

NORTH GEORGIA PREMIUM OUTLETS



OFFERING MEMORANDUM

SINGLE-TENANT RETAIL BUILDING ACCESSIBLE FROM GA-400

±4,000 SF | SALE LEASEBACK | NNN LEASE

DAWSONVILLE, GEORGIA

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT INFORMATION

DARRELL CHAPMAN

Partner, Bull Realty

Darrell@BullRealty.com

404-876-1640 x 114

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

BullRealty.com

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

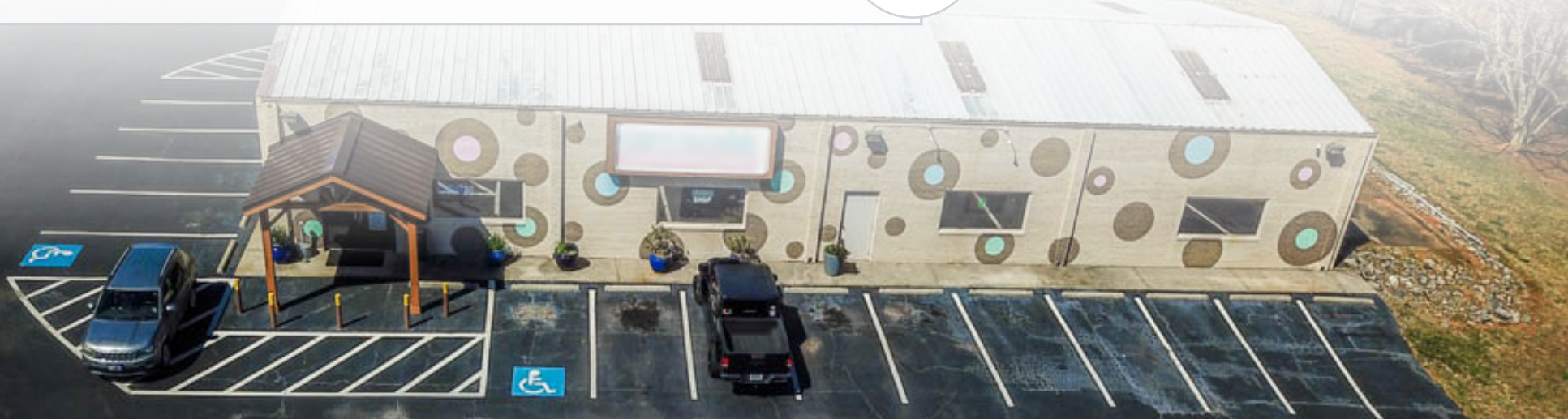
Unique NNN investment with 10 years minimum guaranteed income of \$100,000.00 annually year one with escalations. This valuable retail parcel has 275' of high visibility frontage on busy GA Hwy 400, with 36,500 VPD traffic count. In addition to a dedicated curb cut on GA-400, this property is almost 2 acres and has a separate curb cut and access to Stacie Lane to the west. Several national retailers are just north of the property with two grocery-anchored super-centers and Home Depot, Wal-Mart, and the North Georgia Premium Outlets also nearby. This is the primary retail corridor in the county and the central business hub for over 25 miles in three directions. Dawson County is experiencing unprecedented growth and is "in the path of progress" for the northern Atlanta MSA.

PROPERTY HIGHLIGHTS

- ±4,000 SF freestanding industrial building with direct access to GA-400
- 275' of frontage on GA-400 with high visibility
- Dual entrances, curb cut and turn lane on GA-400
- True NNN investment with 10 years minimum guaranteed income of \$100K annually year one with escalations
- Land value is nearly equal to the asking price
- Double road frontage
- High growth location
- Rear entrance on Stacie Lane

