

# FOR SALE COMMERCIAL OUTPARCELS

## BETHEL CROSSING RETAIL PLAZA

*1.132 - 1.302 Acre Lots in Dawson County*



- Strong Retail Growth District on GA-400
- Sembler Retail Development Across GA-400 (See Attached)
- 1/4 Mile South of North Georgia Premium Outlet Mall
- Ideal for Restaurants, Retail, Office, Etc.
- 25,000 Plus Cars Per Day
- All Utilities Available

*GEORGIA 400 at Carlisle Road, Dawsonville, GA 30534*

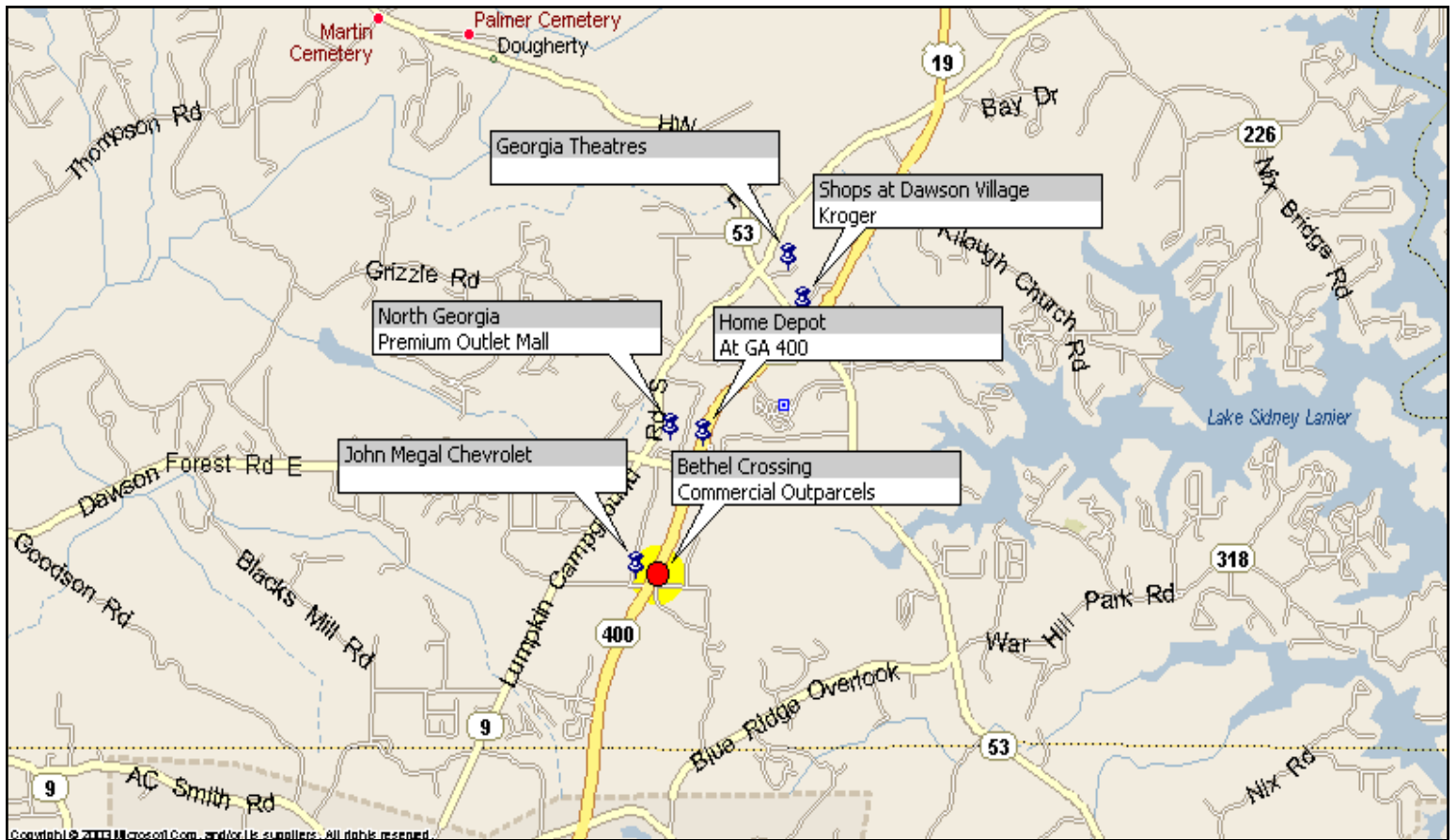


**A Coro Realty Advisors, LLC**  
Development  
marketed in conjunction with  
**Bader & Associates, Inc.**



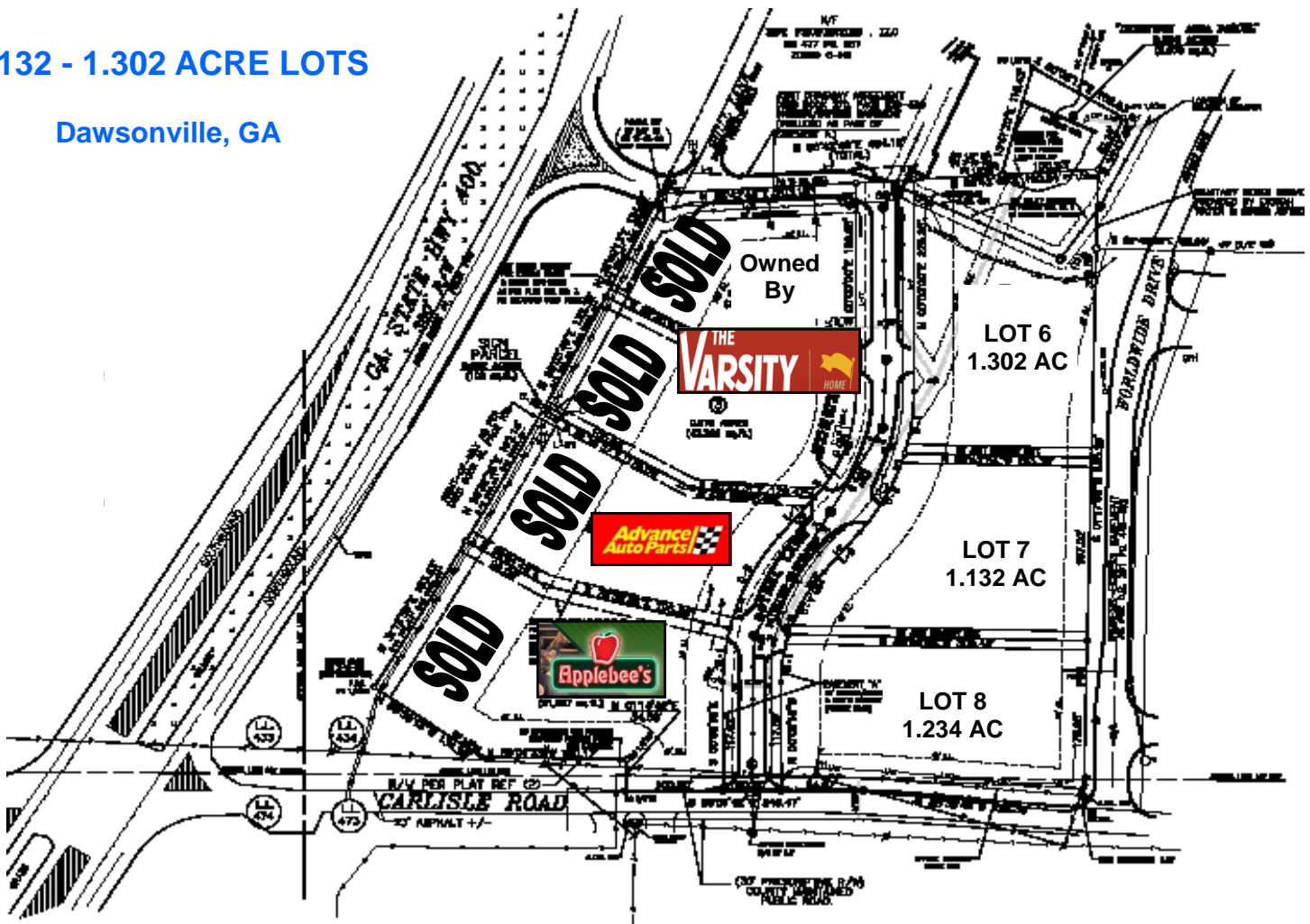
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**1.132 - 1.302 ACRE LOTS**

