

± 1,200 Sf - Murrayville Office Space

5659 Old Dahlonega Hwy, Murrayville, GA 30564

OFFICE BUILDING FOR LEASE



**5659 Old Dahlonega Hwy
Murrayville, GA 30564**

For Sale Lease

Square footage: +/- 1,200 SF

Zoning: S-S

Ample on-site parking

PROPERTY DESCRIPTION

Position your business in this well-maintained, professional office building conveniently located just off Thompson Bridge Road on Old Dahlonega Highway in one of North Hall County's most established commercial corridors.

The property offers a functional layout with a large open office/work area, private office, conference space, break room/kitchen, restroom, storage, and an inviting screened front porch that creates a welcoming entrance for clients and employees alike. Large windows throughout provide abundant natural light, while the flexible floor plan accommodates a variety of professional office users.

Situated on a generous lot with ample paved parking and excellent visibility, the property offers convenient access to Gainesville, North Hall, Cleveland, and Dahlonega. Nearby businesses, retail, and services make this an ideal location for medical, insurance, legal, engineering, construction, real estate, accounting, or other professional office users.

Whether you're looking for a headquarters, satellite office, or owner-user opportunity, 5659 Old Dahlonega Highway provides a move-in ready office environment in a highly accessible North Hall location.

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr
Number of Units:	1
Available SF:	1,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	51	266
Total Population	29	138	681
Average HH Income	\$105,152	\$92,713	\$103,407

CJ Harman
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Jason Mamrick
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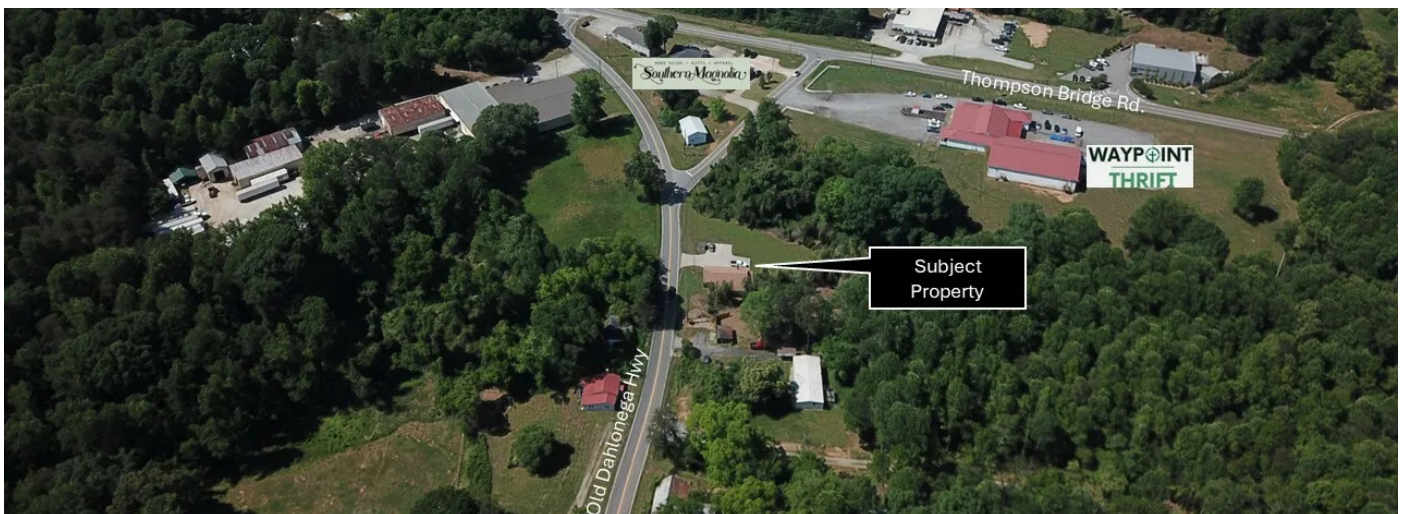


