON MARKET PLACE



### DAWSON CROSSROADS



### DAWSON COMMONS



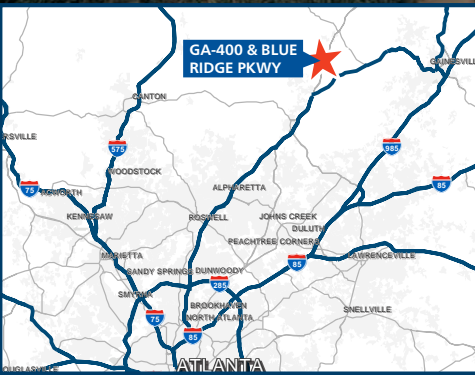
36,900 AADT

37,700 AADT

6,710 AADT

AVAILABLE

SOLD



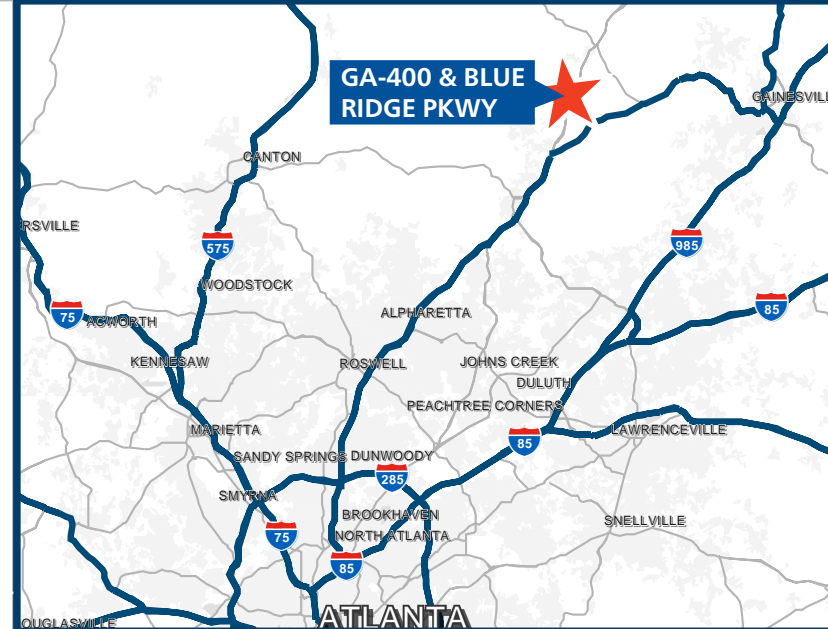
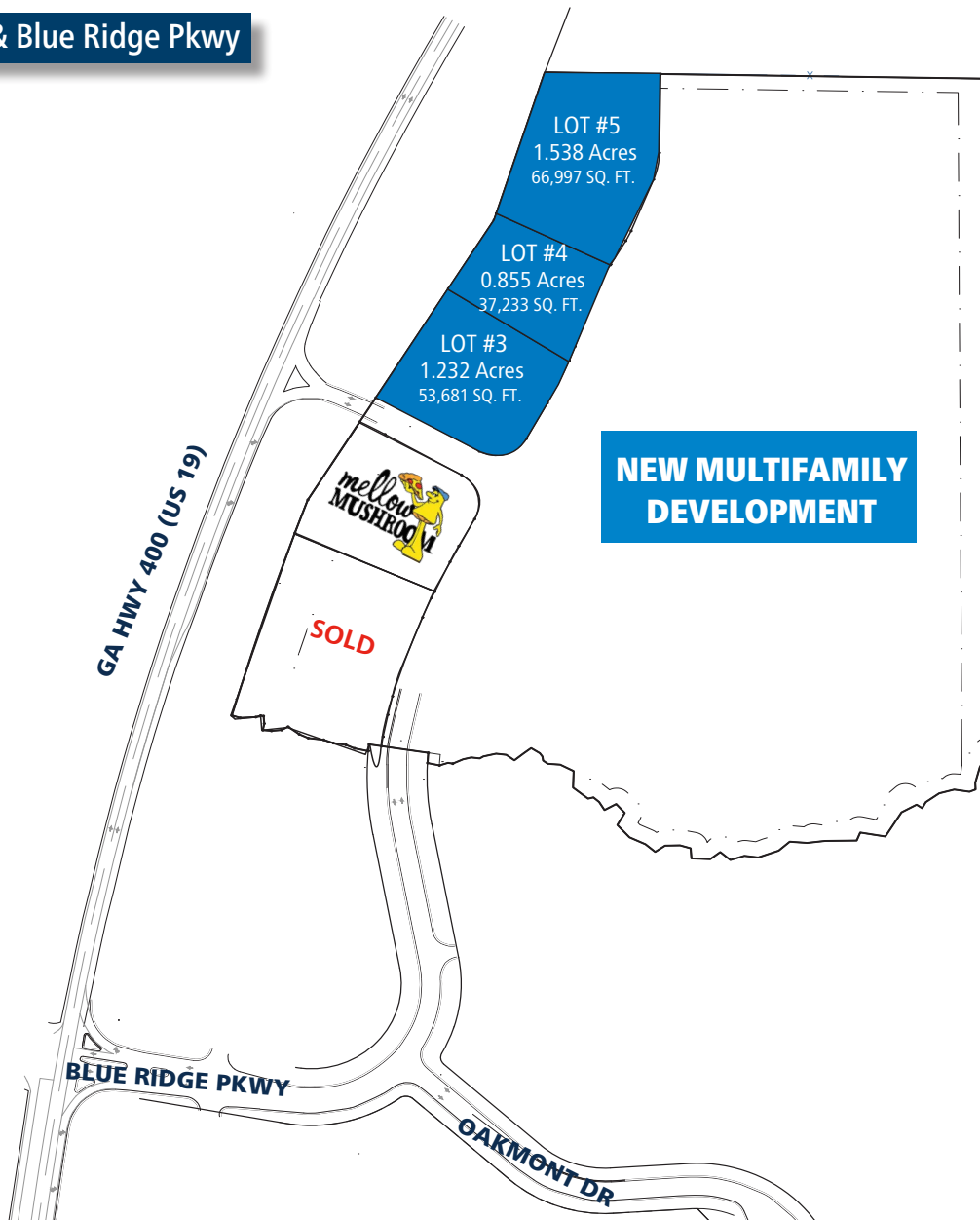
SUZANNE SHANK  
770.913.3943 | sshank@ackermanco.net

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

Ackerman Retail  
www.ackermanretail.com



# GA-400 & Blue Ridge Pkwy



## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	2,030	19,935	40,265
<b>HOUSEHOLDS</b>	761	7,154	14,348
<b>AVG HH INCOME</b>	\$130,047	\$137,636	\$142,806

## PARCEL INSIGHT

Type	Commercial Land
Acreage	0.855 - 3.625 AC
Frontage	1,200' on Georgia 400
Submarket Cluster	North Fulton
County	Dawson

SUZANNE SHANK

770.913.3943 | [sshank@ackermanco.net](mailto:sshank@ackermanco.net)

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

Ackerman Retail

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