



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE | FLEX SPACE IN HIRAM

Suite 101- 7,500 SF

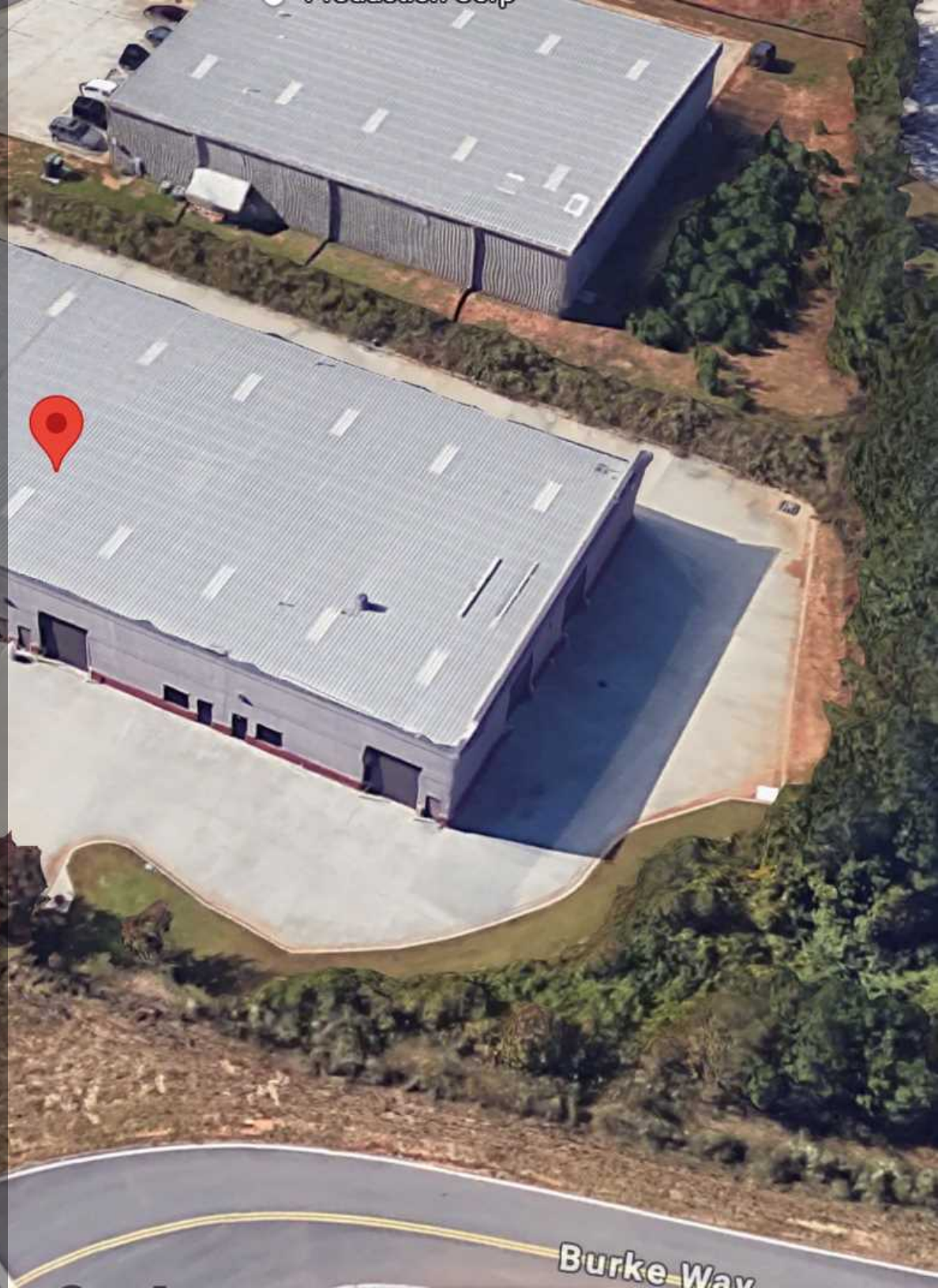
38 SOUTHERN CT
HIRAM, GA 30141

DON EDWARDS

Associate Broker/Commercial Director
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119563, GA





38 Southern Ct, Suite 101 Hiram GA 30141

- Conveniently located between Hiram and Powder Springs
- Suite 101- 7,500 SF (Approx 1,200 SF Office)
- 4 12' Roll Up Doors
- Ceiling height 16-20FT
- Nearby national retailers, dining, Silver Comet Trail
- Located near the intersection of Bill Carruth Pkwy and US HWY 278, C H James Pkwy.

