

Presented By:

**DENNIS POWELL**

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**POWELL PROPERTY GROUP, INC**

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



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PROPERTY GROUP

# 115 PROSPERITY WAY

FOR SALE

*Flex Office/Warehouse Property :*

115 PROSPERITY WAY (LUMPKIN COUNTY PKWY), DAHLONEGA, GA 30533

# 115 PROSPERITY WAY

115 PROSPERITY WAY (LUMPKIN COUNTY PKWY), DAHLONEGA, GA 30533



## OFFERING SUMMARY

Sale Price:	\$7,200,000
Building Size:	40,000 SF
Lot Size:	5 Acres
Number of Units:	3
Price / SF:	\$180.00
Year Built:	2025
Zoning:	GO (Gateway Corridor Overlay District)

## PROPERTY OVERVIEW

Introducing 115 Prosperity Way (Lumpkin County Parkway), Dahlonega, GA—an excellent industrial/flex space investment opportunity for an owner / user looking for an income producing asset. This prime 5 acre property boasts a modern 40,000 SF building with ample parking, comprising 3 versatile units designed for maximum functionality. Unit 1 is 20,000 sf and leased to a quality tenant, Unit 2 is 8,000 sf and vacant offering an opportunity for an owner/user, and Unit 3 is 12,000 sf and leased to a quality tenant. Newly constructed in 2025, the building is perfectly suited for a range of industrial and flex space needs. Zoned GO, this property offers great potential for a variety of business ventures in the rapidly growing Dahlonega area of the GA 400 corridor.

## PROPERTY HIGHLIGHTS

- 40,000 SF flex office warehouse building on 5 acres
- 3 units: 20,000 sf, 12,000 sf, and 8,000 sf
- Income producing property with quality tenants (80% leased)
- Built in 2025
- Located in fast growing Lumpkin County just 1/2 mile from GA 400, and 10 minutes North of the Dawsonville Outlet Malls

