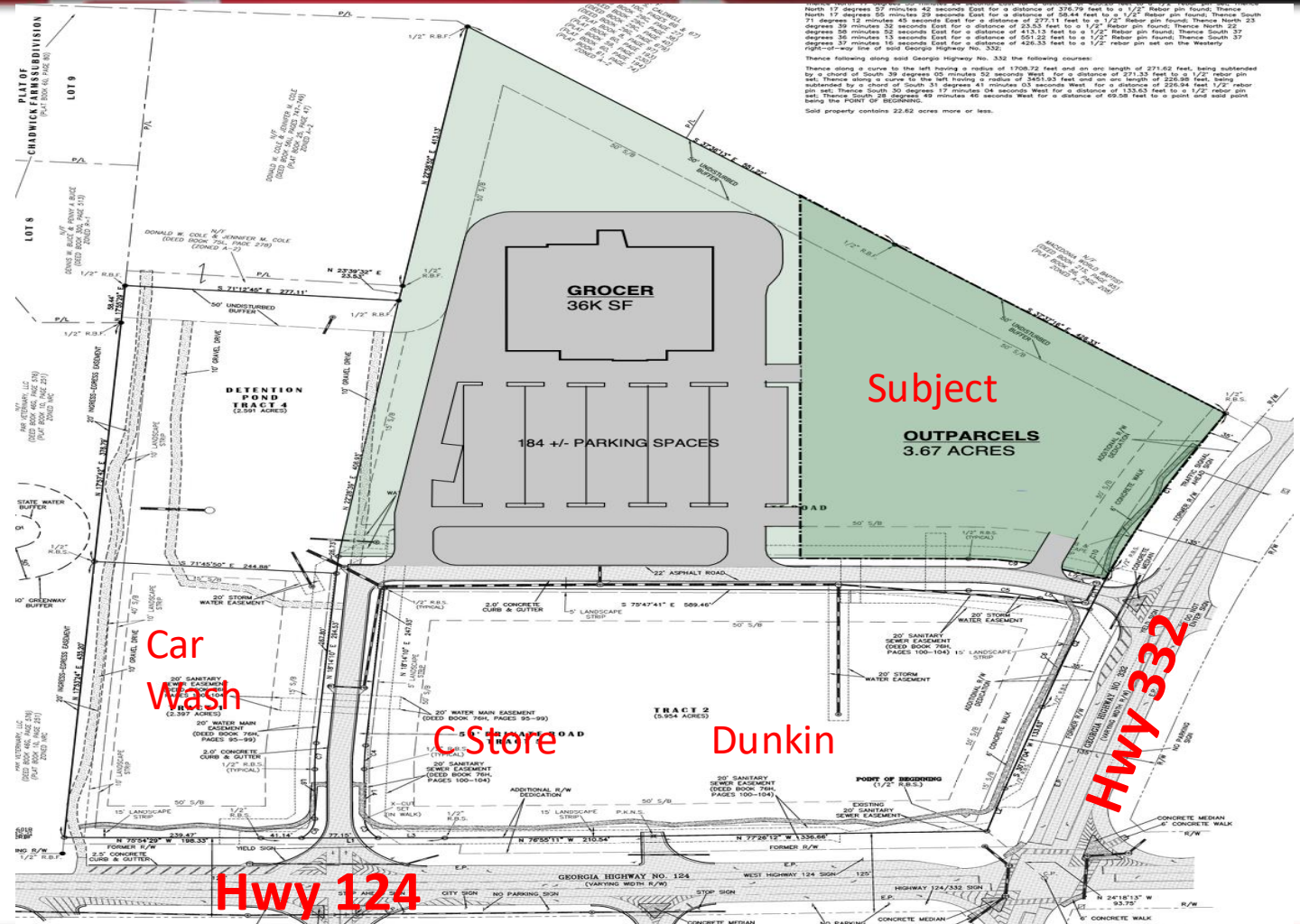


Dunkin
C Store
Future tunnel car wash



Mike Cahalan | 678-429-1990
mcahalan@atlantalandgroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Property Overview

Total Acreage: 3.67 acres

Parcel ID: 104 026B

County: Jackson County

Zoning: CBD

Utilities: All utilities at site

ADT – 16,200 cars daily

Offering Price: \$3,350,000

Executive Summary

Site is located next to a future nationally recognized grocery anchor.

This property is situated at the very busy intersection of Hwy 332 and Hwy 124 (Braselton Hwy)

This tract could potentially be broken up into three out parcels facing Hwy 332.

