

SEVEN HILLS CONNECTOR

950 Seven Hills Connector, Dallas, GA 30132



THE PROPERTY

Location	950 Seven Hills Connector Dallas, GA 30132
County	Paulding
APN	034.3.2.084.0000

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	6,173	39,722	86,955

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$124,323	\$154,376	\$154,778

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,931	12,478	27,994

HIGHLIGHTS

- Opportunity to lease space within a new-construction, medical-focused retail center located in one of Acworth’s most affluent and fastest- growing corridors.
- Strategically positioned within a high-income trade area.
- Backed by strong demographics, essential-use co-tenancy, and sustained area growth.
- Ideal for medical, wellness, and service-oriented businesses looking to establish or expand their presence.



PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	9,254
LAND ACRES	1.06
ZONING TYPE	B1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TENANT INFORMATION

LEASE TYPE	NNN
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LOCATION SUMMARY

- The property is located in Dallas, GA, a rapidly growing city in North Paulding County known for its award-winning communities.
- This fantastic location is just a short distance from Cobb Parkway and is situated about 35 miles northwest of downtown Atlanta, providing a balance of small-town charm and easy access to the city's amenities.
- The area is home to several shopping centers, restaurants, and entertainment options, providing convenience and a variety of choices for residents and visitors alike.



Crossroads Public Library

Arkenstone
Paintball & Airsoft



Allatoona High School



Land W. Russom
Elementary School

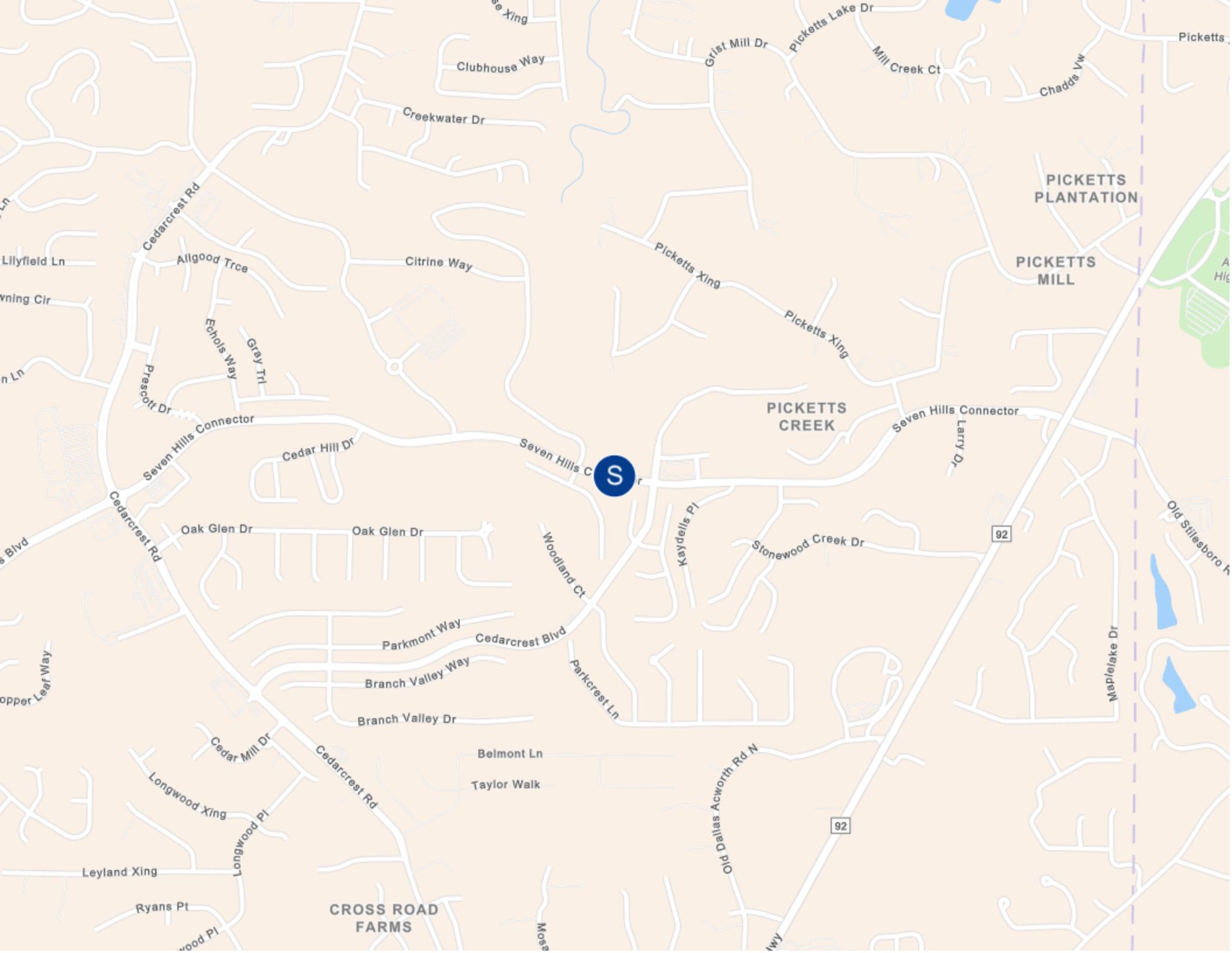
Sever Dentistry



Allatoona Creek Park

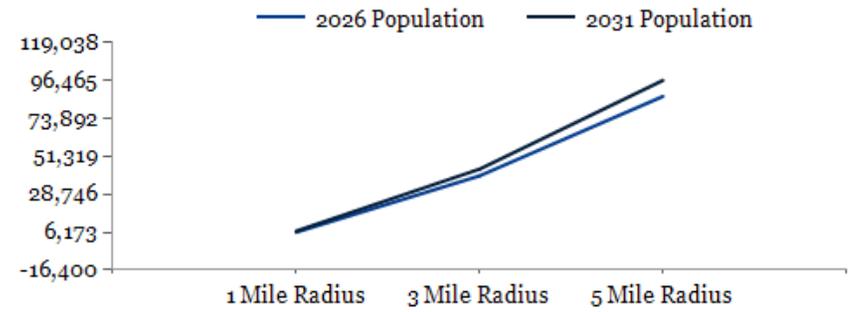
Old Dog Park



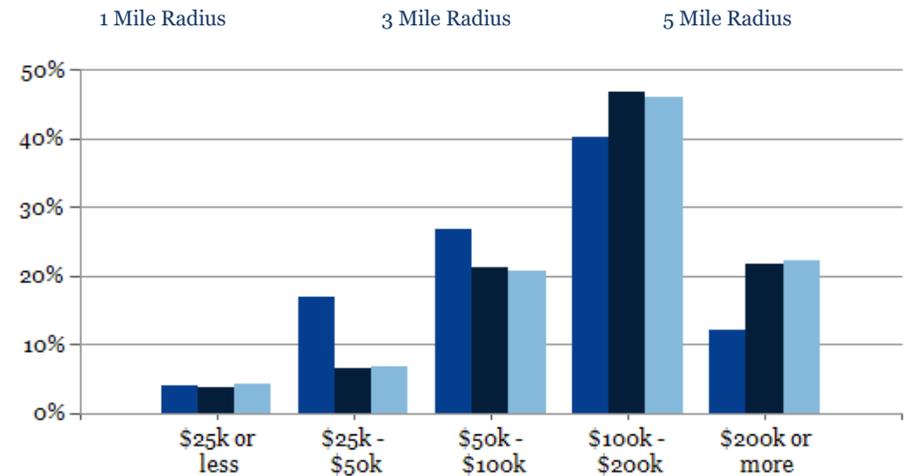


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,270	9,721	35,562
2010 Population	2,598	24,204	61,076
2026 Population	6,173	39,722	86,955
2031 Population	6,882	43,726	96,465
2026 African American	1,607	7,469	14,714
2026 American Indian	27	147	272
2026 Asian	285	1,118	2,335
2026 Hispanic	776	3,576	7,306
2026 Other Race	291	1,240	2,535
2026 White	3,329	26,361	59,602
2026 Multiracial	628	3,367	7,437
2026-2031: Population: Growth Rate	11.00%	9.70%	10.50%

