



Hightower Place
5959 & 5983 Highway 53 East
Dawsonville, GA 30534



Hightower Place

[VIDEO](#)

Offering Summary

Lease Rate:	\$22.00 SF/yr
Building Size:	26,500 SF
Available SF:	2,500 SF
Lot Size:	2.52 Acres
Year Built:	1998
Zoning:	C-PCD
Traffic Count:	13,700

Get more information

Andrew D. Joyner, CCIM
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Property Highlights

- Medical and Professional Office Space in Prime Dawsonville Location
- Excellent Visibility and Exposure on Highway 53
- Convenient to GA 400 and just 1.5 miles north of North Georgia Premium Outlets
- Large Monument Signage Available
- Ample Parking with Convenient Access to Suites
- Quality Brick Construction

Demographics	1 Mile	5 Miles	10 Miles
Total Households	282	6,851	28,368
Total Population	756	18,720	80,091
Average HH Income	\$78,454	\$76,382	\$77,428



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Office Building For Lease

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Lease Information

Total Available Space:	2,500 SF	Lease Term:	Negotiable
		Lease Rate:	\$22.00 SF/yr

Available Spaces

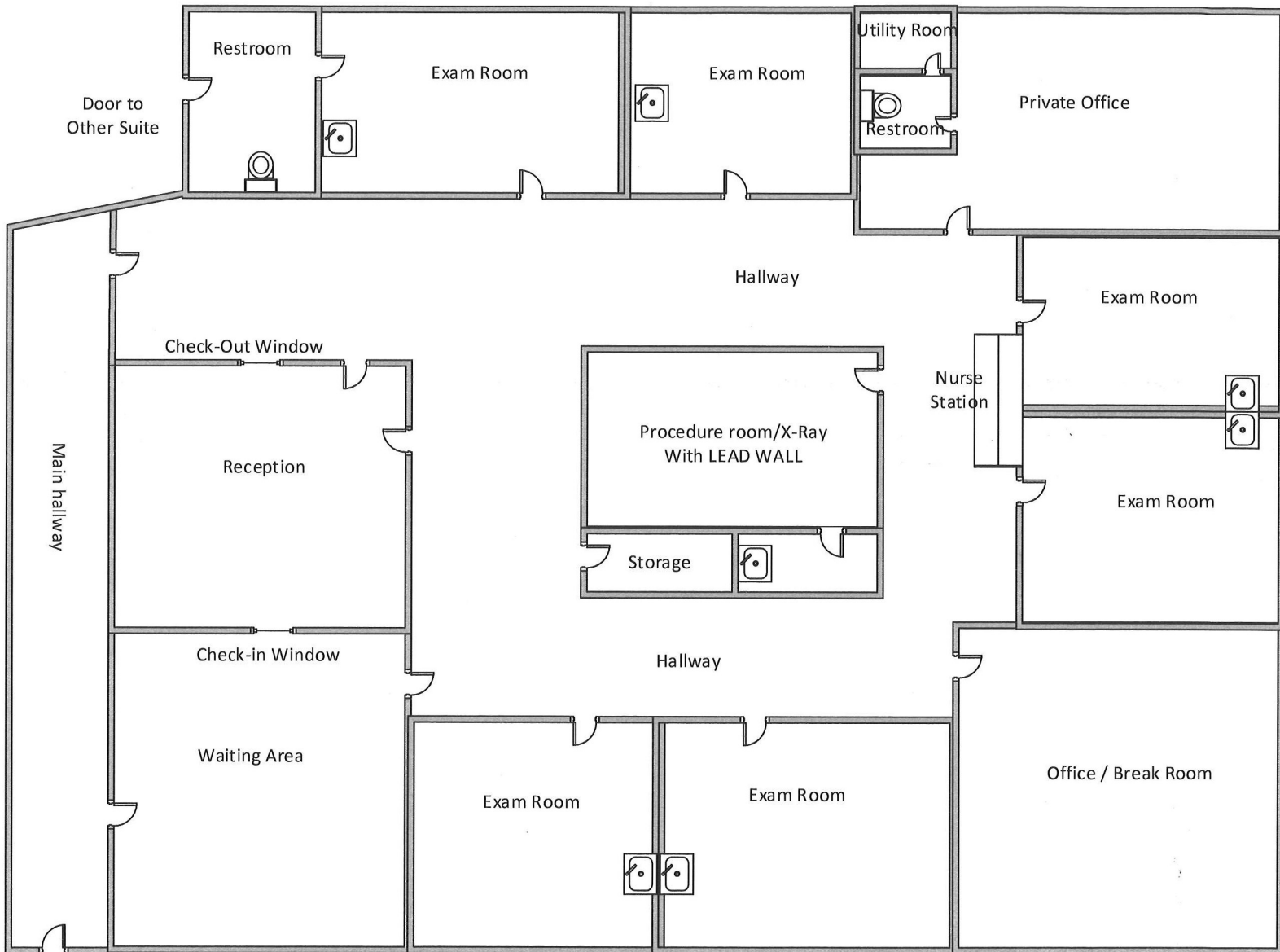
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5959 – Suite 110	Available	2,500 SF	Modified Gross	\$22.00/SF/Yr	Medical office suite. Waiting area, reception, 6 exam rooms, 2 private offices, x-ray room, two restrooms