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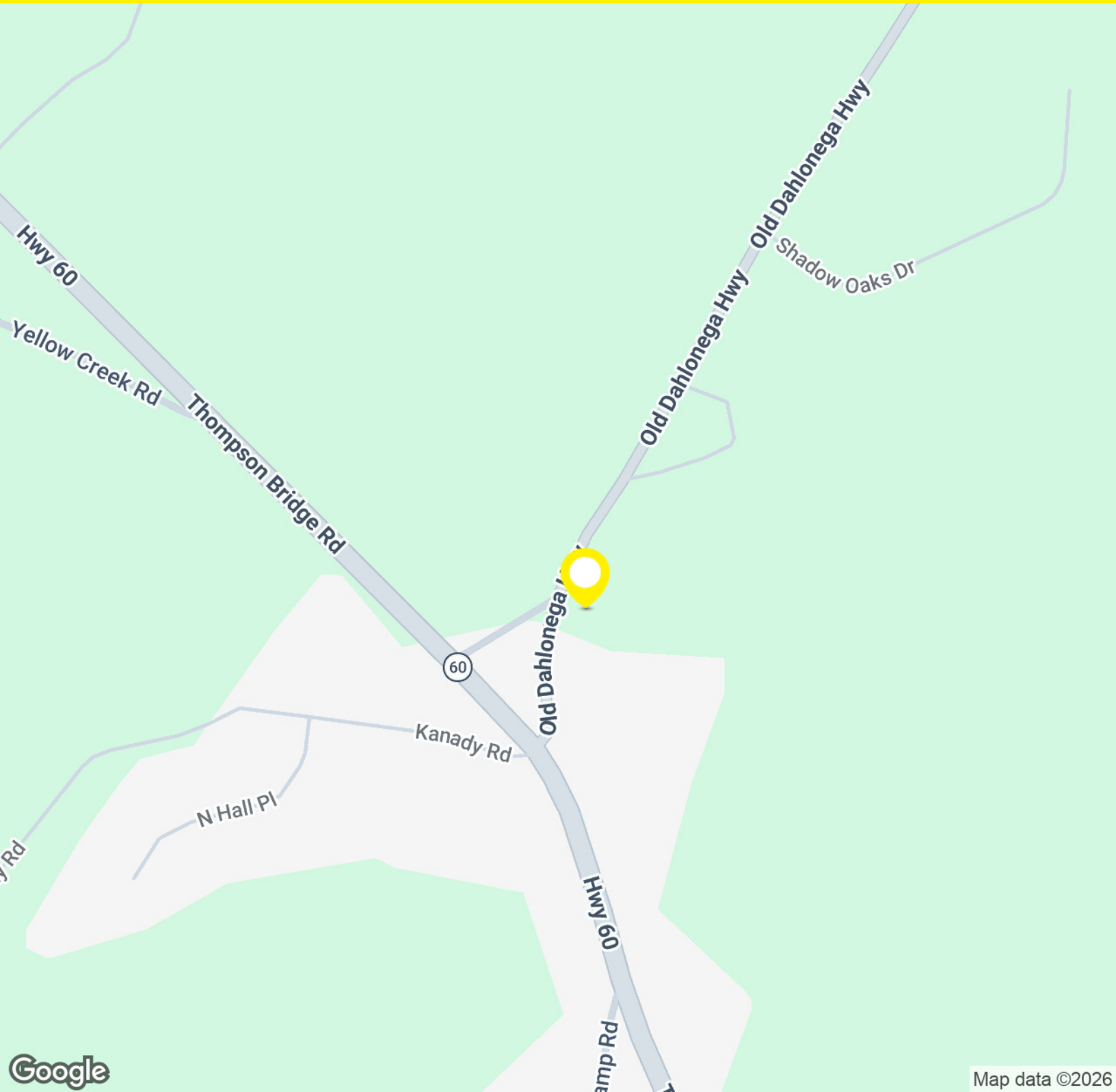