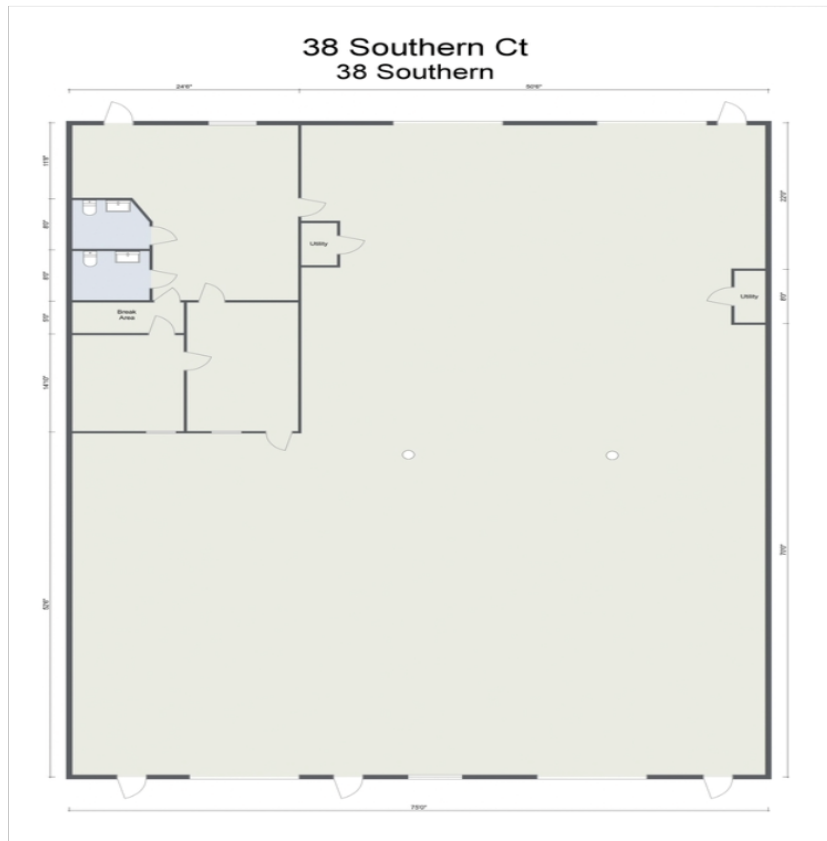
Property Overview

Exceptionally well maintained property is conveniently situated between Hiram and Powder Springs. Its proximity near the intersection of Bill Carruth Pkwy and US HWY 278, C H James Pkwy provides excellent accessibility, with nearby national retailers, dining options, and direct access to the Silver Comet Trail. With large drive in doors, this flex space is perfect for small distribution, plumbing, HVAC, electrical and other trade service companies.

Lease Rate:	\$12.00 PLUS \$1.50 CAM
Zoning:	I-1 (Light Industrial)
Parking Ratio:	AMPLE
Power:	3 Phase
Year Built:	2007
Lot Size:	1.46 Acres
County:	GA - Paulding
Market:	Atlanta Metro
Sub-market:	West Hiram

Suite 101

- 7,500 SF
- End unit in three-unit building
- Four 12' roll up doors with 16-20 feet of clearance Approximately 1,200 square feet of office space

