



MARKET STREET  
SHOPPES OF  
DALTON  
FOR LEASE



## MARKET STREET SHOPPES OF DALTON

1001 Market Street, Dalton, GA 30720

AVAILABLE SF: 1,800 - 25,000 SF

LEASE RATE: Negotiable

LOT SIZE: 8.66 Acres

BUILDING SIZE: 117,553 SF

ZONING: Commercial Retail

CROSS STREETS: Market Street & Walnut Ave

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### PROPERTY OVERVIEW

Market Street Shops of Dalton is located in the northwest Georgia city of Dalton, approximately 25 miles south of Chattanooga, TN and 75 miles northwest of Atlanta. The center is located 3 miles southwest of downtown Dalton adjacent to Interstate 75 at the Walnut Avenue exit.

### PROPERTY FEATURES

- Current tenant mix is comprised of national brand name retailers.
- The NW Georgia Trade & Convention Center is located just across the interstate and hosts several national events throughout the year.
- The subject property has excellent exposure and access from Interstate 75 and Walnut Avenue.
- National retailers in the immediate vicinity include Hobby Lobby, Office Depot, Eckerd's, Walgreens and more.
- Restaurants in the immediate area include: Longhorn Steakhouse, Applebee's, Fuddruckers, Cracker Barrel, IHOP, Waffle House, Chick-Fil-A and several other fast food

## SITE PLAN



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DEMOGRAPHICS				
Drive Time	10 Minutes	15 Minutes	20 Minutes	Whitfield County
Population	26,589	74,737	113,057	105,605
Avg. HH Income	\$62,796	\$56,154	\$56,683	\$57,067

Property Name:	Market Street Shops of Dalton
Address:	1001 Market Street Whitfield County, Dalton, GA 30720
Size:	Size: 117,553 SF
Year Built:	1990
Occupancy:	85%

PROPERTY	GLA (SF)	TENANTS	QUOTED SHOP RENTS	OCCUPANCY	AVAILABLE SF	YEAR BUILT	LEASING NOTES
MARKET STREET SHOPS OF DALTON 1001 Market Street Dalton, GA	117,553	Dollar Tree, Outback Steakhouse, Georgia Lottery, WestPoint Home, Hanes, Rack Room Shoes,	-	85%	17,650	1990	Subject Property
① DALTON SHOPPING CENTER 1331 W Walnut Ave Dalton, GA	216,856	Kroger, Kroger Fuel, TJ Maxx, Big Lots, Las Palmas, Longhorn, Petland, Schlotzsky's, Sport Clips, UPS Store, RAK Outfitters	\$25.00 + NNN	100%	0	1970 / 2000	
② SHOPPES ON SHUGART 785 Shugart Rd Dalton, GA	26,425	GameStop, Great Clips, First Bank of Dalton, Asia Bistro	-	100%	0	2004	Adjacent to Kohl's and Walmart
③ DALTON COMMONS 841-853 Shugart Rd Dalton, GA	26,425	PETCO, Mattress Firm, Aspen Dental, Verizon	\$18.50 - \$25.00 NNN	100%	0	2004	Kohl's, Academy, Home Depot and Walmart Shadow Anchored
④ BRY-MAN'S PLAZA NORTH 100 W Walnut Ave Dalton, GA	104,887	Farmers Home Furniture, Goodyear, Honey Baked Ham, Papa John's, Verizon, Merle Norman, Lemark	-	100%	0	1980	Walmart Neighborhood Market & Fuel Shadow Anchored
⑤ BRY-MAN'S PLAZA SOUTH 101 W Walnut Ave Dalton, GA	70,533	Office Depot, Hertz, Dollar General, Liquor Store	-	94%	4,100	1978	
⑥ WHITFIELD SQUARE 1203-1235 Cleveland Hwy Dalton, GA	151,816	Kmart, Kroger, City Liquor, Emperor of China	\$12.00 - \$17.50 NNN	100%	0	1980	
Totals	714,495			97%	21,750		



Dalton, GA is nestled in the foothills of the Blue Ridge Mountains in northwest Georgia, 25-miles south of Chattanooga and 85-miles north of Atlanta. Also known as the "Carpet Capital of the World", Dalton is home to over 300 businesses, is the 3rd largest manufacturing community in Georgia, and is a prime location for business expansion, relocation, retail development, and economic development.