This site is located just a few hundred yards south of a new middle school and high school located in West Jackson County.

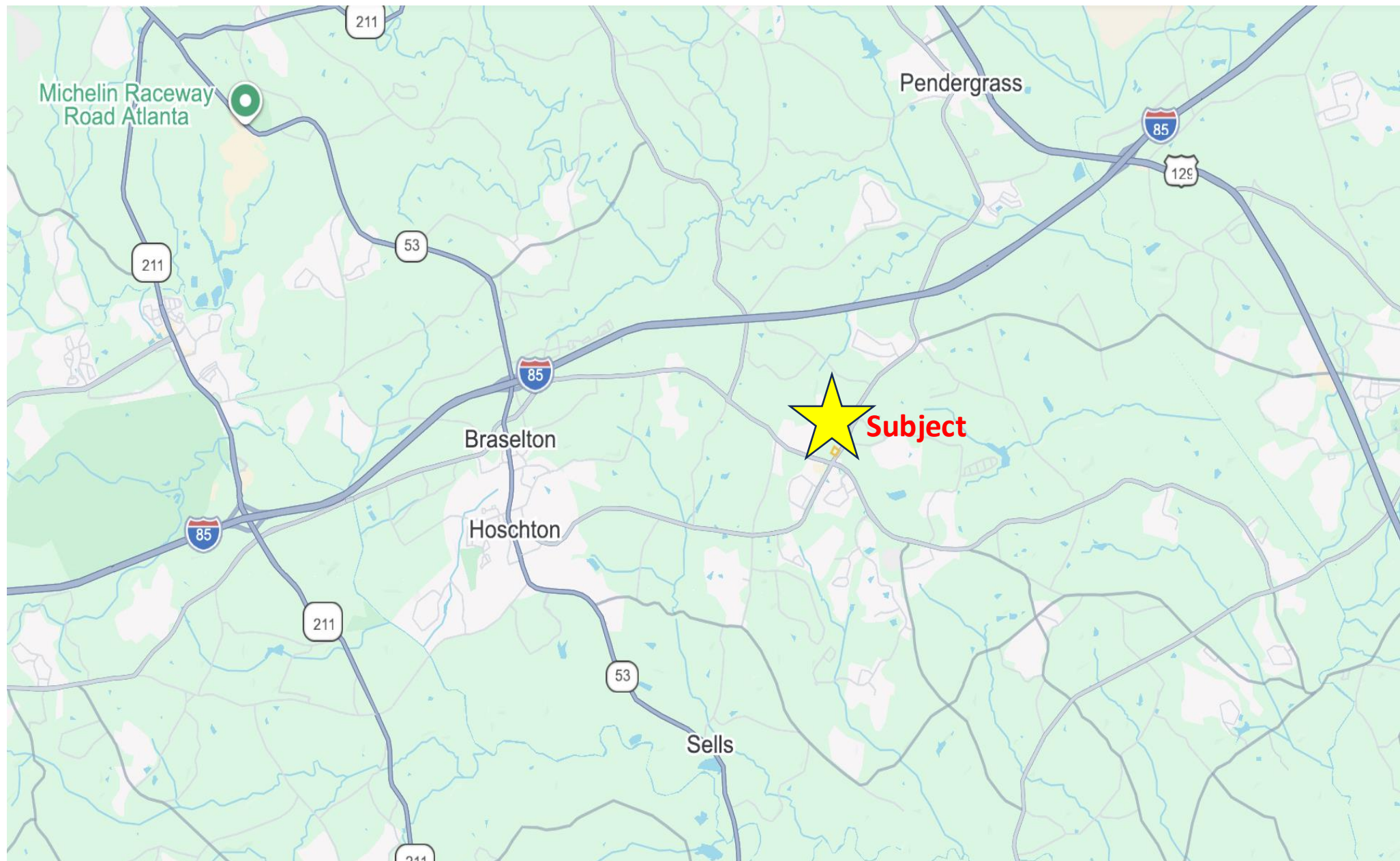
Several new subdivisions have just been completed or in the final stages of construction bringing thousands of new consumers to the area.

Dunkin, C Store and a future tunnel car wash are all at the site.