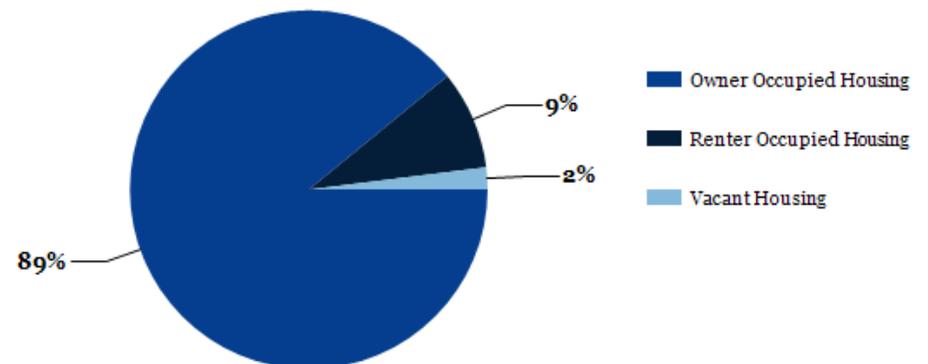
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	54	317	697
\$15,000-\$24,999	22	156	494
\$25,000-\$34,999	121	279	657
\$35,000-\$49,999	203	528	1,252
\$50,000-\$74,999	238	1,196	2,841
\$75,000-\$99,999	281	1,453	2,970
\$100,000-\$149,999	416	3,679	8,223
\$150,000-\$199,999	362	2,167	4,631
\$200,000 or greater	235	2,703	6,227
Median HH Income	\$107,183	\$132,818	\$131,059
Average HH Income	\$124,323	\$154,376	\$154,778



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

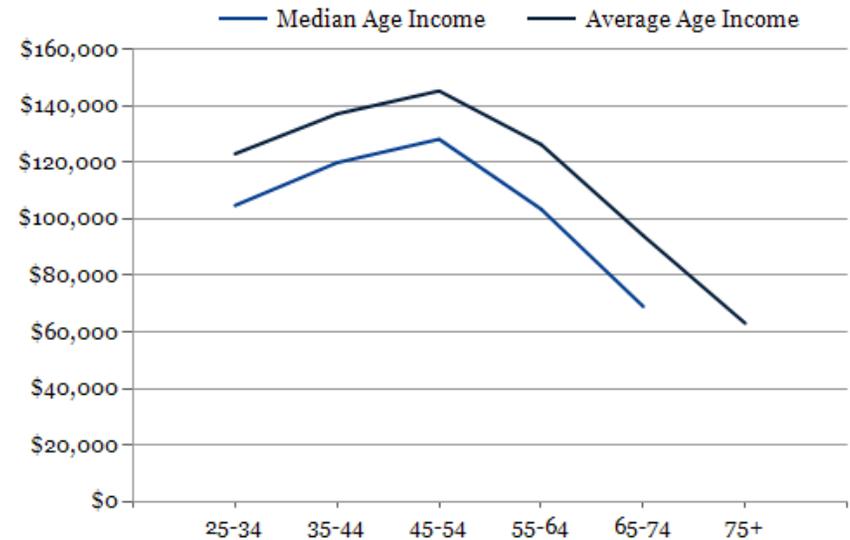
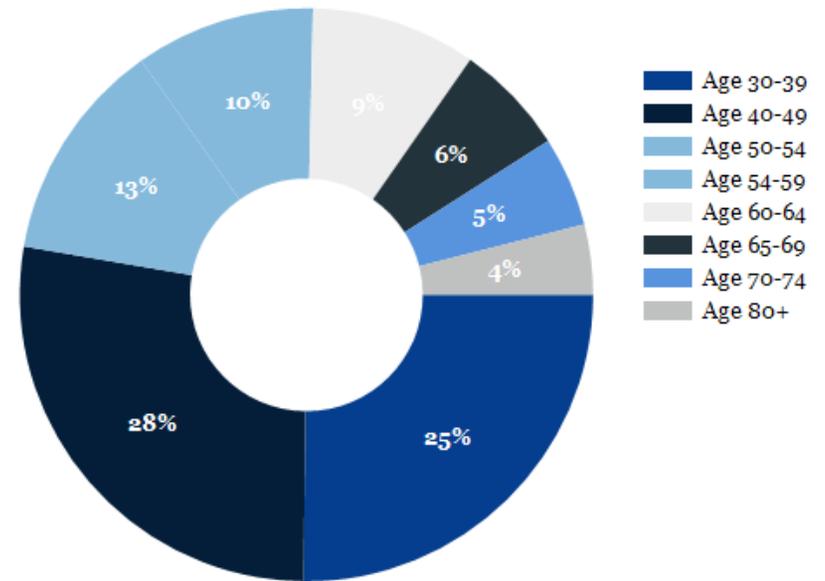


