

PROPOSED BUILDINGS



5605 S CHESTATEE STREET
DAHLONEGA, GA 30533

FOR LEASE MEDICAL

MATT ORVILLE

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SAL ESTRADA

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BUILDING HIGHLIGHTS

Three proposed medical buildings, 0.5 miles from Northeast Georgia Medical Center Lumpkin. Two of which are 13,542 sf and one is 17,870 sf. The buildings will be elevator served and offer the opportunity to be in brand new construction adjacent to the new 52-bed hospital. The smallest divisible space available is 3,385 sf and the largest space available will be one full building which can accommodate up to 17,870 sf. 16 miles from Gainesville, 15 miles from Dawsonville and 6 miles from Dahlonega, this location is centered in the triangle of the three growing cities.

TOTAL SF

Bldg 1: 17,970 SF
Bldg 2: 13,542 SF
Bldg 3: 13,542 SF

BLDG 1

4,493-17,970 SF
Divisible up to four suites

BLDG 2

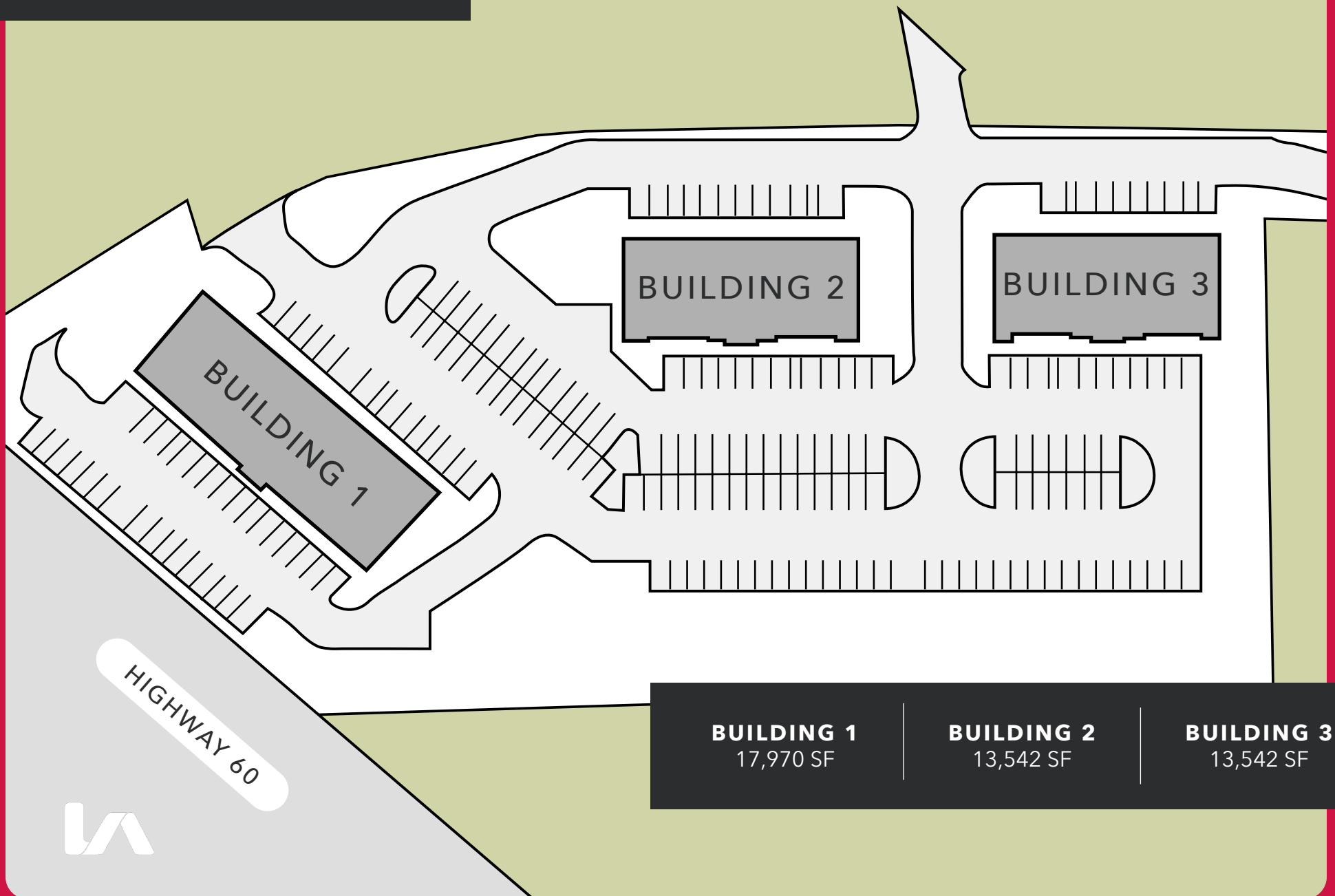
3,385-13,542 SF
Divisible up to four suites