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Suite 110 Floorplan

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Suite 110 Photos

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Suite 110 Photos

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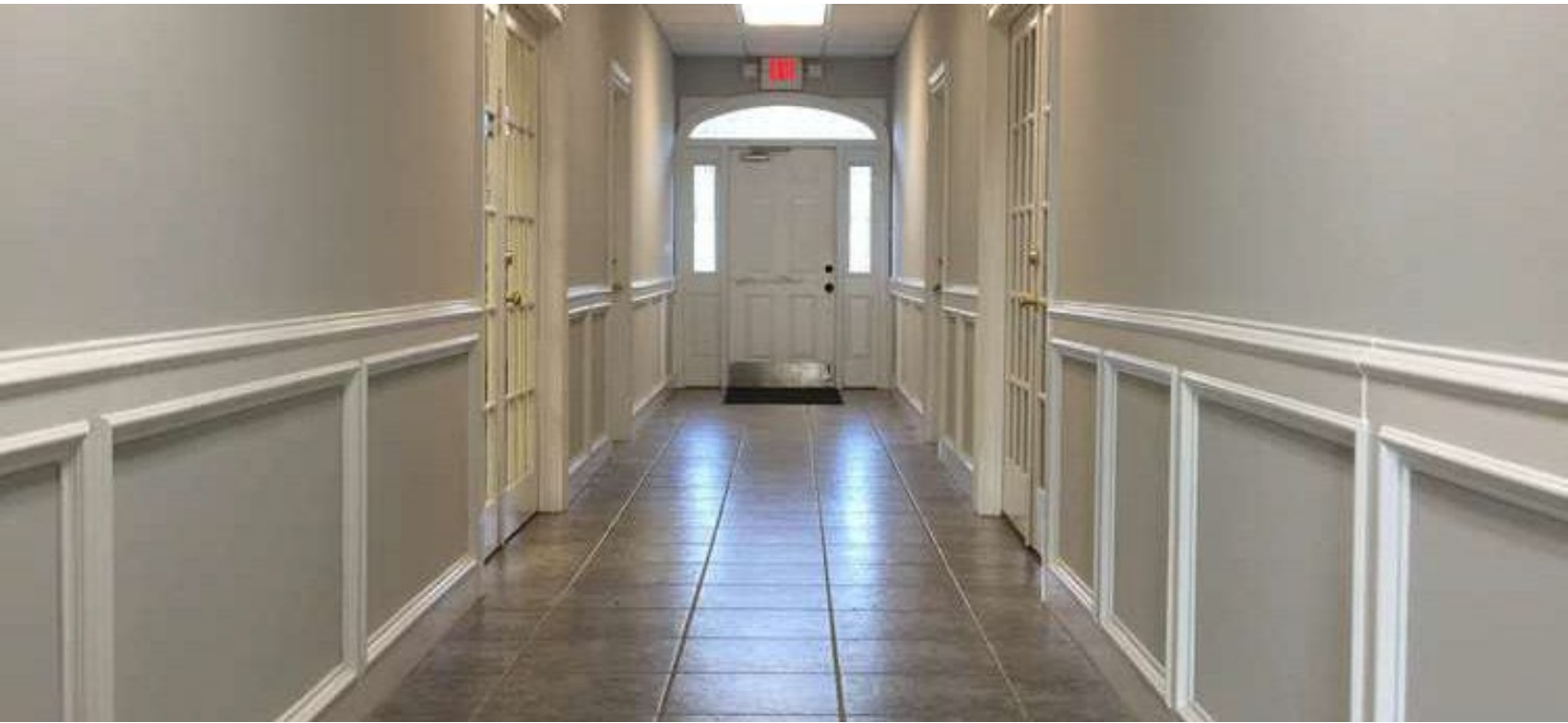
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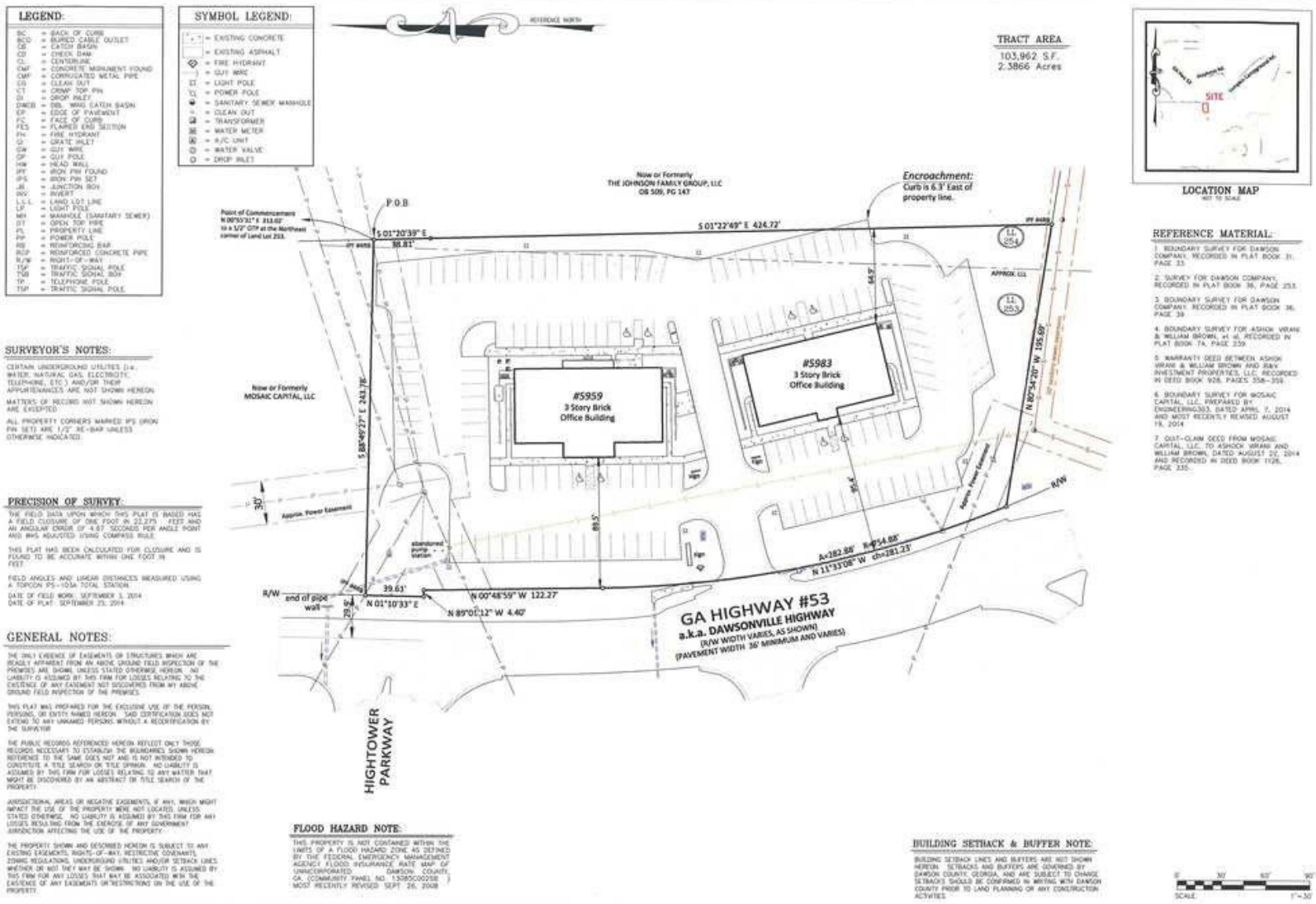
