



Dahlonega

VILLAGE

ATLANTA MSA



Dahlonega VILLAGE

PROPERTY OVERVIEW

ADDRESS

23 Maxwell Ln, Dahlonega (Atlanta MSA), GA 30533

SIZE

65,242 SF | ~13.4 AC

NOI

\$1.35M

YEAR BUILT

Built: 2024

OCCUPANCY

100%

ANCHOR TENANT

Publix

ROBUST DEMOGRAPHICS

	5 MINUTE	10 MINUTE	15 MINUTE
POPULATION			
2025 Estimate	21,285	81,941	198,464
2030 Estimate	22,232	87,398	213,934
AVERAGE HOUSEHOLD INCOME			
2025 Estimate	\$109,164	\$117,047	\$114,082



INVESTMENT HIGHLIGHTS



**NEW CONSTRUCTION, PUBLIX-ANCHORED OFFERING
WITH SIGNIFICANT TERM REMAINING**



**SUPER REGIONAL DRAWING POWER
CLOSEST PUBLIX TO THE NORTH IS 60+ MILES AWAY & ONLY
GROCERY STORE IN A 5 MILES RADIUS**



**SECURE INCOME STREAM
PUBLIX REPRESENTS 55%+ OF INCOME / 74% OF GLA**



**SUPER REGIONAL ACCESS & STRONG TRAFFIC COUNTS
LOCATED DIRECTLY OFF GA-400 - ~40K VPD**



**PREMIER SHOP LINE-UP
100% SERVICE-ORIENTED TENANCY / 7 +YRS WALT**



**HIGH GROWTH AND AFFLUENT ATLANTA MSA SUBMARKET
\$117K+ AHHI / 43% POPULATION GROWTH PAST 10 YEARS**

PUBLIX ANCHORED INVESTMENT OFFERING



Opened October 2024 Resulting in Over 19 Years of Term Remaining



Strong Initial Sales Reporting
Please reach out to JLL for Additional Detail



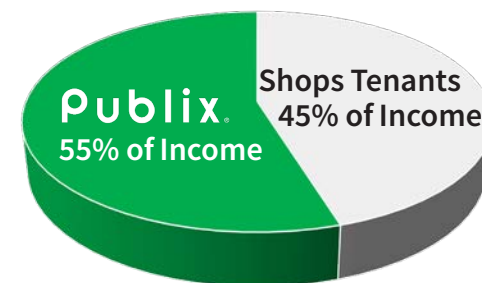
Publix pays a Sustainable, Below Market Rent



Fortune 500 Company #72 with over 260K employees and sales of approx \$59.7B in 2024

EXCEPTIONAL INCOME SECURITY

Publix Accounts for **55%+** of the In-Place Income



EXPANSIVE TRADE AREA WITH MINIMAL GROCER COMPETITION

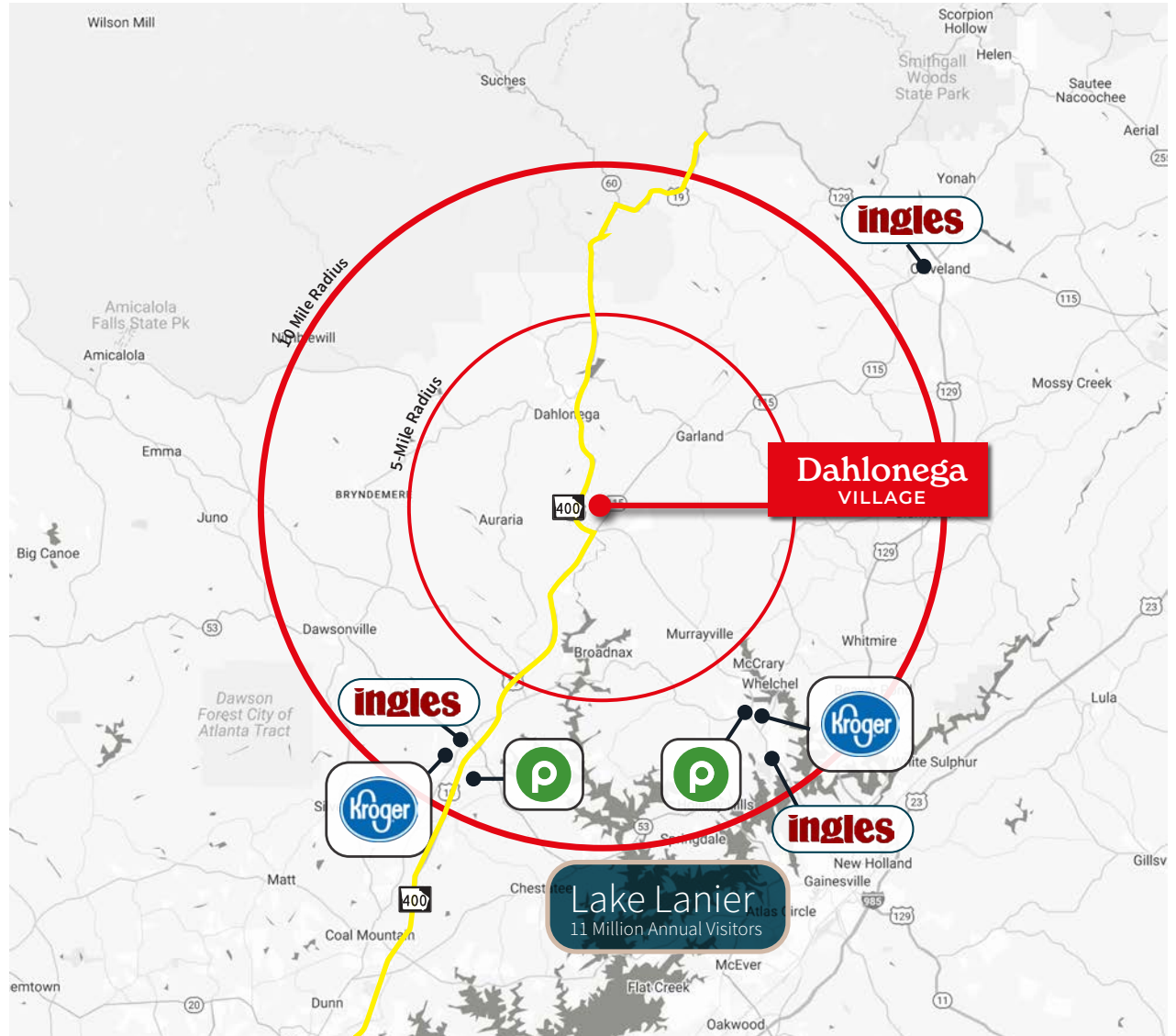
Dahlonega Village benefits from super-regional access via GA-400 along with minimal grocery competition.

