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REAL ESTATE

146 Morrison Moore Pkwy E | Dahlonaga, GA 30533
Retail Building For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ **Industry Expertise**

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Dahlonega, GA 30533



Property Description

Formerly occupied by an auto parts store, this commercial property offers an opportunity for automotive, retail, service, or flex-space users. The facility is well-suited for auto parts sales, vehicle repair, general retail stores, restaurants, offices, and consumer services.

Property Highlights

- Operating Expense: \$1.65/SF
- High exposure location
- Located less than a mile from the Dahlonega Square and UNG Campus
- Showroom Space and Storage space available
- 12' ceiling height
- 2024 Traffic Count: 15,900 AADT on Morrison Moore Parkway

Offering Summary

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	7,662 SF
Lot Size:	0.81 Acres
Current Zoning:	B-2 Highway Business District

Demographics	5 Miles	10 Miles	20 Miles
Total Households	5,566	16,309	88,456
Total Population	17,975	47,298	250,720
Average HH Income	\$95,427	\$101,726	\$106,826

Presented By:

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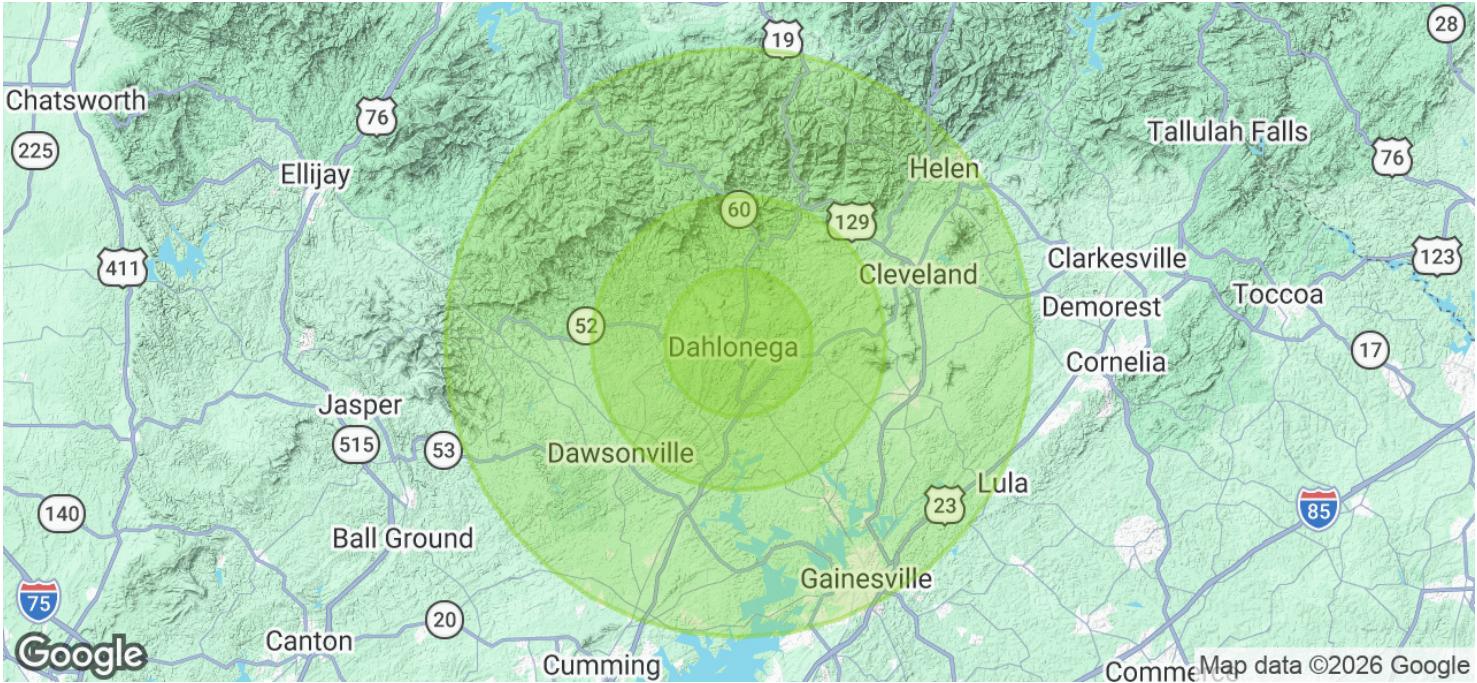
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Population	5 Miles	10 Miles	20 Miles
Total Population	17,975	47,298	250,720
Average Age	36.1	40.0	40.4
Average Age (Male)	36.5	38.9	39.8
Average Age (Female)	36.8	41.5	41.2

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	5,566	16,309	88,456
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$95,427	\$101,726	\$106,826
Average House Value	\$323,414	\$328,783	\$370,473

2023 American Community Survey (ACS)

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