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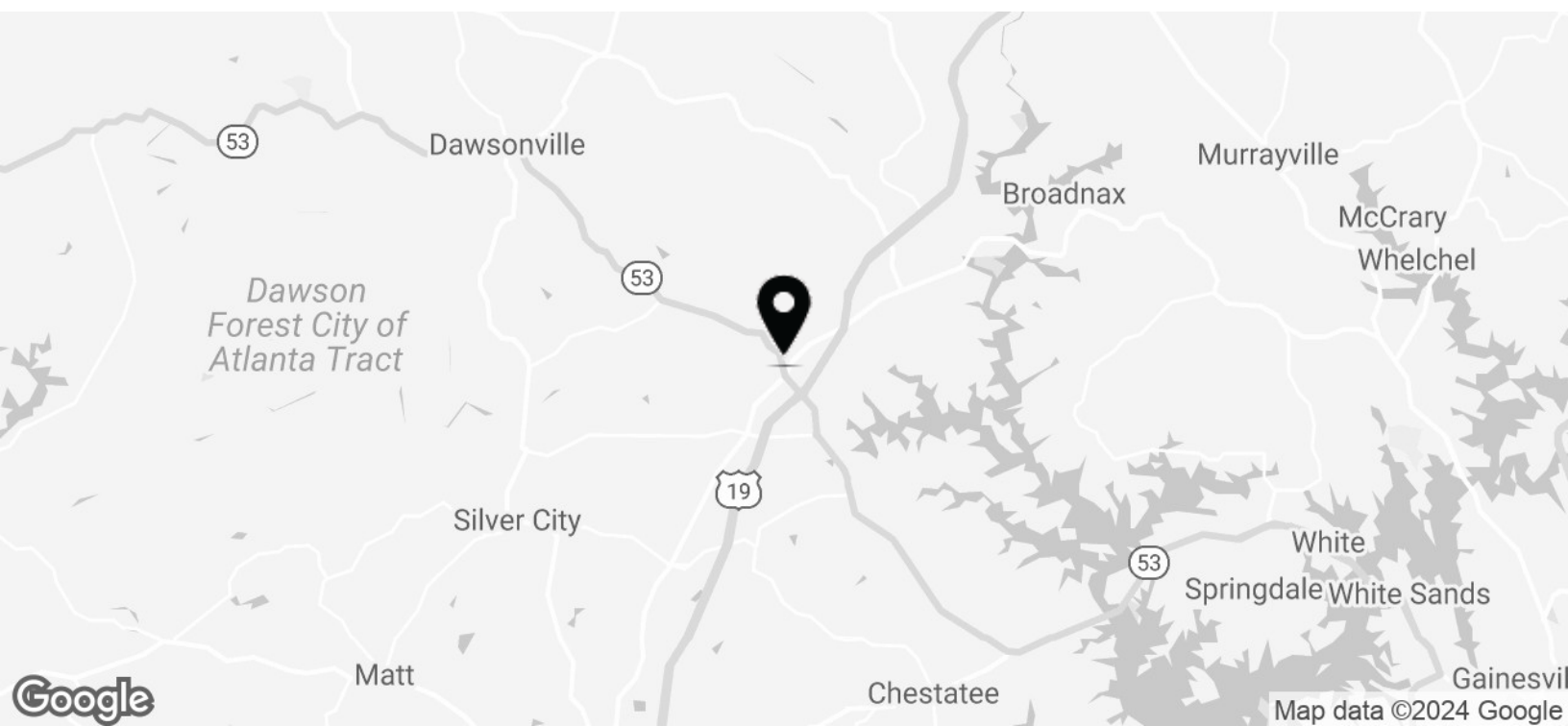
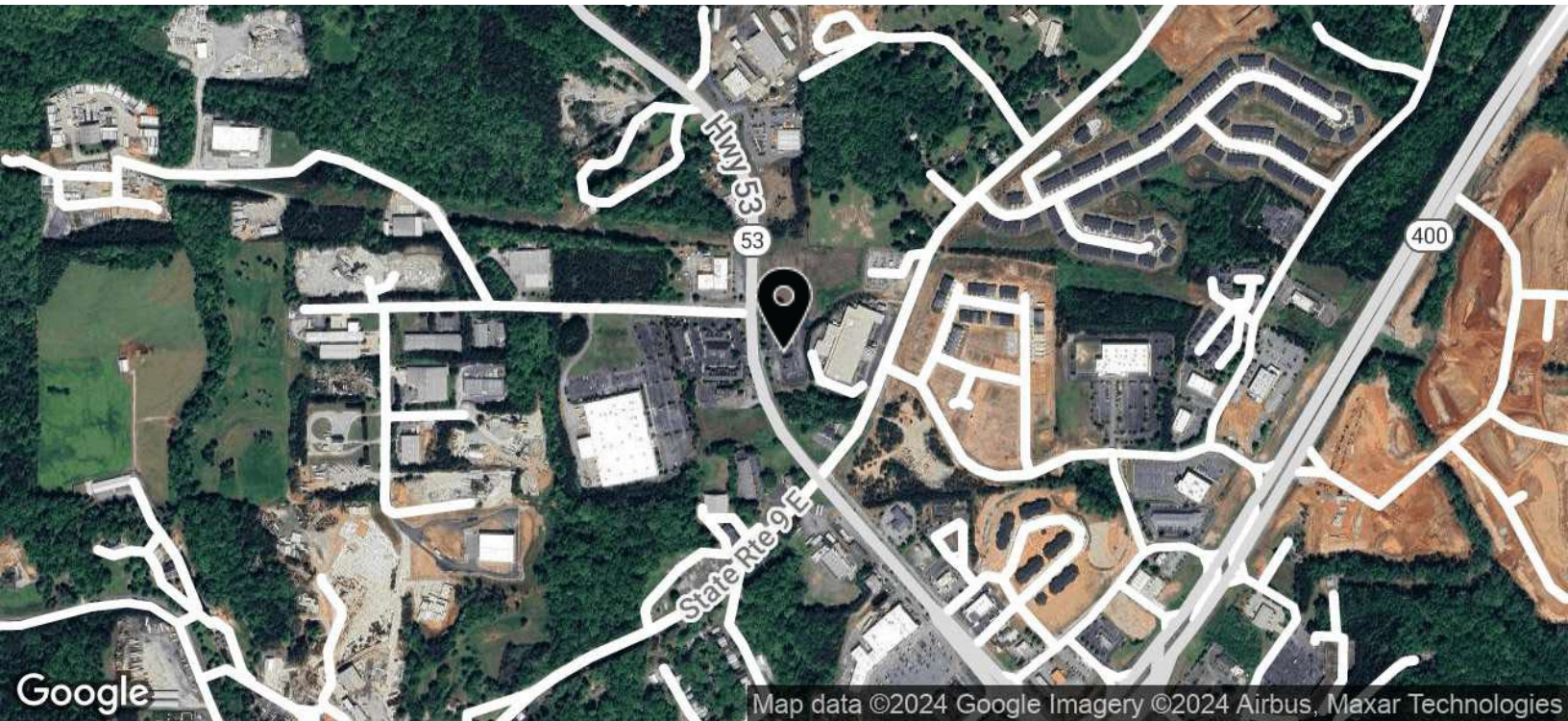
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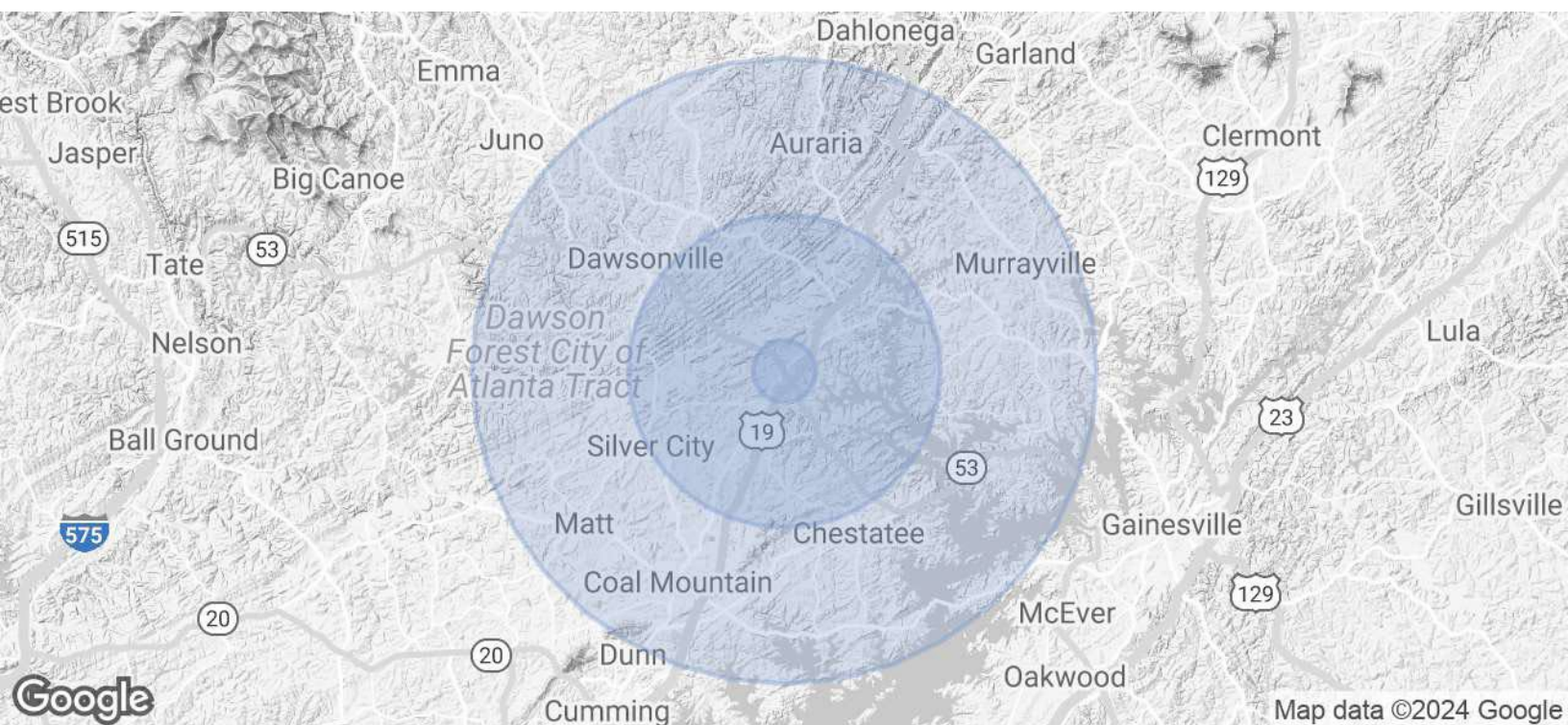
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Population	1 Mile	5 Miles	10 Miles
Total Population	756	18,720	80,091
Average Age	39.3	37.7	36.8
Average Age (Male)	39.2	37.3	36.2
Average Age (Female)	39.3	38.1	37.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	282	6,851	28,368
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$78,454	\$76,382	\$77,428
Average House Value	\$218,712	\$253,185	\$260,436

