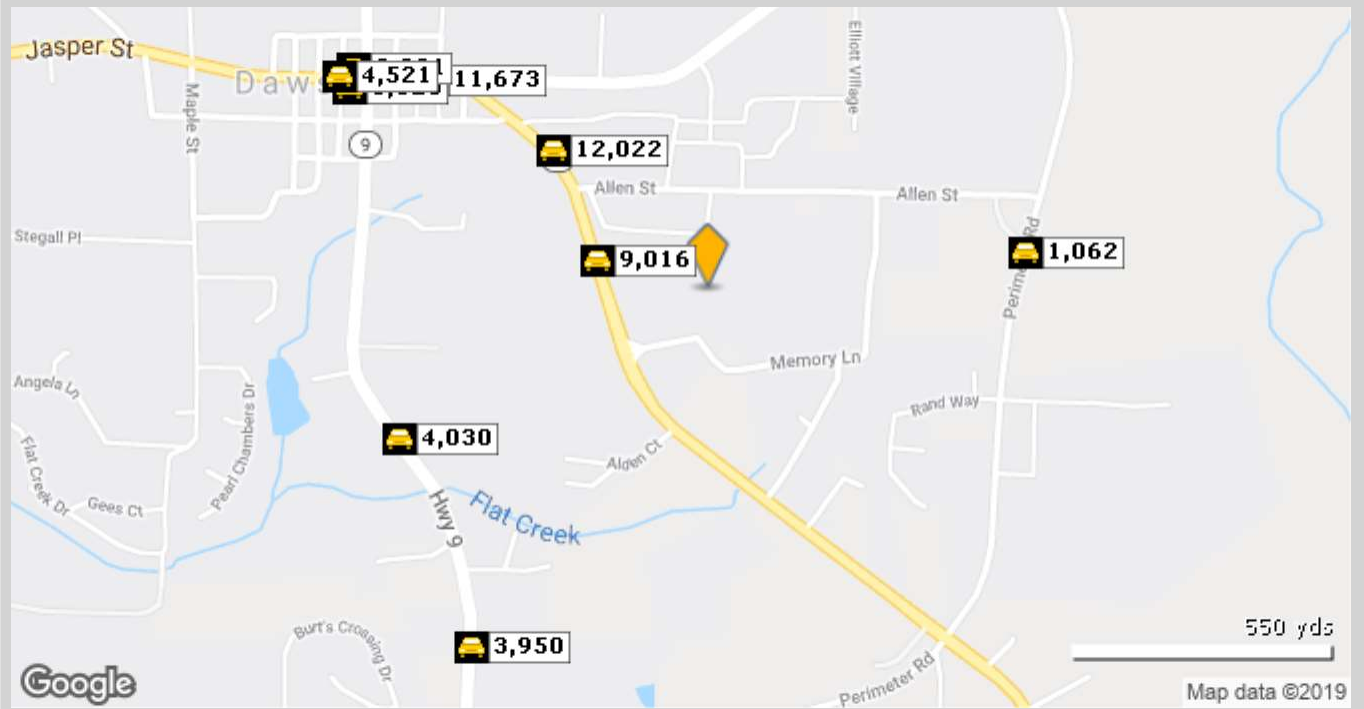


# Traffic Count Report

## Dawsonville Town Center - Building C

59 Main St, Dawsonville, GA 30534

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **46,950 SF**  
 Year Built: **2008**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



|    | Street       | Cross Street    | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | State Rte 53 | Allen St        | 0.09 N         | 2018       | 9,016            | MPSI        | .14                     |
| 2  | State Rte 53 | Allen St        | 0.05 SE        | 2018       | 12,022           | MPSI        | .25                     |
| 3  | Perimeter Rd | Allen St        | 0.07 N         | 2018       | 1,062            | MPSI        | .40                     |
| 4  | State Rte 9  | Shepherds Ln    | 0.10 NW        | 2017       | 4,030            | MPSI        | .42                     |
| 5  | Dahlonega St | E 2nd St        | 0.01 W         | 2018       | 11,673           | MPSI        | .42                     |
| 6  | Main St      | W First St      | 0.01 NW        | 2018       | 8,230            | MPSI        | .50                     |
| 7  | Main St      | W 1st St        | 0.01 NW        | 2017       | 8,320            | MPSI        | .50                     |
| 8  | State Rte 53 | Shoal Creek Rd  | 0.02 E         | 2018       | 3,991            | MPSI        | .51                     |
| 9  | State Rte 9  | Courtyard Dr    | 0.09 N         | 2018       | 3,950            | MPSI        | .52                     |
| 10 | W First St   | Gainesville Hwy | 0.01 NE        | 2018       | 4,521            | MPSI        | .52                     |

