

Chestatee Office Center

75 Elliott Road, Dawsonville, GA 30534

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

75 Elliott Road offers flexible professional office space within Chestatee Office Center, a well-positioned multi-tenant building in Dawsonville's growing GA 400 corridor. The approximately 15,000-square-foot, three-story property provides a professional setting suited for medical, legal, financial, counseling and other office users. Constructed in 1999, the building features elevator service, abundant natural light, a shared conference room and common kitchenette facilities.

Current leasing opportunities include:

- 1,252 SF office suite featuring three large private offices, a reception area and an open bullpen workspace.
- 1,000 SF office suite featuring two large private offices, a reception/conference room and an open bullpen workspace.
- Executive office suite offering an efficient, professional setting ideal for a single user.

The building's range of available suite sizes provides options for individual professionals, growing businesses and established practices. Tenants benefit from a professional multi-tenant environment, flexible workspace configurations and convenient access to the surrounding area's expanding customer base and business amenities.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Offices:	
Suite 140	1,252 SF Traditional Office
Suite 220	1,000 SF Traditional Office
	Executive Office Suite
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	721	4,634	11,010
Total Population	1,418	9,933	26,164
Average HH Income	\$71,119	\$94,433	\$97,718

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SUITE 140



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SUITE 220



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COMMON AREA SPACE / BUILDING EXTERIOR



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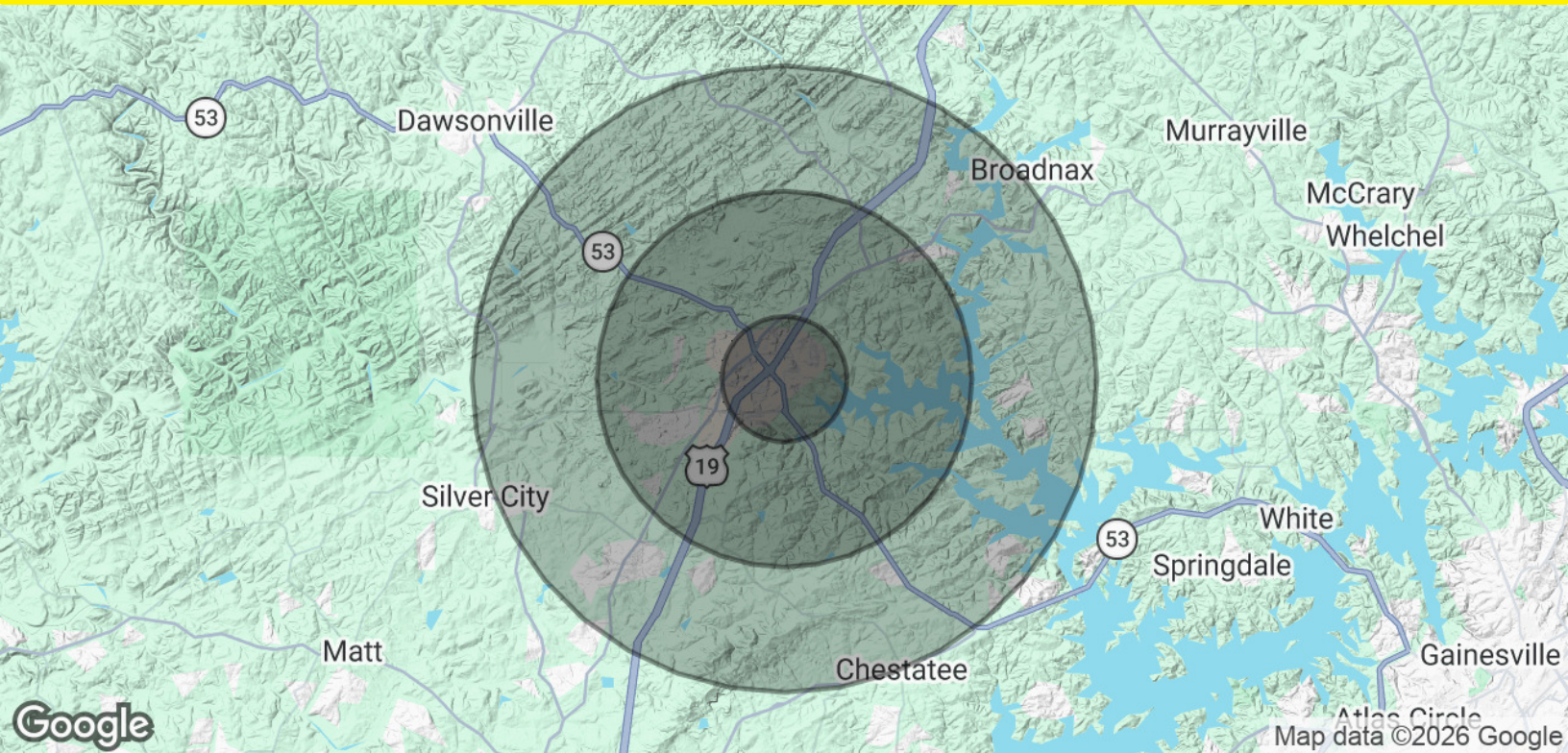
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,418	9,933	26,164
Average Age	35.1	42.7	41.0
Average Age (Male)	44.5	45.2	41.2
Average Age (Female)	32.1	42.1	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	721	4,634	11,010
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$71,119	\$94,433	\$97,718
Average House Value	\$252,135	\$309,020	\$292,648

2020 American Community Survey (ACS)

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