* Demographic data derived from 2020 ACS - US Census



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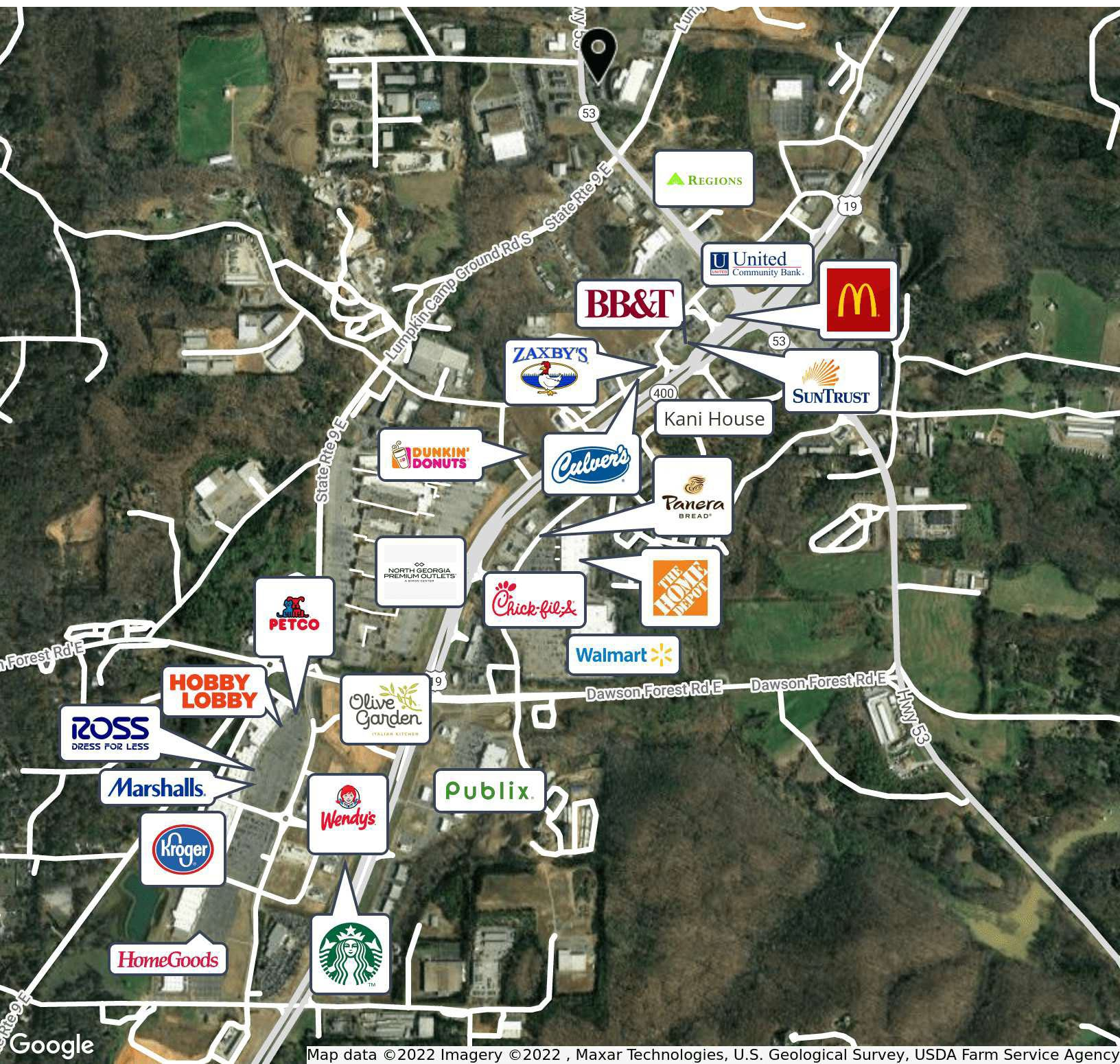