# Demographic Summary Report

## Dawsonville Town Center - Building C

59 Main St, Dawsonville, GA 30534

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Storefront**              % Leased: **100%**  
 GLA: **46,950 SF**                      Rent/SF/Yr: **-**  
 Year Built: **2008**



| Radius                                    | 1 Mile       | 3 Mile       | 5 Mile        |
|---|--------------|--------------|---------------|
| <b>Population</b>                         |              |              |               |
| 2024 Projection                           | 4,535        | 6,767        | 12,356        |
| 2019 Estimate                             | 4,163        | 6,249        | 11,502        |
| 2010 Census                               | 3,688        | 5,771        | 10,948        |
| Growth 2019 - 2024                        | 8.94%        | 8.29%        | 7.42%         |
| Growth 2010 - 2019                        | 12.88%       | 8.28%        | 5.06%         |
| <b>2019 Population by Hispanic Origin</b> | 197          | 273          | 455           |
| <b>2019 Population</b>                    | 4,163        | 6,249        | 11,502        |
| White                                     | 3,983 95.68% | 5,975 95.62% | 11,002 95.65% |
| Black                                     | 85 2.04%     | 104 1.66%    | 146 1.27%     |
| Am. Indian & Alaskan                      | 3 0.07%      | 18 0.29%     | 59 0.51%      |
| Asian                                     | 27 0.65%     | 44 0.70%     | 84 0.73%      |
| Hawaiian & Pacific Island                 | 1 0.02%      | 1 0.02%      | 2 0.02%       |
| Other                                     | 64 1.54%     | 107 1.71%    | 209 1.82%     |
| U.S. Armed Forces                         | 5            | 25           | 51            |
| <b>Households</b>                         |              |              |               |
| 2024 Projection                           | 1,724        | 2,524        | 4,553         |
| 2019 Estimate                             | 1,575        | 2,325        | 4,231         |
| 2010 Census                               | 1,334        | 2,093        | 3,990         |
| Growth 2019 - 2024                        | 9.46%        | 8.56%        | 7.61%         |
| Growth 2010 - 2019                        | 18.07%       | 11.08%       | 6.04%         |
| Owner Occupied                            | 1,183 75.11% | 1,804 77.59% | 3,379 79.86%  |
| Renter Occupied                           | 391 24.83%   | 521 22.41%   | 852 20.14%    |
| <b>2019 Households by HH Income</b>       | 1,573        | 2,324        | 4,230         |
| Income: <\$25,000                         | 226 14.37%   | 366 15.75%   | 782 18.49%    |
| Income: \$25,000 - \$50,000               | 465 29.56%   | 567 24.40%   | 962 22.74%    |
| Income: \$50,000 - \$75,000               | 358 22.76%   | 548 23.58%   | 978 23.12%    |
| Income: \$75,000 - \$100,000              | 240 15.26%   | 372 16.01%   | 626 14.80%    |
| Income: \$100,000 - \$125,000             | 81 5.15%     | 136 5.85%    | 249 5.89%     |
| Income: \$125,000 - \$150,000             | 71 4.51%     | 129 5.55%    | 236 5.58%     |
| Income: \$150,000 - \$200,000             | 109 6.93%    | 148 6.37%    | 234 5.53%     |
| Income: \$200,000+                        | 23 1.46%     | 58 2.50%     | 163 3.85%     |
| <b>2019 Avg Household Income</b>          | \$69,072     | \$72,403     | \$73,654      |
| <b>2019 Med Household Income</b>          | \$56,631     | \$57,633     | \$56,032      |