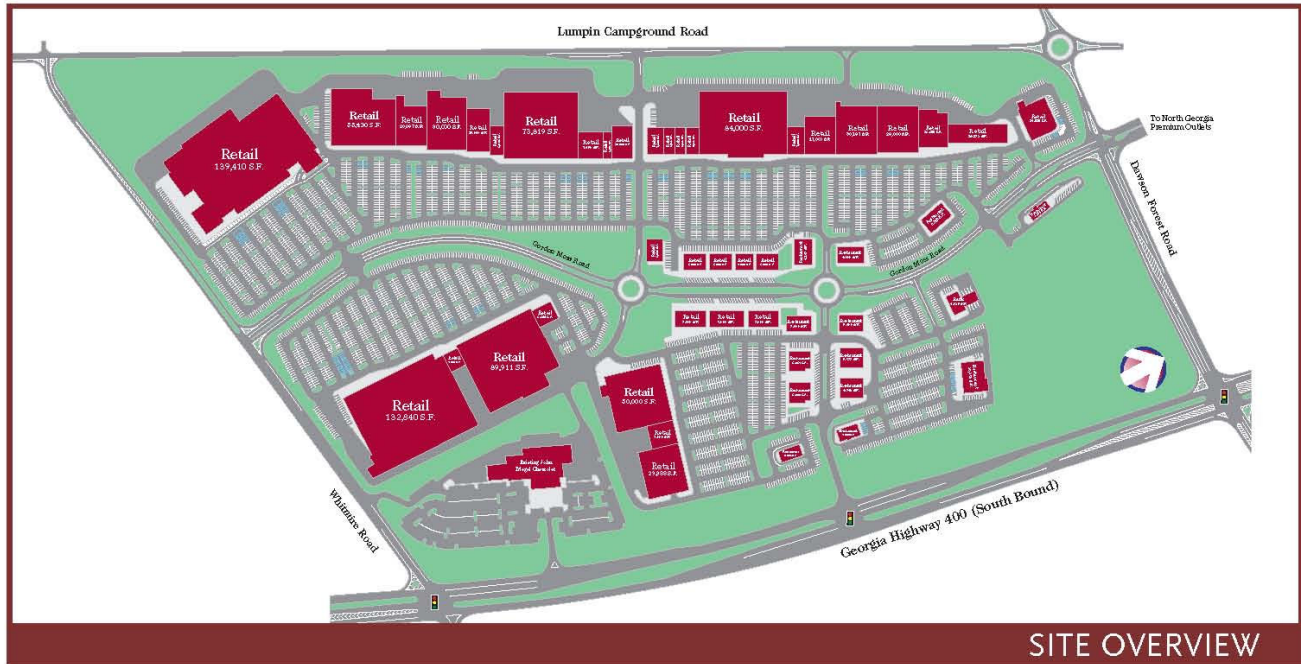
**Dawsonville, GA**



*The information contained herein is believed to be accurate and obtained from reliable sources, no warranty or representation is made. All parties should perform the necessary due diligence to confirm any statistics to their own satisfaction or investigation.*

# SEMBLER DAWSON MARKETPLACE

DAWSONVILLE, GEORGIA



The Sembler Company announces a new proposed retail development in the fast growing Dawsonville market of the North Atlanta metro area. The site is well located on the southwest corner of the signalized intersection of Dawson Forest Road and Georgia S.R. 400.

The proposed Power Center will have 900,000 square feet of retail including four major anchors and ten junior boxes. Additional space for outparcels, small boxes, and retail shop and restaurant tenants.

#### LOCATION:

Georgia 400 & Dawson Forest Rd.

#### POPULATION WITHIN: (Projected 2009)

5 miles: 20,840

7 miles: 41,503

10 miles: 94,741

#### AVERAGE HOUSEHOLD INCOME:

5 miles: \$72,540

7 miles: \$71,251

10 miles: \$74,531

#### TRAFFIC COUNT: (2005 ADT)

Georgia 400 Northbound - 26,200

Georgia 400 Southbound - 24,650

Dawson Forest Road Eastbound - 3,320

Dawson Forest Road Westbound - 5,010