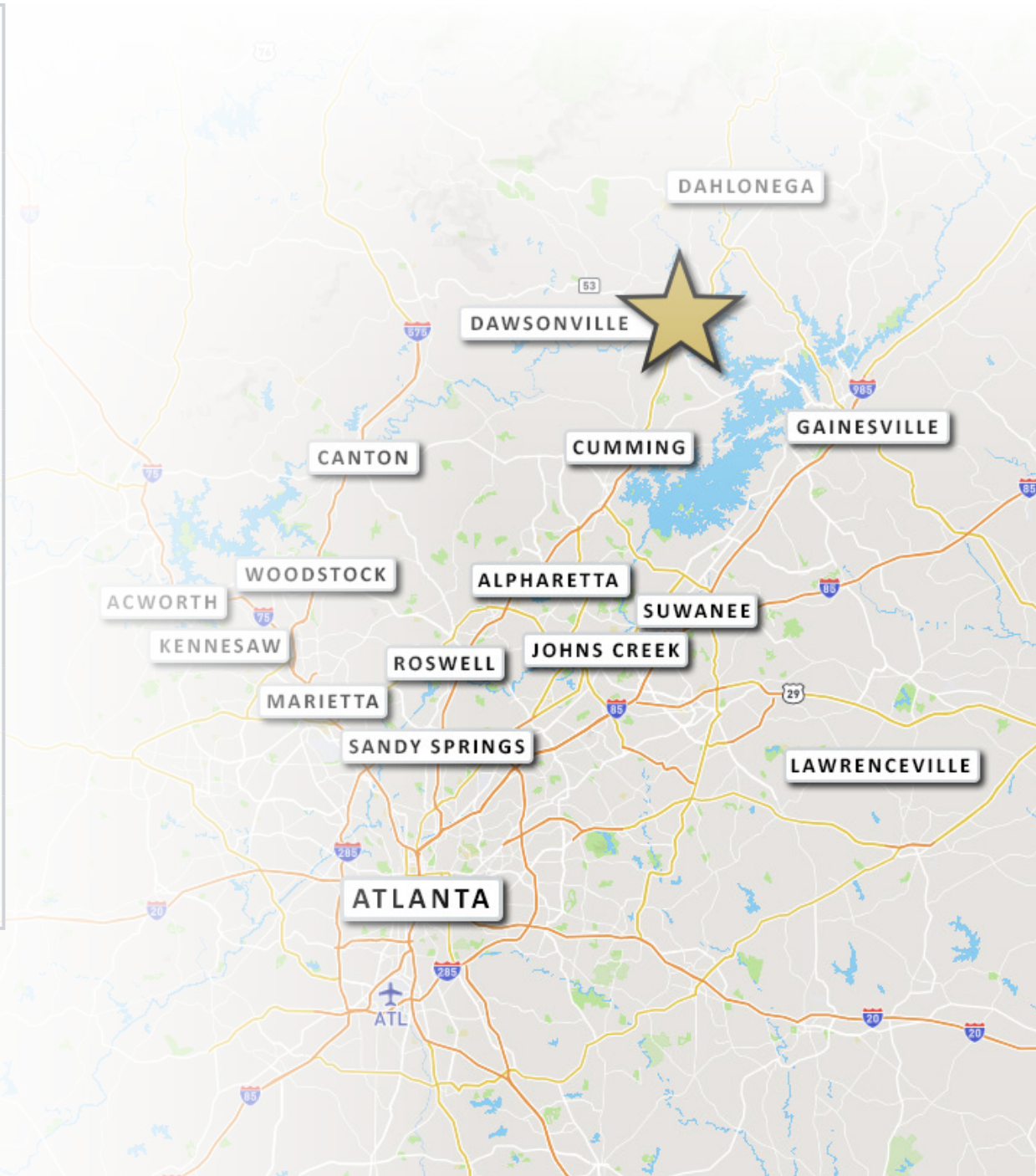


[VIEW DRONE VIDEO](#)



PROPERTY INFORMATION

| | |
|-----------------|--|
| ADDRESS: | 2045 GA Hwy 400 South Dawsonville, GA 30534 |
| COUNTY: | Dawson |
| BUILDING SIZE: | ±4,000 SF |
| YEAR BUILT: | 1982 |
| SITE SIZE: | ±1.94 Acres |
| IDEAL USES: | Retail |
| ZONING: | PUD |
| PARCEL ID: | C36 014 |
| PARKING SPACES: | ±35 Surface spaces |
| SIGNAGE: | Monument & Facade |
| FRONTAGE: | 275' GA-400 |
| TRAFFIC COUNTS: | 36,500 VPD on GA-400 |
| CROSS STREET: | GA-400 with Stacie Lane |
| INGRESS/EGRESS: | 2 |



SALE PRICE
\$2,000,000

ABOUT THE AREA

DAWSONVILLE, GEORGIA

Dawsonville, GA, located approximately 55 miles north of Downtown Atlanta, is the government seat of Dawson County. It is located about 10 miles northwest of Lake Lanier. Lake Lanier, maintained by the Army Corp of Engineers, has over 1,000 miles of shoreline and is a large recreational venue for boaters and second homes. In fact, over 10 million people visit Lake Lanier annually.