Dalton is the proud home to over 35 international companies, including some that have relocated their North American headquarters to Dalton. Companies such as IVC US Inc., a leading manufacturer of vinyl flooring, and SwissTex America, the maker of the machinery for the carpet and textile industries, have recognized Dalton as both a great home for manufacturing and as a head of operations.

Home to some of the largest carpet and flooring manufacturers, Dalton is estimated to produce nearly 90% of the world's carpet inventory with over 150 mills in the area. Despite being majorly effected by the recession and the housing crisis Dalton has bounced back and has announced over 2,000 new jobs within the past 18-24 months. Also, since 2011, retail sales in Whitefield County have risen over 10%, which doubles the State of Georgia average.





**MOHAWK INDUSTRIES:** Located 3.4 miles east of Market Shops of Dalton, Mohawk Industries operates as a distribution and importing warehouse. It is the 2nd largest employer in the Dalton-Whitfield area with 6,015 employees. Mohawk Industries is a publicly traded company that designs, manufactures, sources, markets, and distributes flooring products for remodeling and new constructions of residential and commercial spaces worldwide. The company sells its products through home centers, floor covering retailers, independent distributors, ceramic specialists, commercial contractors, commercial end users, mass merchandisers, department stores, shop at home, buying groups, retailers, and wholesalers.



MARKET STREET SHOPS OF DALTON

LARGEST INDUSTRY EMPLOYERS

COMPANY	EMPLOYEES
SHAW INDUSTRIES, INC.	7,517
MOHAWK INDUSTRIES	6,015
BEAULIEU GROUP	2,056
ENGINEERED FLOORS, LLC	750
SHIROKI NORTH AMERICA, INC.	705
J+J FLOORING GROUP	665
DURKAN HOSPITALITY/ DIVISION OF MOHAWK	450
CHEROKEE CARPET	400
TEXTILE RUBBER & CHEMICAL CO.	350
ORIENTAL WEAVERS USA, INC.	325
GARLAND SALES, INC.	300
IVC U.S., INC.	200
GLOBAL TEXTILE SERVICES	125
GEORGIA CARPET FINISHERS, INC.	113
PHENIX FLOORING, LLC	110
LYLE INDUSTRIES	97
US FLOORS, INC.	92
SIGNATURE HOSPITALITY CARPETS INC.	90
DORSETT INDUSTRIES, INC.	80

Source: Individual Companies, last updated January 2016



**SHAW INDUSTRIES:** Shaw Industries is headquartered in Dalton, GA occupying over a dozen offices, manufacturing plants, wholesale and retail stores, all within 5 miles of Market Street Shops of Dalton. It is Dalton-Whitfield's largest employer with a stunning 7,517 employees. Shaw Industries is a global flooring provider that supplies carpets, resilient, hardwood, laminate, tile and stone flooring products, and turf to both residential and commercial markets worldwide. Shaw Industries is committed to sustaining the future of manufacturing, and they do so by being innovative. They fuel their innovation through a well-trained workforce, robust company infrastructure, and cross-functional collaboration. Shaw Industries has locations all over the world, including offices in Australia, Belgium, Brazil, Canada, Chile, China, India, Mexico, Singapore, United Arab Emirates, and the United Kingdom.





**BEAULIEU GROUP:** Beaulieu Group's headquarters is located in Dalton, GA. They have 4 locations: their corporate office, a distribution warehouse, manufacturing warehouse, and a major retail store, two of these locations are located less than 4.5 miles from Market Street Shops of Dalton. Beaulieu is the 3rd largest employer in the Dalton-Whitfield area with 2,056 employees and growing. Beaulieu Group is considered one of the largest manufacturers and distributors of wall-to-wall carpeting in North America. Completing its core carpet manufacturing business, Beaulieu is now a full flooring distributor of engineered hardwood, laminate, luxury vinyl, engineered luxury vinyl, and carpet tiles. Beaulieu focuses on innovation and strategic marketing to ensure growth in the floor covering market share, making their brand stand out from their competitors. Beaulieu prides itself on its employee training and its quality customer service.