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## DENNIS POWELL

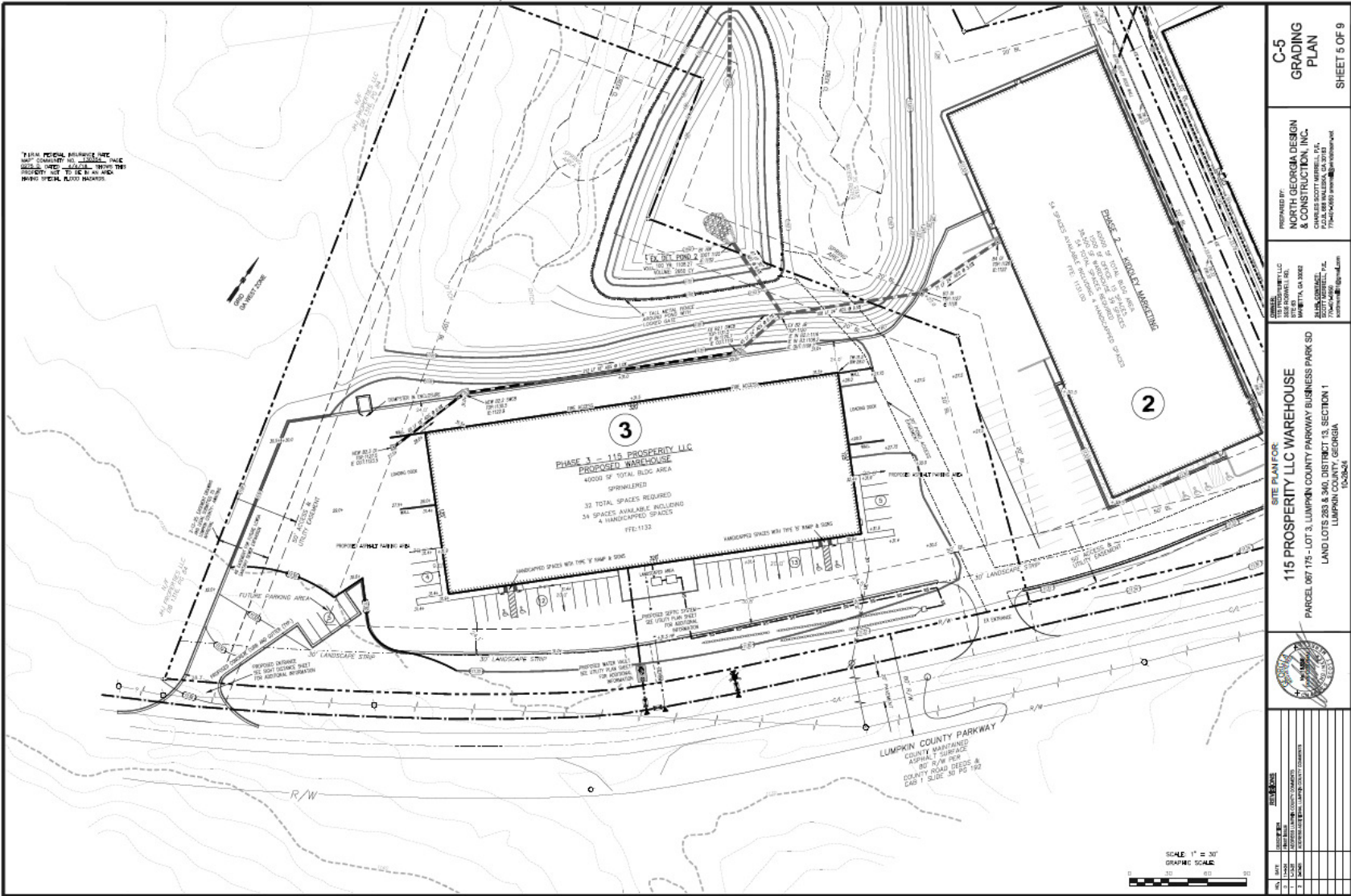
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C-5  
GRADING  
PLAN  
SHEET 5 OF 9

PREPARED BY:  
NORTH GEORGIA DESIGN  
& CONSTRUCTION, INC.  
CHARLES SCOTT WHELAN, P.E.  
17740 WOODBURN RD, SUITE 100  
DAHLONEGA, GA 30533

115 PROSPERITY LLC  
115 PROSPERITY WAY, SUITE 300  
DAHLONEGA, GA 30533  
ALAN WHELAN, P.E.  
17740 WOODBURN RD, SUITE 100  
DAHLONEGA, GA 30533

SITE PLAN FOR  
115 PROSPERITY LLC WAREHOUSE  
PARCEL 087 775 - LOT 3, LUMPKIN COUNTY PARKWAY BUSINESS PARK, SD  
LAND LOTS 283 & 300, DISTRICT 13, SECTION 1  
LUMPKIN COUNTY, GEORGIA  
LUMPKIN COUNTY