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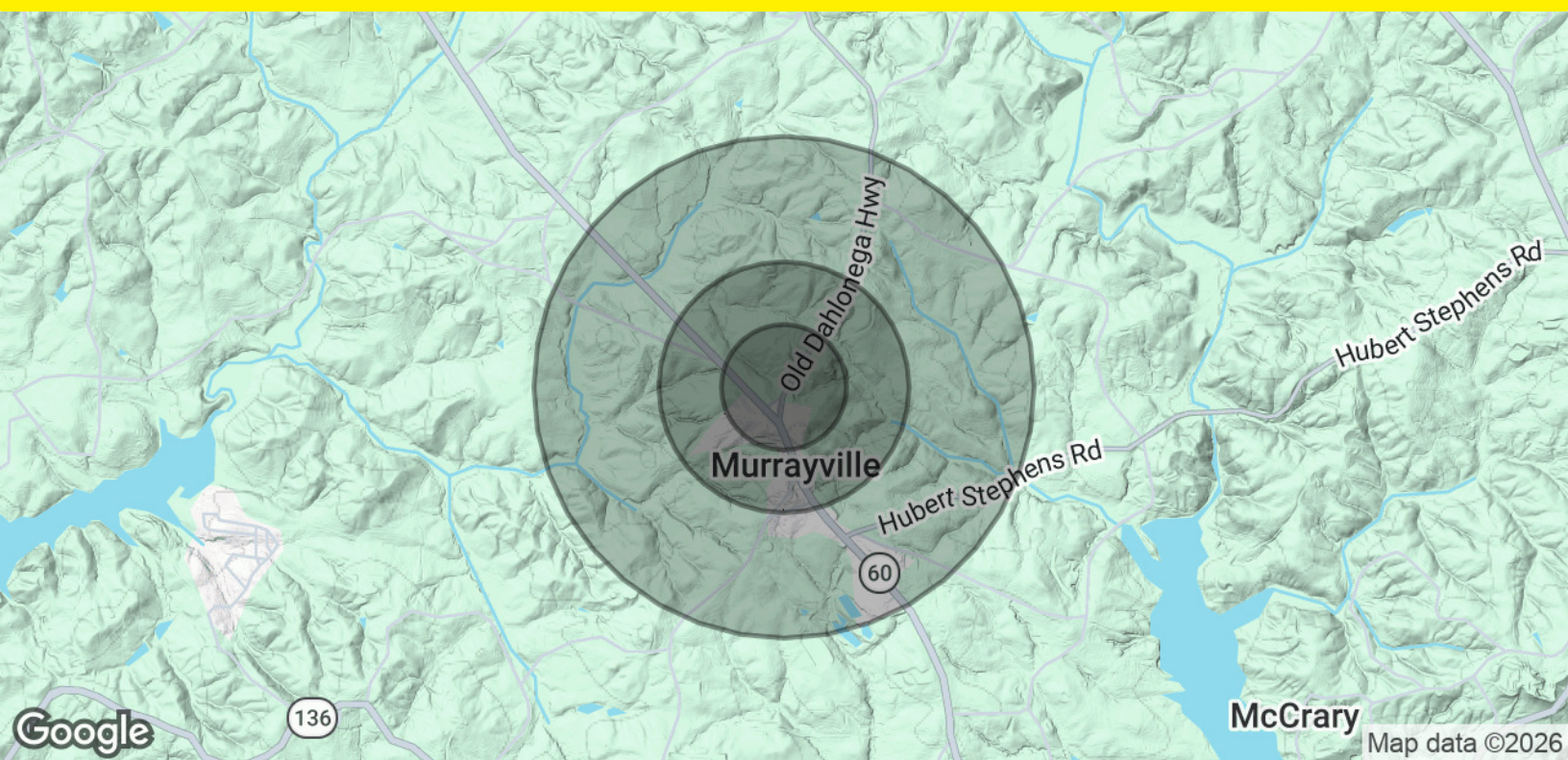


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	29	138	681
Average Age	39.2	41.3	45.1
Average Age (Male)	36.1	38.5	41.9
Average Age (Female)	44.0	45.5	49.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	51	266
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$105,152	\$92,713	\$103,407
Average House Value	\$324,167	\$319,102	\$326,115

2023 American Community Survey (ACS)

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