



CANDLER

REAL ESTATE

24 Alicia Ln | Dahlonega, GA 30533
Office Suites 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

OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonega, GA 30533



Offering Summary

Lease Rate:	\$1,700 - 2,750 per month (Gross)
Available SF:	1,109 - 2,279 SF
Total Building Size::	12,366 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,041	3,003	7,044
Total Population	4,931	10,714	21,204
Average HH Income	\$74,218	\$84,502	\$90,754

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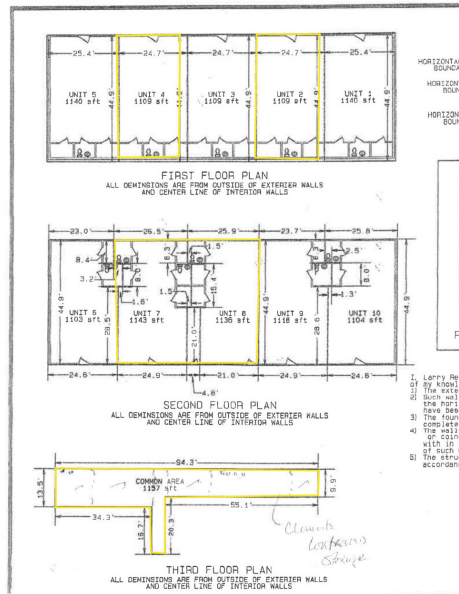
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonega, GA 30533

Legal Description, Plats and Drawings

Part 3 of 3



Lease Information

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space Available:	1,109 - 2,279 SF	Lease Rate:	\$1,700 - \$2,750 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 7 & 8	Available	2,279 SF	Gross	\$2,750 per month	-
Suite 2	Available	1,109 SF	Gross	\$1,700 per month	-
Suite 4	-	1,109 SF	Gross	\$1,700 per month	-

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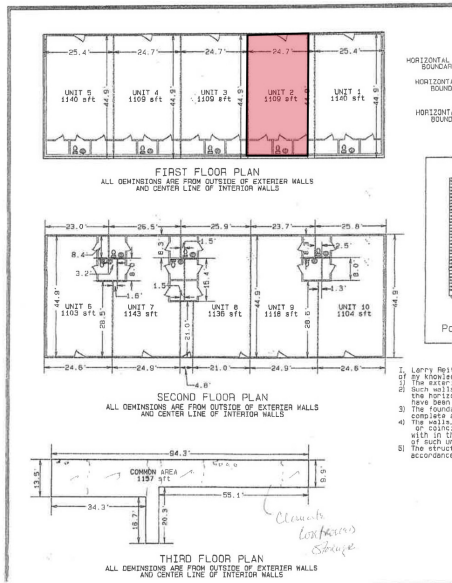
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonga, GA 30533 - Suite 2

Legal Description, Plats and Drawings

Part 3 of 3



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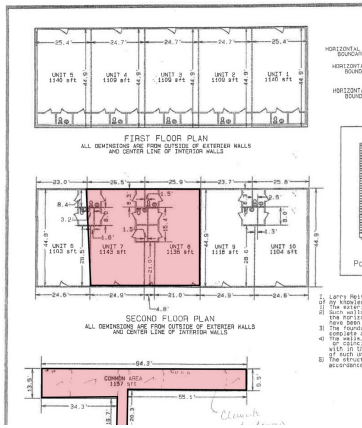
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlongea, GA 30533 - Suites 7 & 8



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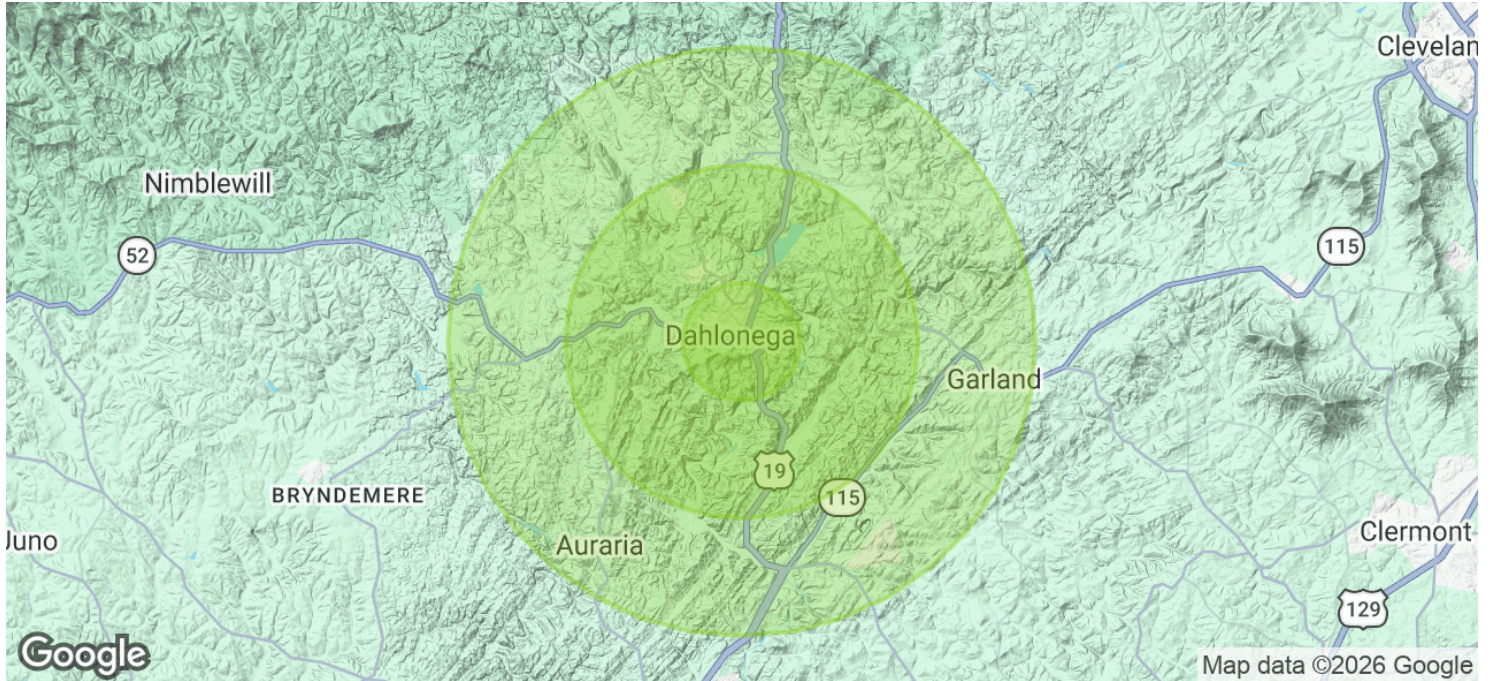
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OFFICE SUITES FOR LEASE

24 Alicia Ln, Dahlonega, GA 30533



Population	1 Mile	3 Miles	5 Miles
Total Population	4,931	10,714	21,204
Average Age	30	36	39
Average Age (Male)	30	35	38
Average Age (Female)	31	36	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,041	3,003	7,044
# of Persons per HH	4.7	3.6	3
Average HH Income	\$74,218	\$84,502	\$90,754
Average House Value	\$329,688	\$366,147	\$347,176

2020 American Community Survey (ACS)

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