

# UNIQUE LANDMARK BOUTIQUE ON HISTORIC DAHLONEGA SQUARE

Operating Continuously for Over 38 Years

Dahlonega, Georgia

Confidential Offering



Business for Sale	Boutique Serving North Georgia Mountain Community and Tourist Industry - Clothing/Shoes/Hats; Home Décor; Collectibles
Asking Price	\$260,000 includes inventory (\$125,000 value at cost to be adjusted to actual at closing)
Annual Revenue	\$180,000
Net Income	Disclosed with Confidentiality Agreement
Business Overview	Independently owned boutique located in a popular tourist destination about one hour north of Atlanta drawing an estimated one million visitors annually. Dahlonega is home to a thriving wine industry, a perfect wedding destination, and is an Official Appalachian Trail Community. Another driver for visitors is the University of North Georgia; over 6,000 students are enrolled at the Dahlonega campus. Strategically located on the historic public square, the store offers unique apparel, shoes, hats, jewelry, and collectibles. Current ownership has been in business at this location for 12 years; however, the business has operated continuously over 38 years.
Property Features and Assets	Approximately 1,200 square foot space with a small loft leased in a historical building on historic square. Ample public parking on the square.
Reason for Selling	Retirement
Additional Details	<ul style="list-style-type: none"><li>• The property is leased</li><li>• This is not a home-based business opportunity</li><li>• This is not a franchise</li><li>• The owner is willing to train/assist new owner for a limited period</li><li>• New marketing initiative including adding a website and improving social media and online presence will increase profits</li><li>• Confidential Offering is available for qualified purchasers with a Confidentiality Agreement</li><li>• <b>Do not contact Owner or Employees directly</b></li></ul>



**J. MARK HILLIS**  
*Senior Managing Director*  
 NGKF Capital Markets  
 404.926.1129 office  
 404.514.9608 mobile  
 Mhillis@ngkf.com