

**SITE OVERVIEW**

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 2012)

5 miles: 23,350
7 miles: 46,604
10 miles: 101,928
Total Market: 196,737

AVERAGE HOUSEHOLD INCOME:

5 miles: \$68,150
7 miles: \$66,260
10 miles: \$68,722
Total Market: \$55,456

TRAFFIC COUNT: (2007 ADT)

Georgia 400 Northbound - 26,200
Georgia 400 Southbound - 24,650

CONTACT:

If you have interest in this project or require additional information, please call Lily Heimburger at 404.847.1800.

For outparcel information contact Patrick Deal at 404.847.1800



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