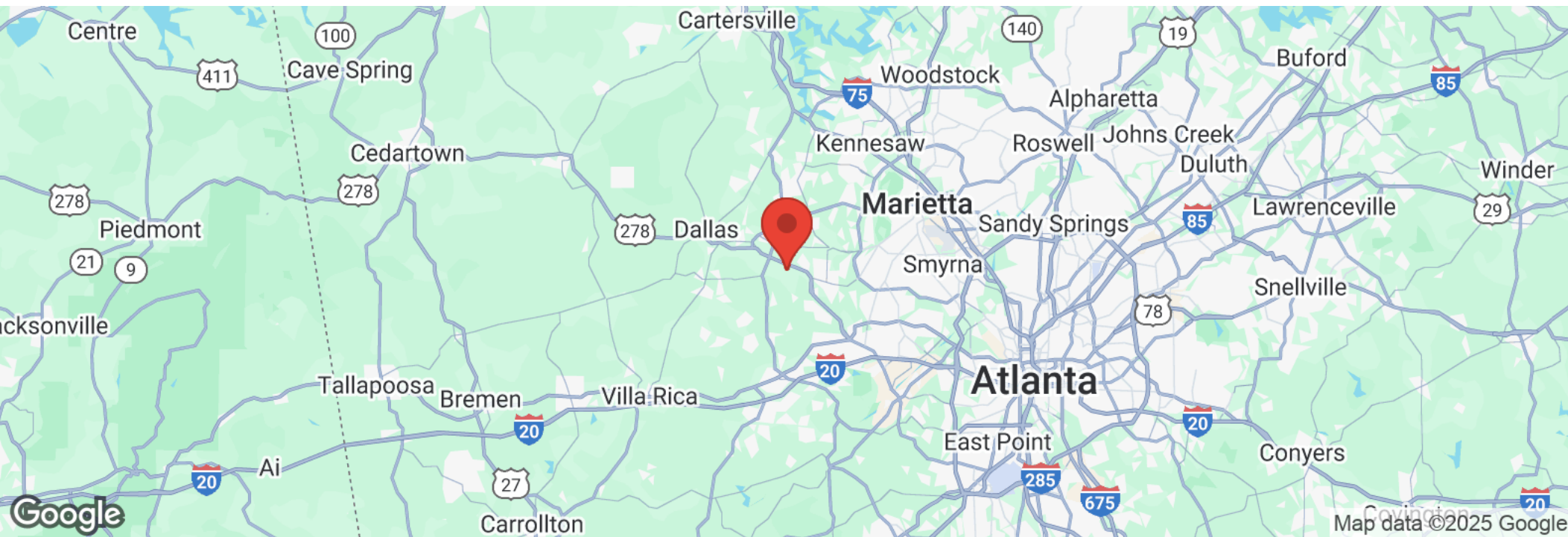


SUITE 101 PHOTOS



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AREA OVERVIEW

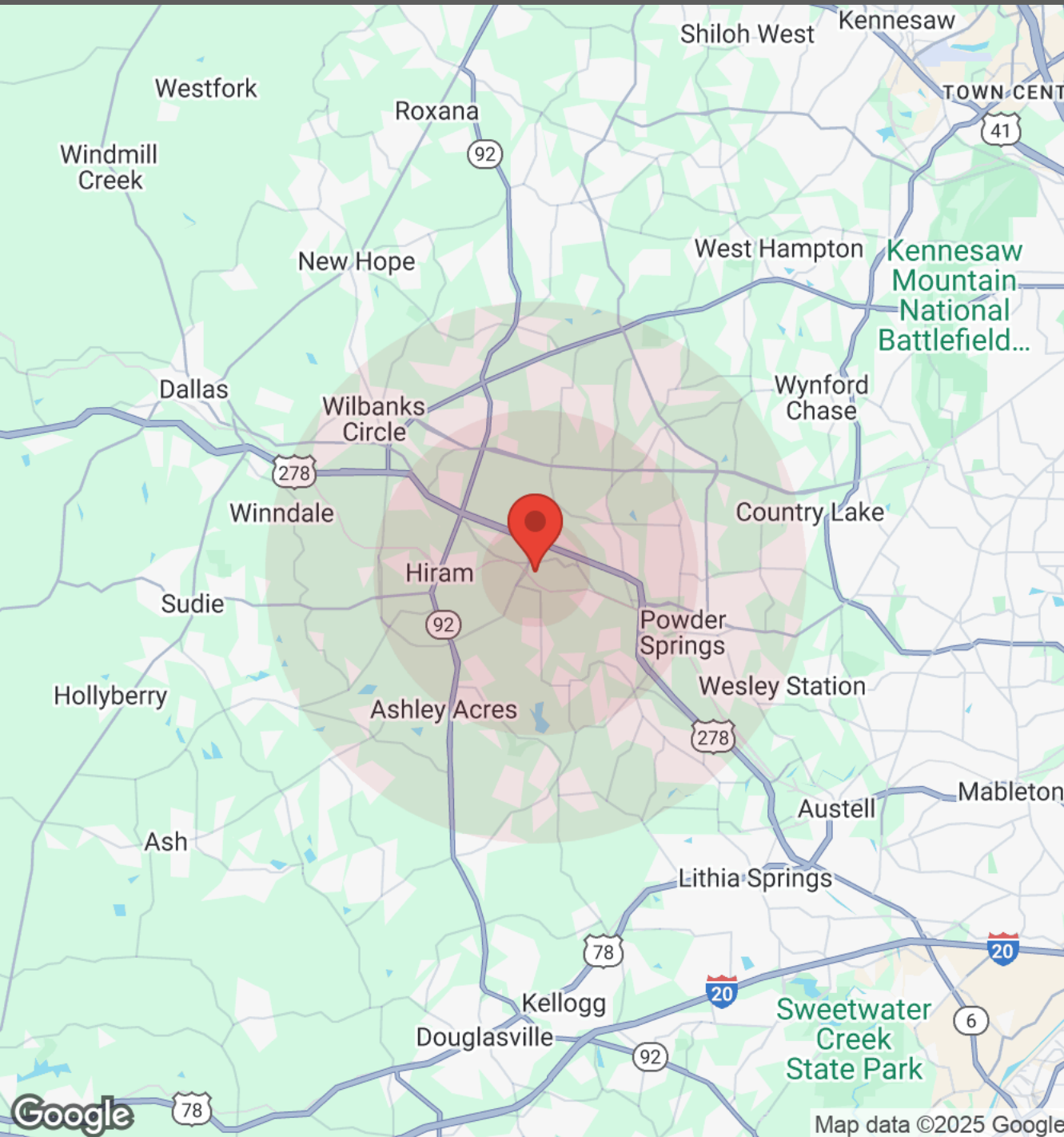


City

Hiram, Georgia, is a growing city in Paulding County, west of Atlanta. It offers a suburban lifestyle with easy access to urban amenities. The city features local parks and community events. Located on Highway 278, Hiram is experiencing commercial and residential growth, making it a desirable place to live and work.



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,777	15,491	45,806
Female	2,207	17,819	50,838
Total Population	3,984	33,310	96,645

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	747	6,164	18,070
Ages 15-24	534	4,453	13,231
Ages 25-54	1,537	13,495	38,565
Ages 55-64	502	4,572	13,264
Ages 65+	661	4,625	13,515

Race	1 Mile	3 Miles	5 Miles
White	1,847	14,513	43,906
Black	1,554	13,684	37,411
Am In/AK Nat	4	33	97
Hawaiian	4	23	39
Hispanic	388	3,444	10,621
Asian	88	796	2,194
Multi-Racial	88	726	2,117
Other	11	90	251

Income	1 Mile	3 Miles	5 Miles
Median	\$69,678	\$95,960	\$100,469
< \$15,000	203	716	1,997
\$15,000-\$24,999	69	302	1,198
\$25,000-\$34,999	107	431	1,274
\$35,000-\$49,999	85	744	2,554
\$50,000-\$74,999	476	2,203	5,473
\$75,000-\$99,999	155	2,036	4,755
\$100,000-\$149,999	344	2,928	8,521
\$150,000-\$199,999	162	1,707	4,896
> \$200,000	43	1,138	3,997

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,697	12,631	35,837
Occupied	1,644	12,204	34,662
Owner Occupied	814	9,052	26,130
Renter Occupied	830	3,152	8,532
Vacant	53	426	1,175

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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