As a result of the expansion of GA-400, the area has grown significantly, leading to the development of the North Georgia Premium Outlets and later, the big box retailers and national food chains. Dawsonville is the gateway to many North Georgia attractions including Dahlonega and nearby Amicalola State Park which contains Amicalola Falls, the tallest cascading waterfall in America east of the Mississippi River. Lake Lanier has many recreational activities including swimming, fishing and boating. Dawson County has been the beneficiary of many Atlantans who want to get out of the “bigger city” and enjoy a more suburban, but accessible lifestyle.

Dawsonville continues to put out the “welcome mat” for locals and tourists and hosts a number of festivals and events, including The Mountain Moonshine Festival the 4th weekend in October. The Dawsonville town square comes alive with plays, clogging, and other entertainment.



Amicalola Falls State Park



Downtown Dahlonega

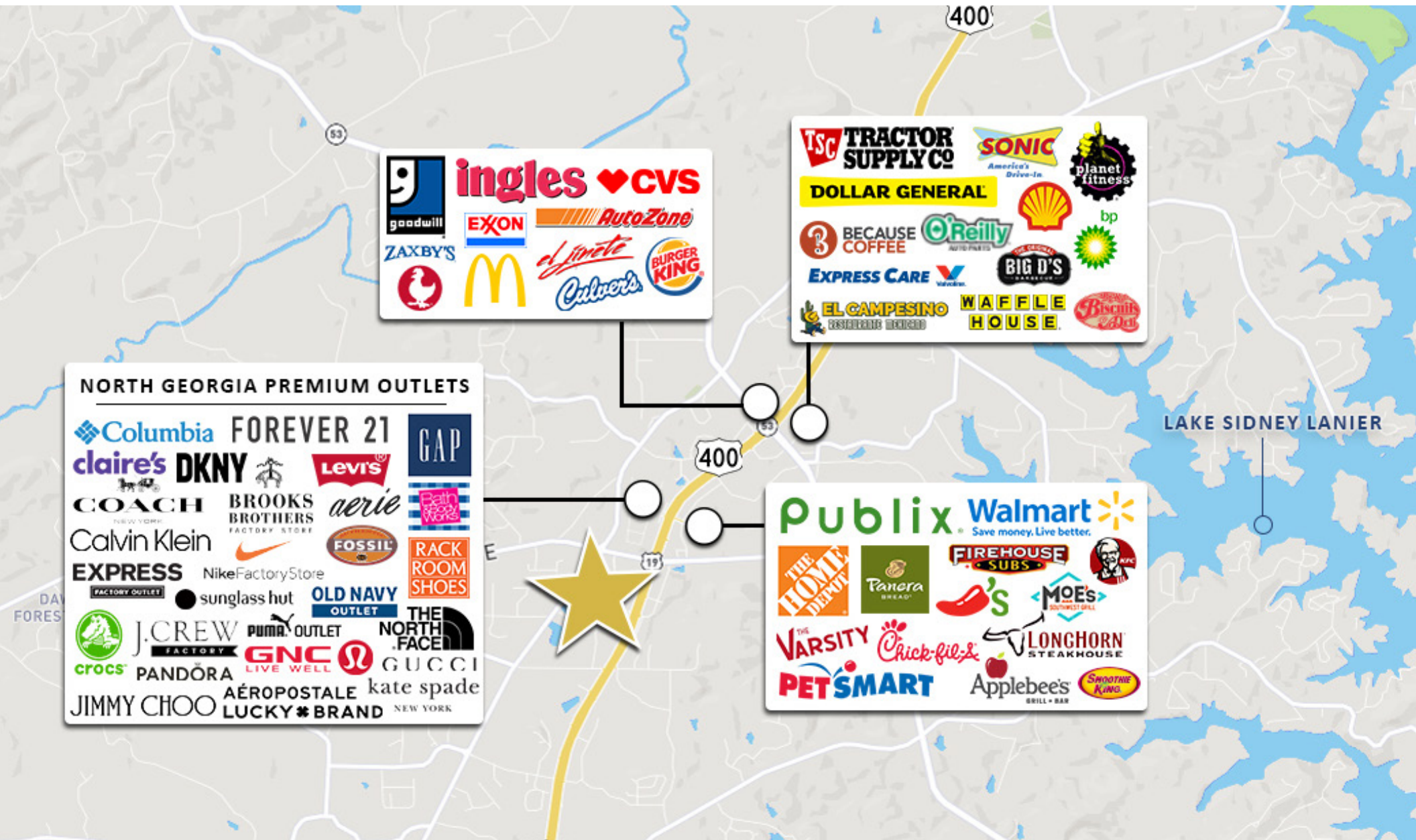
[*City of Dawsonville](#)