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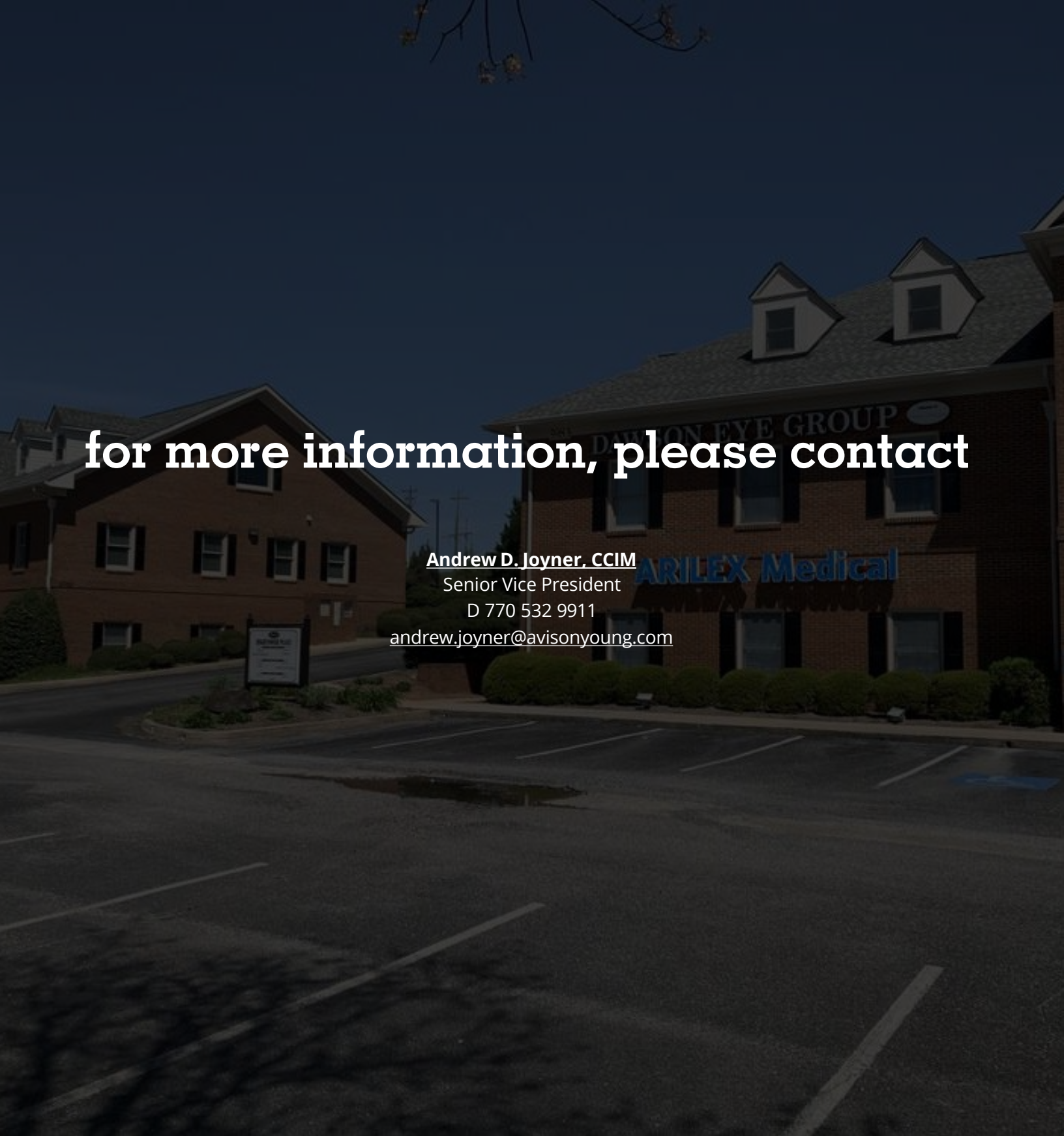
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