



## LAKESHORE MARKETPLACE

858 Dawsonville Highway  
Gainesville, Georgia 30501

Lakeshore Marketplace, located in Gainesville, Georgia, is a 110,982 square foot shopping center strategically located at the intersection of Dawsonville Highway (State Route 53) and McEver Road. The traffic count at this intersection is approximately 24,400 vehicles per day with a population within a five-mile radius of over 70,000. The center is situated adjacent to The Home Depot.

### EXCLUSIVELY MARKETED BY:

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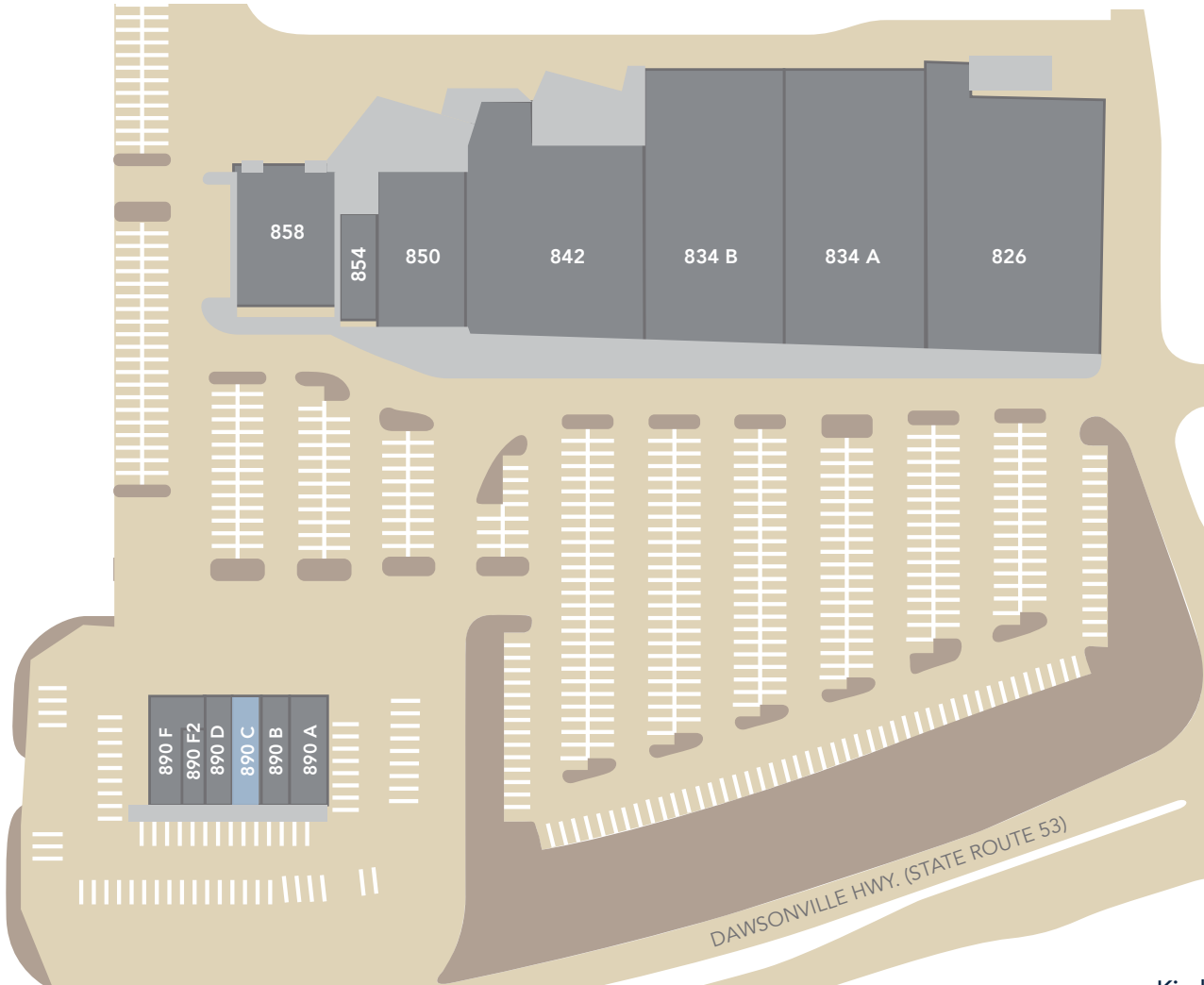
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Suite	Tenant	SF
826	Office Max	23,498
834 A	Jo-Ann	19,800
834 B	Aldi	20,115
842	Petsmart	19,389
850	Kirklands	7,995
854	Sun Tan City	2,125
858	Boot Barn	6,970
890 A	Pearl Vision	2,000
890 B	T-Mobile	1,600
890 C	AVAILABLE	1,600
890 D	Lendmark Financial Services	1,600
890 F-2	Smoothie King	965

  Available

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## DEMOGRAPHIC SNAPSHOT

2020

	1 mile	3 mile	5 mile
Population	6,617	45,270	77,336
Median HHI	\$47,843	\$52,439	\$55,608
Median Age	29.4	30.3	33.1
Total Households	2,086	14,290	25,649
Daytime Employees	6,318	45,762	61,488

## TRAFFIC COUNT

2020

Dawsonville Hwy S of Site (TC 258)	33,300 aadt
McEver Rd. W of Site (TC 274)	24,400 aadt

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