NO.	DATE	REVISION
1		ISSUED FOR PERMIT
2		REVISED PER LUMPKIN COUNTY COMMENTS
3		REVISED PER LUMPKIN COUNTY COMMENTS

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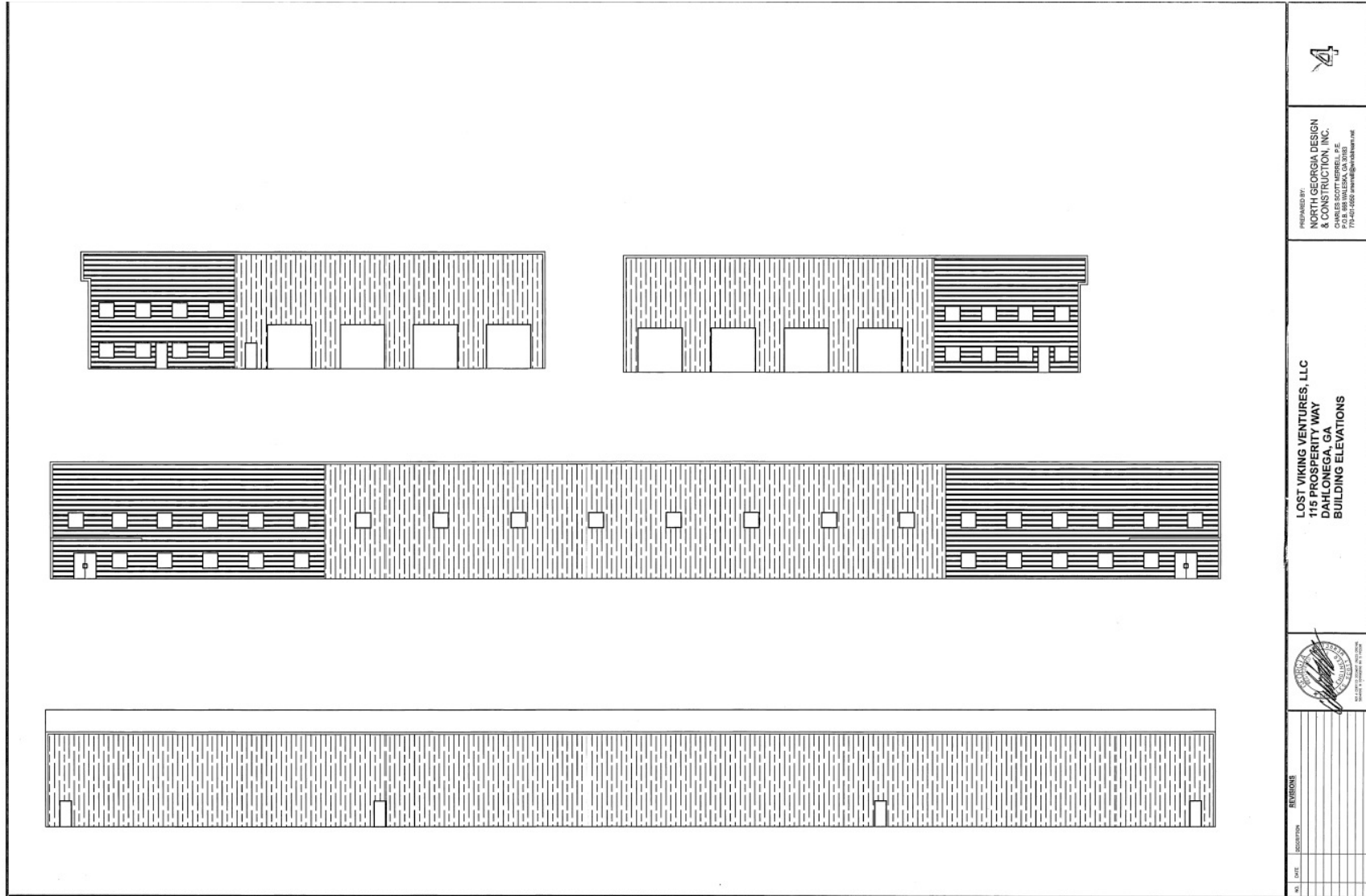
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PREPARED BY:  
NORTH GEORGIA DESIGN  
& CONSTRUCTION, INC.  
CHARLES SCOTT MERRELL, P.E.  
770-421-5555  
merrell@northga.com