Aerial Map



Distance Map



Area Demographics – 1 Miles



Demographic and Income Profile (Esri 2026)

Highway 332 & Highway 124 W, Hoschton, Georgia, 30548
Ring: 1 mile radius

Prepared by Esri
Latitude: 34.10773
Longitude: -83.70065

Summary	Census 2010	2024	2029		
Population	1,232	2,958	3,499		
Households	403	922	1,090		
Families	348	798	939		
Average Household Size	3.05		3.21		
Owner Occupied Housing Units	365	873	1,015		
Renter Occupied Housing Units	38	49	75		
Median Age	37.2	39.8	40.3		
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	3.42%		0.71%		
Households	3.40%		0.71%		
Families	3.31%		0.64%		
Owner HHs	3.06%		0.91%		
Median Household Income	1.19%		2.41%		
Households by Income	2024		2029		
	Number	Percent	Number	Percent	
	<\$15,000	16	1.7%	17	1.6%
	\$15,000 - \$24,999	7	0.8%	6	0.6%
	\$25,000 - \$34,999	20	2.2%	19	1.7%
	\$35,000 - \$49,999	44	4.8%	47	4.3%
	\$50,000 - \$74,999	92	10.0%	93	8.5%
	\$75,000 - \$99,999	93	10.1%	98	9.0%
	\$100,000 - \$149,999	168	18.2%	191	17.6%
	\$150,000 - \$199,999	161	17.5%	209	19.2%
\$200,000+	320	34.7%	410	37.7%	
Median Household Income	\$154,565		\$163,944		
Average Household Income			\$183,015		
Per Capita Income	\$56,066		\$58,507		

Area Demographics – 3 Miles



Demographic and Income Profile (Esri 2026)

Highway 332 & Highway 124 W, Hoschton, Georgia, 30548
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.10773
Longitude: -83.70065

Summary	Census 2010	2024	2029	
Population	8,149	15,972	19,298	
Households	2,770	5,323	6,428	
Families	2,322	4,387	5,260	
Average Household Size	2.94		3.00	
Owner Occupied Housing Units	2,409	4,893	5,865	
Renter Occupied Housing Units	361	430	563	
Median Age	37.7	39.2	40.1	
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	3.86%		0.71%	
Households	3.84%		0.71%	
Families	3.70%		0.64%	
Owner HHs	3.69%		0.91%	
Median Household Income	1.47%		2.41%	
Households by Income	Number	2024 Percent	Number	2029 Percent
<\$15,000	128	2.4%	134	2.1%
\$15,000 - \$24,999	79	1.5%	73	1.1%
\$25,000 - \$34,999	111	2.1%	104	1.6%
\$35,000 - \$49,999	373	7.0%	396	6.2%
\$50,000 - \$74,999	796	15.0%	838	13.0%
\$75,000 - \$99,999	556	10.4%	615	9.6%
\$100,000 - \$149,999	1,097	20.6%	1,318	20.5%
\$150,000 - \$199,999	961	18.1%	1,341	20.9%
\$200,000+	1,223	23.0%	1,608	25.0%
Median Household Income	\$130,517		\$140,420	
Average Household Income			\$155,281	
Per Capita Income	\$48,440		\$51,187	

Area Demographics – 5 Miles



Demographic and Income Profile (Esri 2026)

Highway 332 & Highway 124 W, Hoschton, Georgia, 30548
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.10773
Longitude: -83.70065

Summary	Census 2010	2024	2029	
Population	18,241	42,027	50,364	
Households	6,221	14,178	16,956	
Families	5,102	11,314	13,437	
Average Household Size	2.93		2.97	
Owner Occupied Housing Units	5,311	12,426	14,868	
Renter Occupied Housing Units	910	1,752	2,089	
Median Age	37.0	38.4	39.5	
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	3.69%		0.71%	
Households	3.64%		0.71%	
Families	3.50%		0.64%	
Owner HHs	3.65%		0.91%	
Median Household Income	2.10%		2.41%	
		2024	2029	
Households by Income	Number	Percent	Number	Percent
<\$15,000	428	3.0%	435	2.6%
\$15,000 - \$24,999	266	1.9%	244	1.4%
\$25,000 - \$34,999	357	2.5%	333	2.0%
\$35,000 - \$49,999	1,215	8.6%	1,269	7.5%
\$50,000 - \$74,999	2,113	14.9%	2,180	12.9%
\$75,000 - \$99,999	1,584	11.2%	1,755	10.3%
\$100,000 - \$149,999	3,102	21.9%	3,729	22.0%
\$150,000 - \$199,999	2,465	17.4%	3,488	20.6%
\$200,000+	2,646	18.7%	3,522	20.8%
Median Household Income	\$117,680		\$130,543	
Average Household Income			\$145,348	
Per Capita Income	\$45,672		\$48,942	