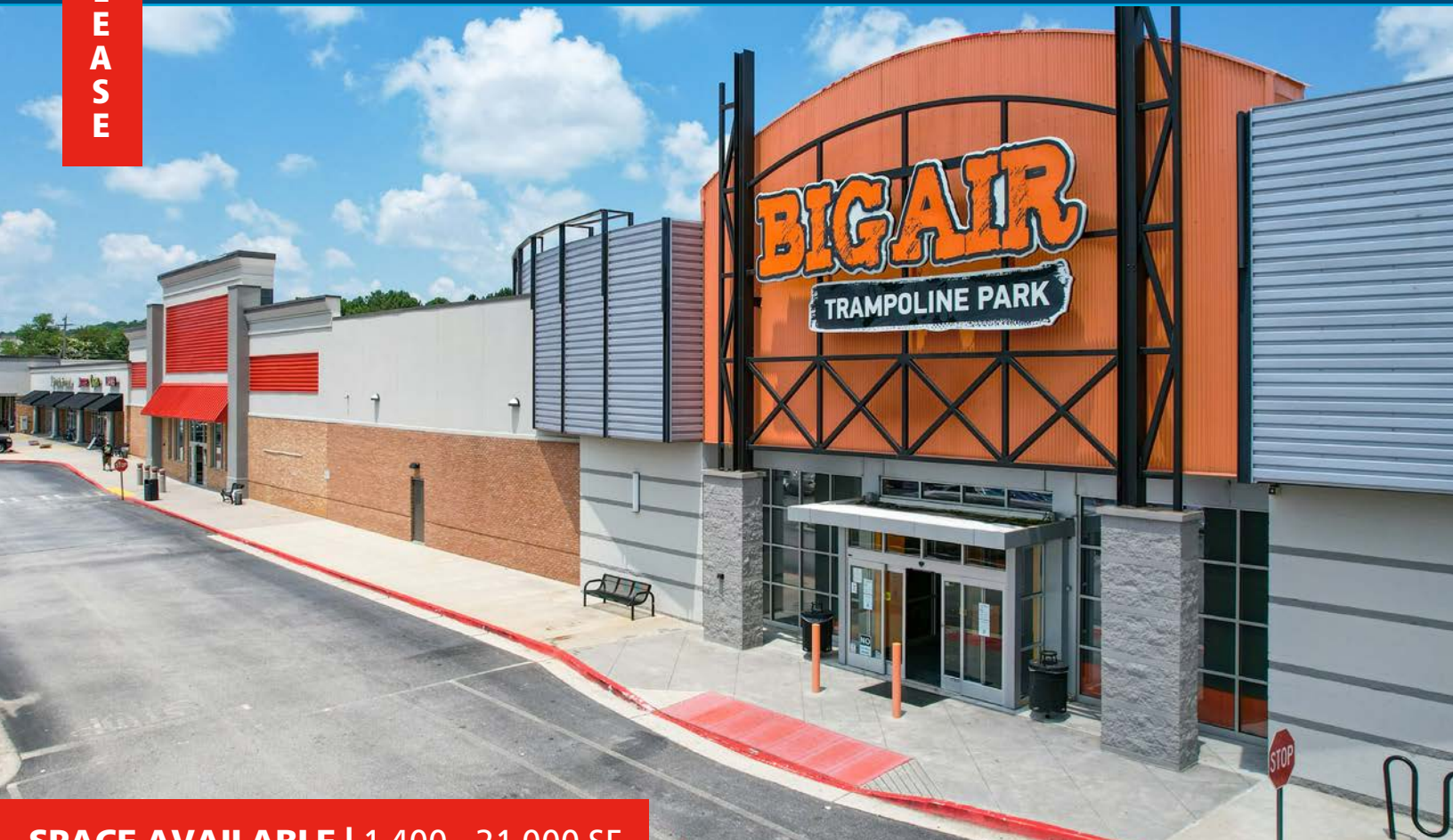


FOR
LEASE

PAULDING PAVILION

4471 Jimmy Lee Smith Pkwy, Hiram, GA 30141






SPACE AVAILABLE | 1,400 - 21,000 SF

PROPERTY HIGHLIGHTS

- 21,340 SF Anchor space available
- Located at the signalized intersection of Jimmy Lee Smith Pkwy and Hiram-Acworth Hwy on the main retail corridor serving Hiram, GA
- Multiple access points, ample parking, and high volume visibility with 39,900 VPD on Jimmy Lee Smith Pkwy
- Strong household incomes in the \$125,000 range within 5 miles
- Stable and diverse mix of tenants including entertainment and service providers



AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 POPULATION	2,622	34,150	92,287
 HOUSEHOLDS	1,049	12,928	33,624
 AVG HH INCOME	\$99,849	\$114,514	\$125,459

Ackerman Retail

SUZANNE SHANK

P: 770.913.3943

E: sshank@ackermanco.net

PATRICK GREEN

P: 770.913.3932

E: pgreen@ackermanco.net

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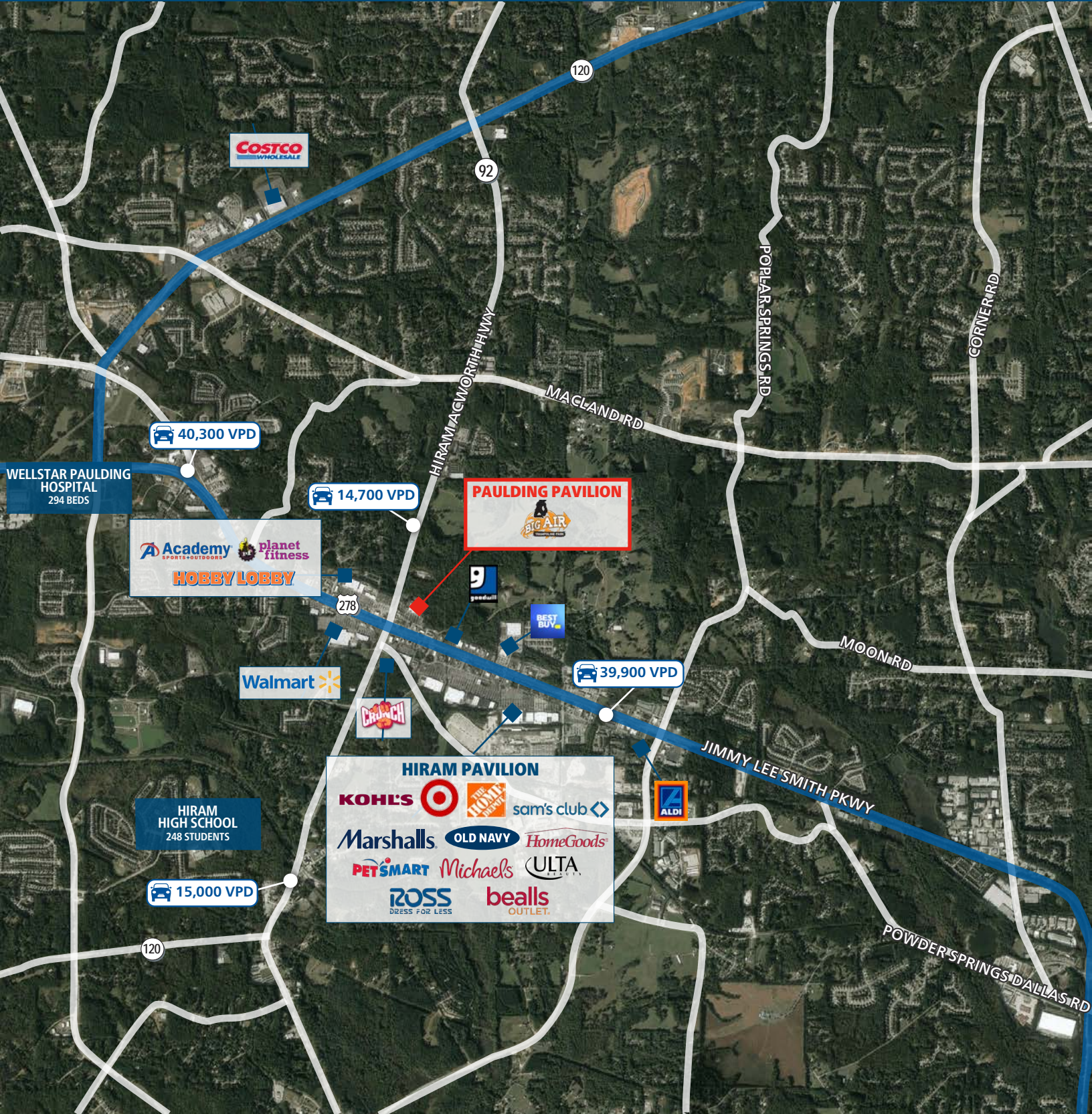
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STE	TENANT	SIZE
A1	AVAILABLE	21,340
A2	Big Air Trampoline Park	39,169
Pad D	America's Best Eyeglasses	4,000
100	Wild Crab Cafe	6,587
110	AVAILABLE	1,400
130	1st Franklin Financial	2,275
150	Nex Level Barber Shop	1,300
160	Ciggy's	975
170	Dollar Finance	1,300

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