LOST VIKING VENTURES, LLC  
115 PROSPERITY WAY  
DAHLONEGA, GA  
BUILDING ELEVATIONS



REVISIONS

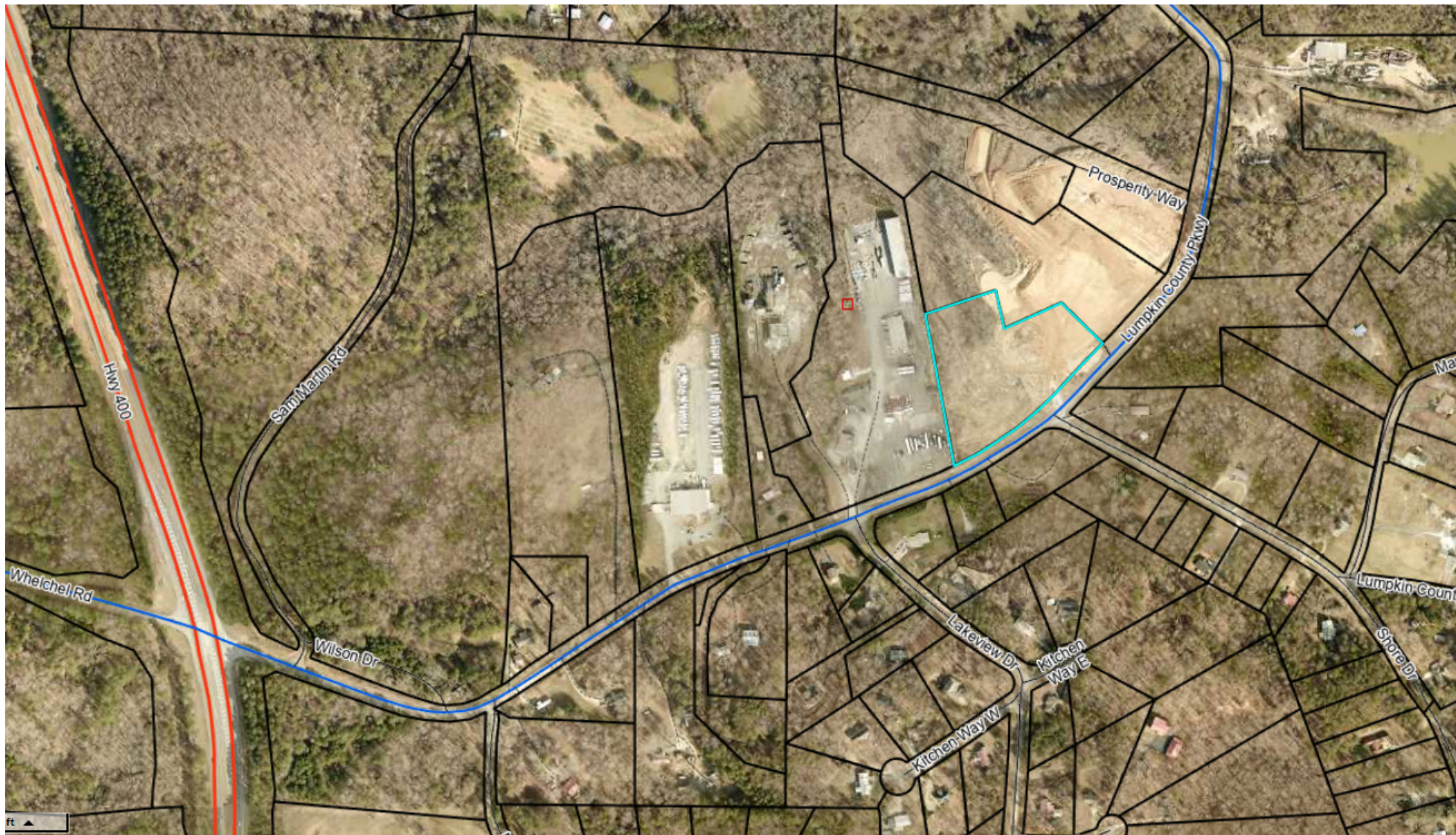
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34°25'59.16" N 83°59'00.98" W elev 1105 ft ey