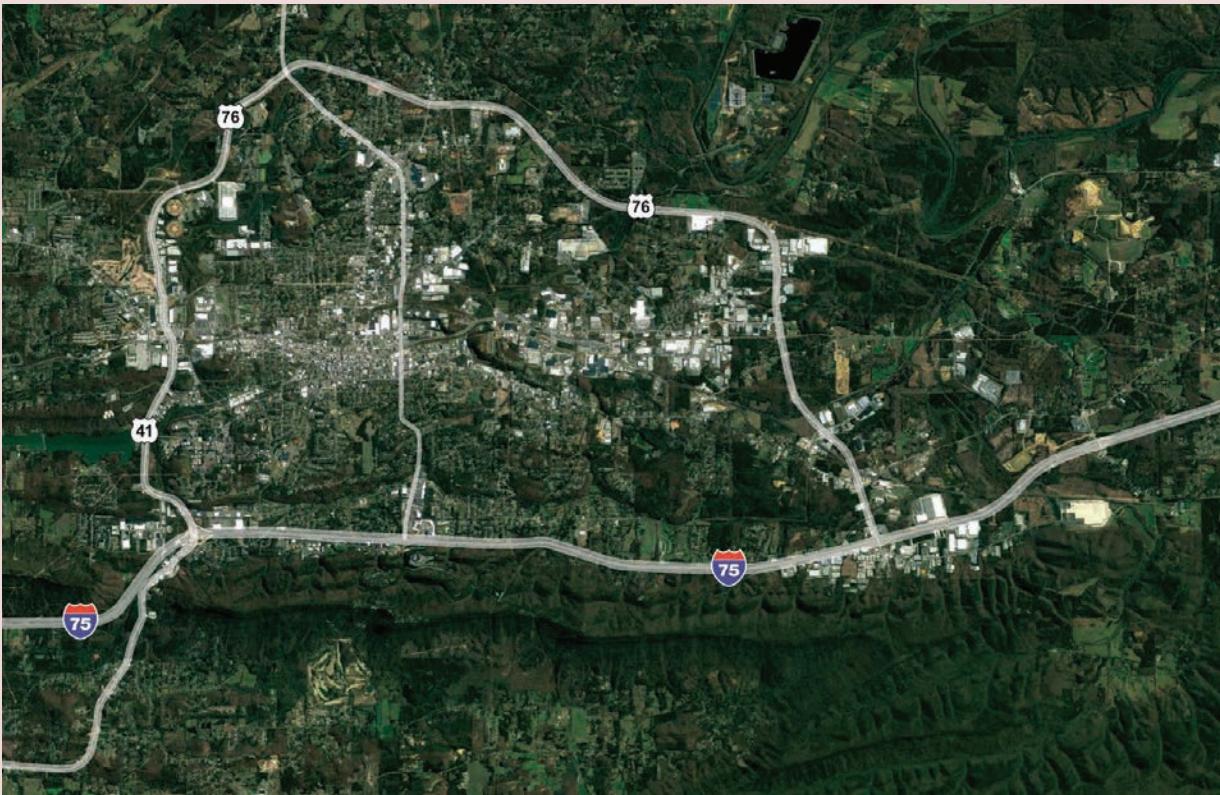


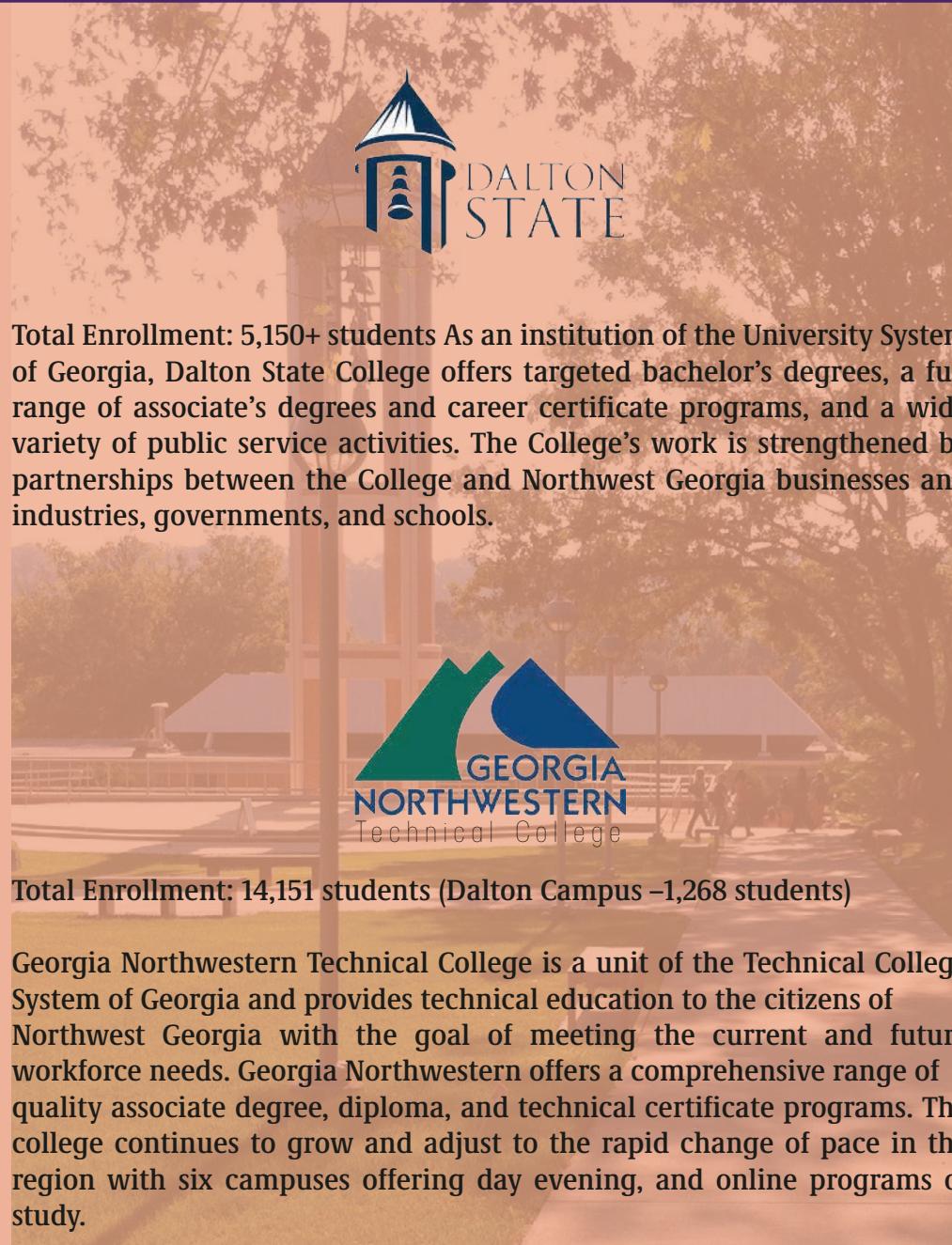
**HAMILTON MEDICAL CENTER:** Located 2.3 miles north of Market Shops of Dalton, Hamilton Medical Center is a 282-bed regional referral hospital. their "technology minded", community focused, and award winning medical center in strides to deliver quality medical services in a caring atmosphere that benefits their patients and the patient's families. Their mission is to provide leadership, partnership, and seamless resource coordination to meet health care needs that advance the quality and dignity of life. The medical center has been acknowledged as one of the 100 best hospitals in the country, and has received the prestigious Summit Award from Press Ganey Associates for the past eight years.



## Dalton! Convention Center

**DALTON CONVENTION CENTER:** The Dalton Convention Center is northwest Georgia's only Convention center. The center is located less than  $\frac{1}{4}$  mile from Market Street Shops of Dalton, on a 31-acre site, with over 143,000 sf of flexible meeting space. The convention center can accommodate groups up to 1,500 people for events such as concerts, expos, weddings, reunions, birthday parties, proms, fund-raisers, sports events, and much more. They offer in-house food and beverage services providing affordable options for any meeting. With being the only convention center in the northwestern region of Georgia, Dalton Convention Center's direct access off of Interstate 75, 1,000+ hotel rooms within  $\frac{3}{4}$  -mile radius, and 100s of restaurants within a close proximity to the Convention Center, Dalton Convention Center is a frequently used convention center.





**Total Enrollment:** 5,150+ students As an institution of the University System of Georgia, Dalton State College offers targeted bachelor's degrees, a full range of associate's degrees and career certificate programs, and a wide variety of public service activities. The College's work is strengthened by partnerships between the College and Northwest Georgia businesses and industries, governments, and schools.

**Total Enrollment:** 14,151 students (Dalton Campus –1,268 students)

Georgia Northwestern Technical College is a unit of the Technical College System of Georgia and provides technical education to the citizens of Northwest Georgia with the goal of meeting the current and future workforce needs. Georgia Northwestern offers a comprehensive range of quality associate degree, diploma, and technical certificate programs. The college continues to grow and adjust to the rapid change of pace in the region with six campuses offering day, evening, and online programs of study.