North Georgia Premium Outlets

IN THE AREA

RETAIL IN THE AREA



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN DAWSONVILLE, GEORGIA



POPULATION



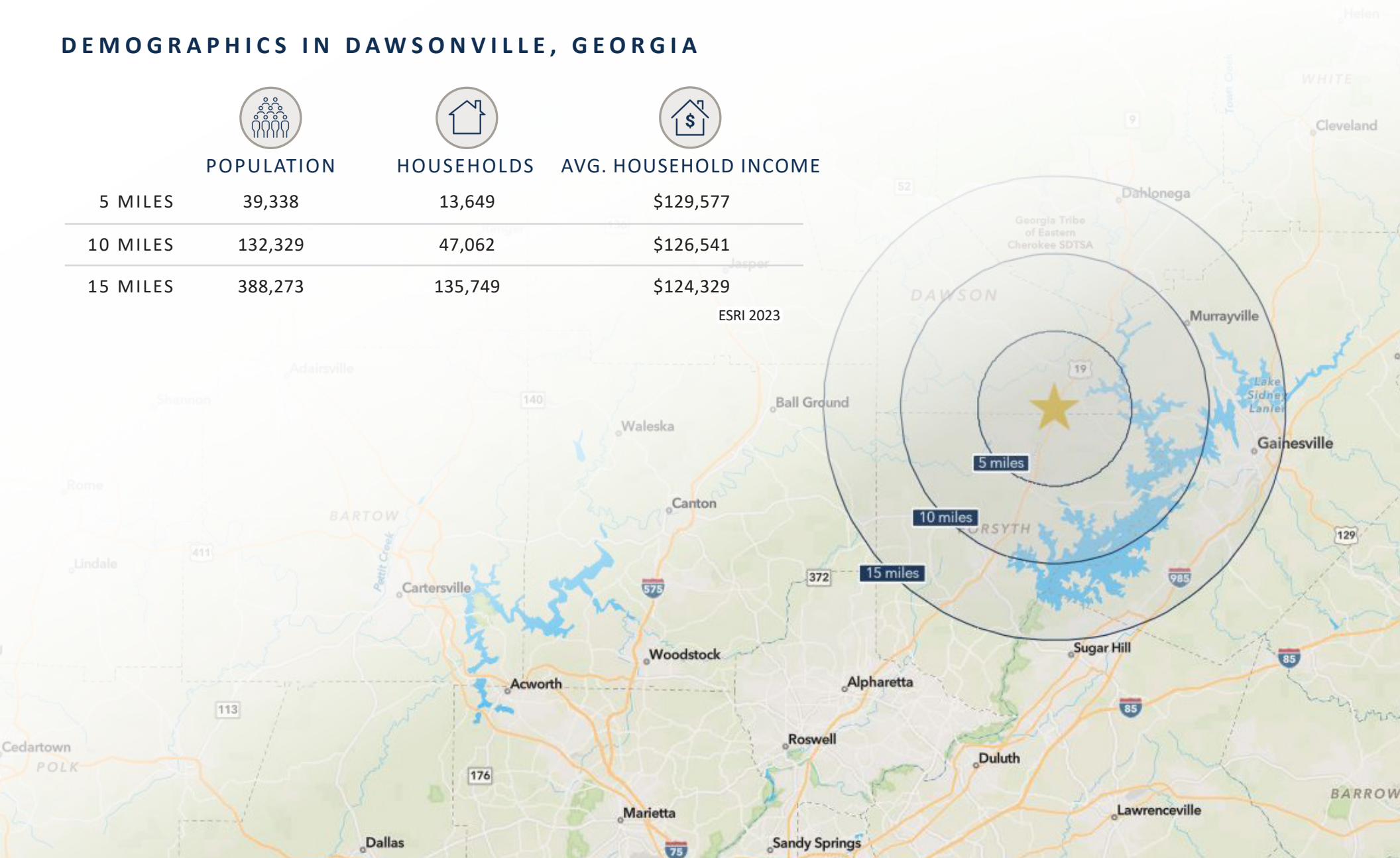
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

| | | | |
|----------|---------|---------|-----------|
| 5 MILES | 39,338 | 13,649 | \$129,577 |
| 10 MILES | 132,329 | 47,062 | \$126,541 |
| 15 MILES | 388,273 | 135,749 | \$124,329 |

ESRI 2023





DARRELL CHAPMAN

Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x 114

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes and Shopping Centers.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

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<https://www.bullrealty.com/>



26

YEARS IN
BUSINESS



ATL

HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