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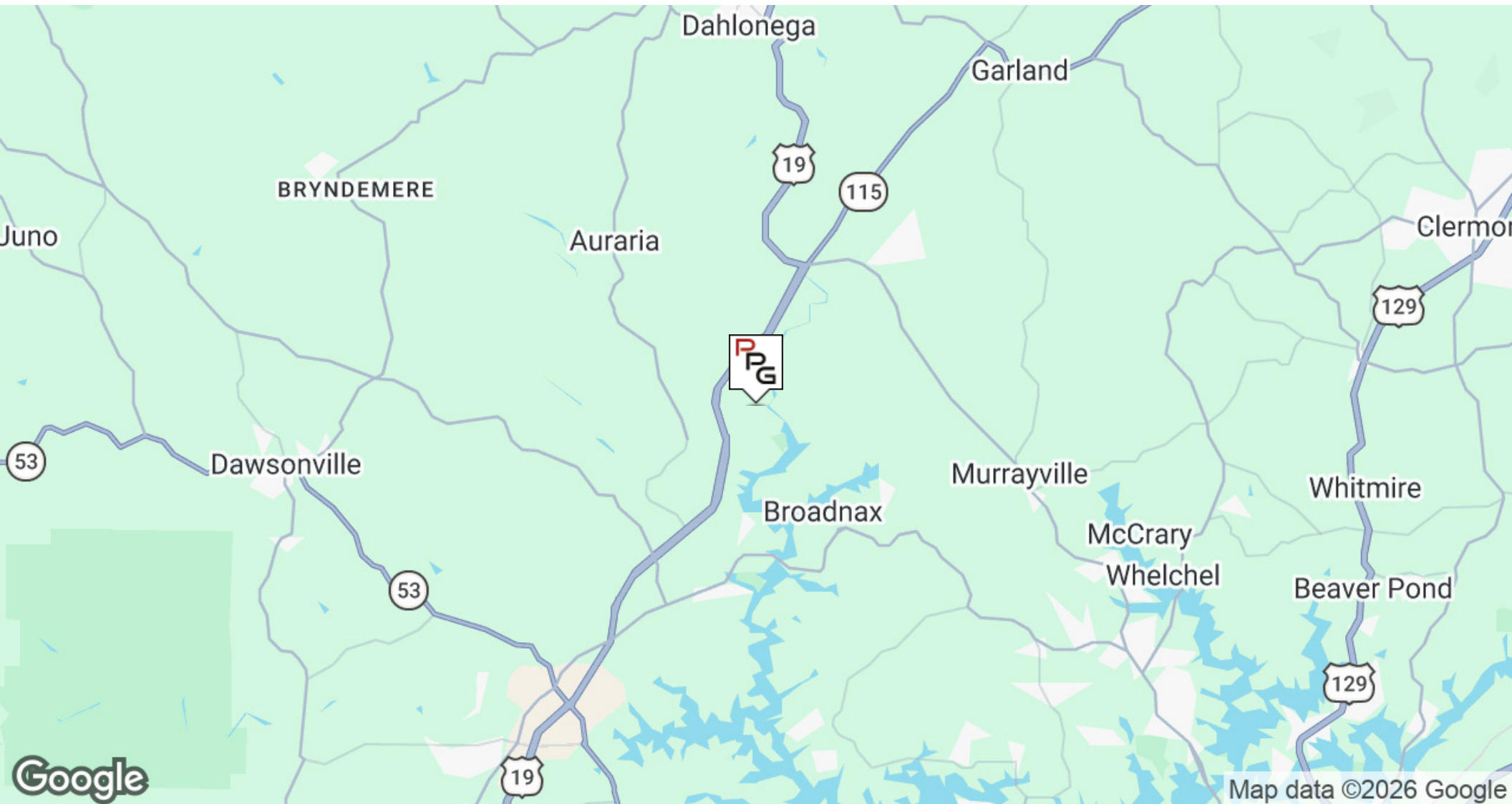
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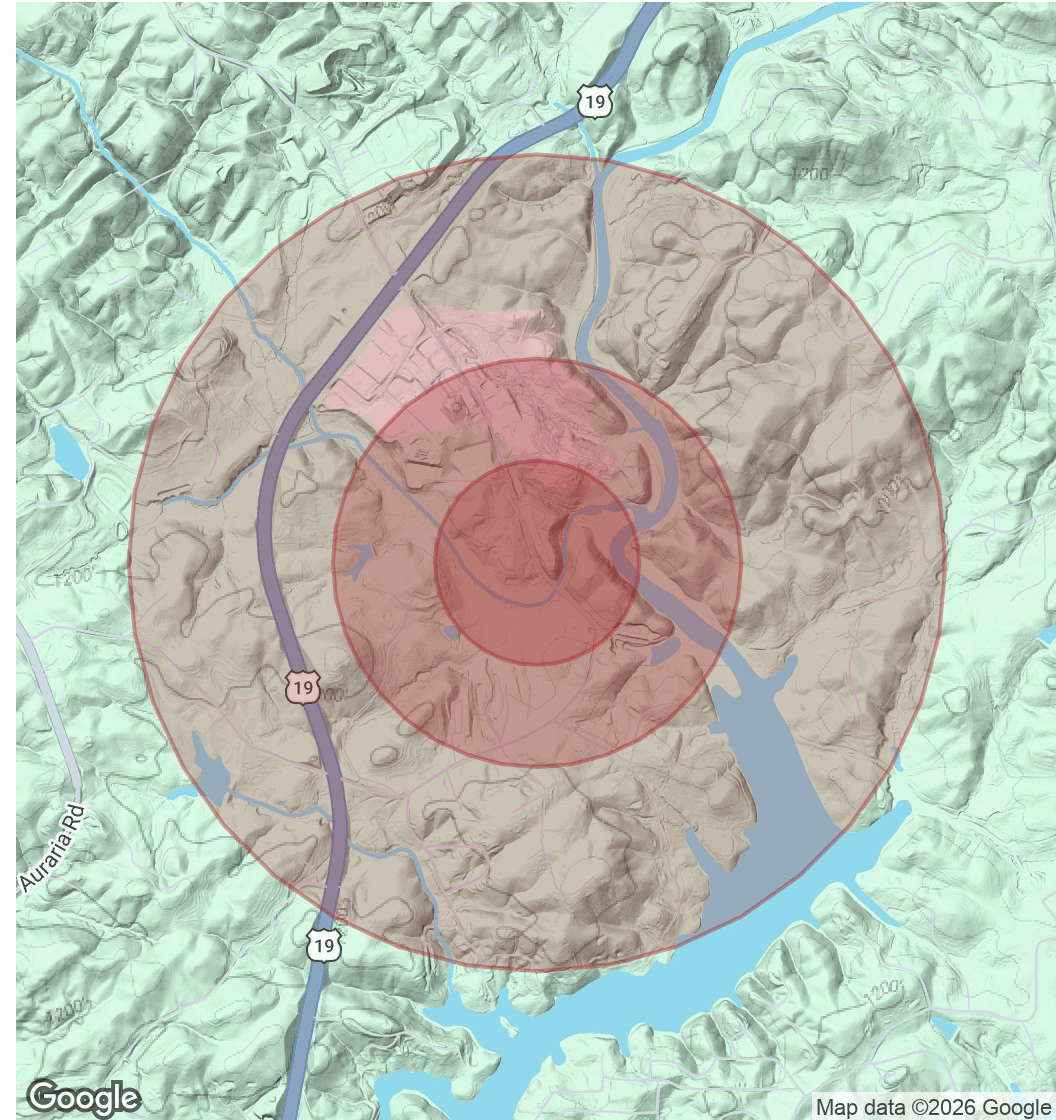


<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	39	157	583
Average Age	65.7	62.3	55.5
Average Age (Male)	68.4	65.8	59.1
Average Age (Female)	62.8	59.8	54.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	22	84	278
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$72,640	\$89,207	\$116,095
Average House Value	\$316,064	\$314,916	\$322,021

2023 American Community Survey (ACS)



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