

POPLAR SQUARE

5886 Wendy Bagwell Parkway | Hiram, GA 30141

FOR LEASE

PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 1,600 SF | 1,400 SF | 1,400 SF | 1,400 SF | 7,000 SF
- » ±46,700 SF neighborhood retail center positioned along U.S. Highway 278/Wendy Bagwell Parkway in one of Hiram's primary retail corridors with strong regional retail presence.
- » The center serves the surrounding residential and commuter trade area with convenient access and visibility from the signalized intersection on Hwy 278, supporting demand from local households and nearby commercial nodes.
- » The property benefits from proximity to major retail traffic drivers such as Target, Academy Sports + Outdoors, Sam's Club, Home Depot, Walmart and Kroger within a short drive, reinforcing the site's retail draw.
- » Tenants include fitness and service-oriented uses such as Universal Fitness Hiram and American Bodyworks (fitness/health clubs), as well as other neighborhood-serving retail and service users within the center.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Min
Population	00000	00000	00000
Households	00000	00000	00000
Avg. HH Income	00000	00000	00000



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
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DIRECTOR

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FLOOR PLAN



UNIT	TENANT	SF
101	Taco Mac	8,648
201	West GA Dentistry for Children	2,100
203	Fantasy Nails	1,400
205-207	AVAILABLE	7,000
215	Ian's Oven Pizza	1,400
217	XO, Betty	2,800
221	Better Homes & Garden Realty	5,000
301	Cornerstone Chiropractic	1,600
303	Springleaf Financial	1,600
305-307	Cycle Gear	4,000
309	AVAILABLE	1,600
401	The Place Bar & Grill	4,200
403	Herb & Vitamin Depot	2,820
405	AVAILABLE	1,400
407	AVAILABLE	1,400
409	AVAILABLE	1,400



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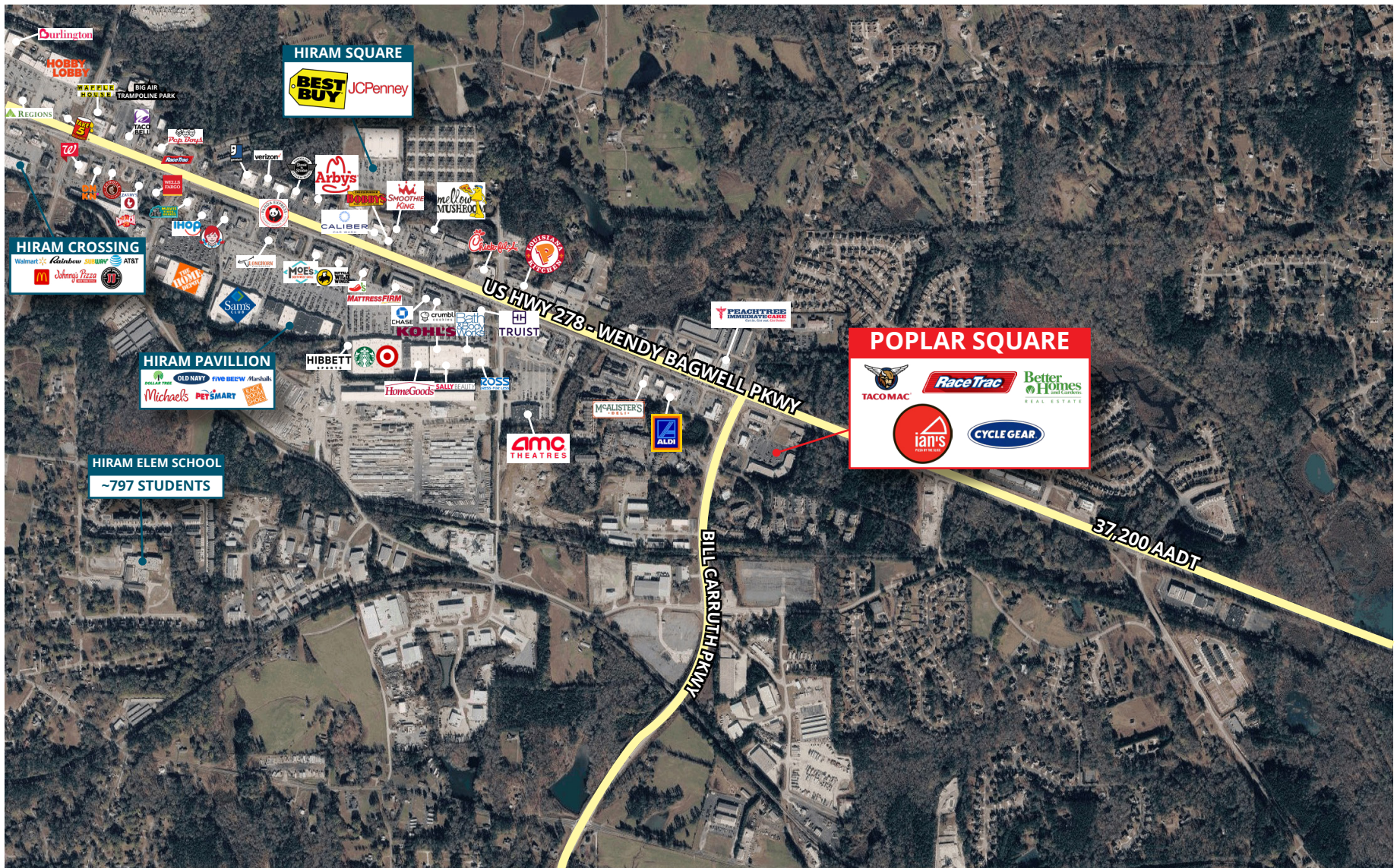
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RETAIL AERIAL



ST FranklinStreet

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