BLDG 3

3,385-13,542 SF
Divisible up to four suites



SITE PLAN



LOCATION & DEMOGRAPHICS



NEARBY HOSPITALS

0.5 miles	Northeast Georgia Medical Center Lumpkin
15.7 miles	Northeast Georgia Medical Center Gainesville



POPULATION

	2026	2031
3 miles	6,029	6,339
5 miles	21,857	22,931
7 miles	38,160	40,412



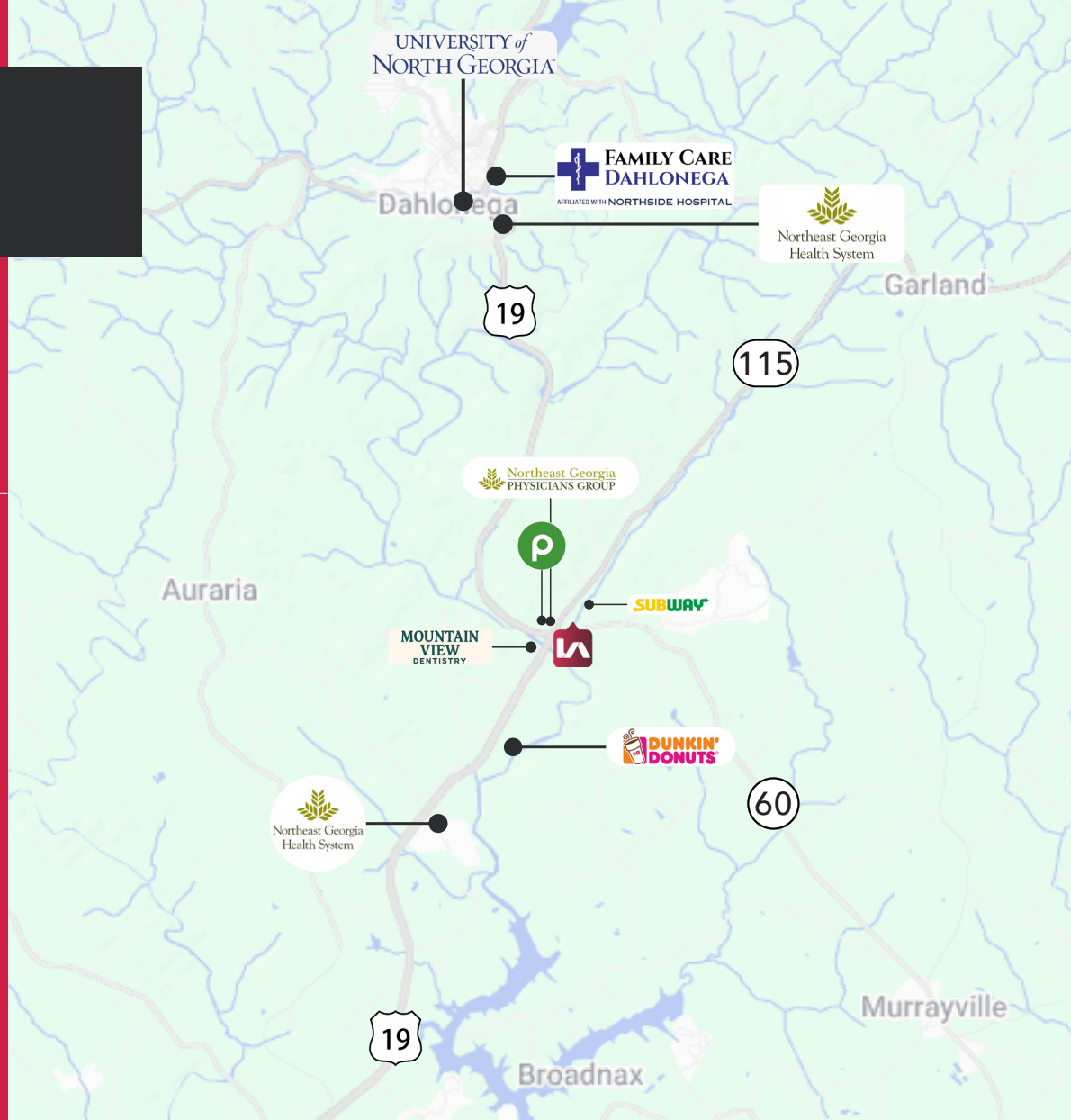
HOUSEHOLDS

	2026	2031
3 miles	2,282	2,397
5 miles	7,054	7,480
7 miles	13,393	14,322



AVG. HOUSEHOLD INCOME

	2026	2031
3 miles	\$86,368	\$98,382
5 miles	\$72,054	\$91,109
7 miles	\$82,581	\$97,070



FOR LEASE
Build-to-Suit Medical Offices

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