ONLY GROCERY STORE WITHIN
5 MILES

40K+ VPD
LOCATED DIRECTLY OFF GA-400

CLOSEST COMPETING PUBLIX OR
KROGER LOCATION TO THE NORTH
60+ MILES AWAY

198K + RESIDENTS
WITHIN A 15 MINUTE DRIVE TIME OF
DAHLONEGA VILLAGE



SECURE INCOME STREAM AND NATIONALLY RECOGNIZED TENANT LINE UP

100%

of GLA is Service-Oriented

85%

of GLA is National Tenants

7.2 YRS

Wtd. Avg. Shop Term Remaining



9+ Years Term Remaining



New 10 Year Lease

tropical **CAFE**
SMOOTHIE

New 10 Year Lease



4.3 Stars over 116 Google
Reviews



New 10 Year Lease

Great Clips

4.9 Stars on Google
Reviews



9+ Years Term Remaining
4.3 Stars over 133 Google Reviews



New 10 Year Lease

**PREMIER
SHADOW ANCHOR**



516K+ ANNUAL VISITORS
PLACER.AI



AFFLUENT AND HIGH GROWTH ATLANTA SUBMARKET

ATLANTA MSA

6.2+ M
Residents

No. 6
Largest MSA in the US

No. 3
Fastest Growing US Metro
(US Census Bureau)

No. 1
Moving Destination in the US
(Penske Truck Rentals)

16 FORTUNE 500 HEADQUARTERS



DAHLONEGA

HIGHLY DESIRABLE ATLANTA SUBMARKET

\$114K+
Average HH Income



198K+
Total Population

(15 Minute Drive Time Statistics)



2010 CENSUS
159,880
POPULATION

34% Increase



2030 ESTIMATE
213,934
POPULATION

(15 Minute Drive Time Statistics)



Dahlonega is home to 7,200+ Students at UNG's main campus.

A+

**Lumpkin County
School District
Grade**
Niche.com

SITE PLAN AND TENANT ROSTER



85% OF GLA REPRESENTED BY
NATIONAL/REGIONAL TENANTS



WEIGHTED AVERAGE LEASE
TERM OF OVER 16 YEARS



STRONG RESIDENTIAL
GROWTH



SECURE INCOME STREAM



STRONG TRAFFIC COUNTS



SIGNIFICANT LEASING
MOMENTUM

Ste.	Tenant	SF
100	Publix	48,387
201	Great Clips	1,190
202	UPS	1,400
203	Lifestyle Nail Bar	3,027
205	Spice Wing	1,366
206	Jersey Mike's Subs	1,431
300	Tropical Smoothie Café	1,413
301	Rachel Remington Design	1,400
302	Itala Pizza	1,400
303	Hacienda Bar & Grill	4,228
Total		65,242



Dahlonega VILLAGE

Investment Sales Advisors

JIM HAMILTON

Sr. Managing Director
404.942.2212
jim.hamilton@jll.com

ANDREW MICHOLS

Vice President
404.942.2223
andrew.michols@jll.com

CHARLIE MERRIGAN

Analyst
404.995.2117
charlie.merrigan@jll.com

ANTON SERAFINI

Sr. Analyst
404.995.2297
anton.serafini@jll.com

BRAD BUCHANAN

Managing Director
404.942.3192
brad.buchanan@jll.com

ANDREW KAHN

Director
404.942.2220
andrew.kahn@jll.com

JOHN PERRY HILTON

Analyst
404.995.2098
jp.hilton@jll.com

Financing Advisors

GREGG SHAPIRO

Sr. Managing Director
404.942.2208
gregg.shapiro@jll.com

HUNTER GOLDBERG

Director
216.973.4055
hunter.goldberg@jll.com



3344 Peachtree Rd NE Suite 1200 | Atlanta, GA 30326

www.us.jll.com/capitalmarkets

Copyright © Jones Lang LaSalle IP, Inc. 2025

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

A photograph of a Publix Food & Pharmacy storefront. The building has a modern design with stone pillars and a white upper section. The Publix logo is prominently displayed in large, green, 3D letters. Below the logo, the words "FOOD & PHARMACY" are written in smaller green letters. The entrance is marked with a "23" above the glass doors. To the right of the entrance, there is a "Presto!" sign and several green recycling bins. A few people are visible near the entrance.

publix
FOOD & PHARMACY