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	395	2,075	4,718
2026 Population Age 35-39	469	2,330	5,160
2026 Population Age 40-44	496	2,902	5,876
2026 Population Age 45-49	450	2,875	6,037
2026 Population Age 50-54	430	3,169	6,747
2026 Population Age 55-59	348	2,612	5,987
2026 Population Age 60-64	320	2,292	5,370
2026 Population Age 65-69	216	1,744	4,330
2026 Population Age 70-74	174	1,251	3,131
2026 Population Age 75-79	136	1,049	2,413
2026 Population Age 80-84	88	609	1,375
2026 Population Age 85+	46	319	834
2026 Population Age 18+	4,518	29,725	66,028
2026 Median Age	36	38	39
2031 Median Age	36	37	39

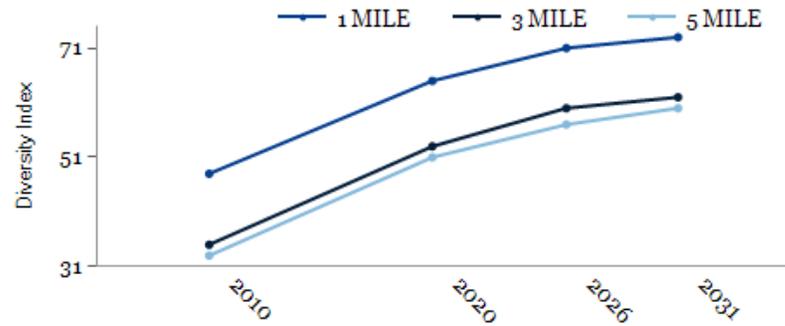
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,794	\$121,422	\$121,664
Average Household Income 25-34	\$123,085	\$148,784	\$148,837
Median Household Income 35-44	\$119,960	\$140,615	\$138,872
Average Household Income 35-44	\$137,228	\$168,316	\$167,727
Median Household Income 45-54	\$128,260	\$150,621	\$149,079
Average Household Income 45-54	\$145,340	\$178,718	\$179,848
Median Household Income 55-64	\$103,510	\$133,340	\$137,521
Average Household Income 55-64	\$126,391	\$162,438	\$168,674
Median Household Income 65-74	\$69,047	\$103,569	\$104,510
Average Household Income 65-74	\$94,121	\$126,046	\$128,647
Average Household Income 75+	\$63,071	\$85,791	\$86,042

Population By Age

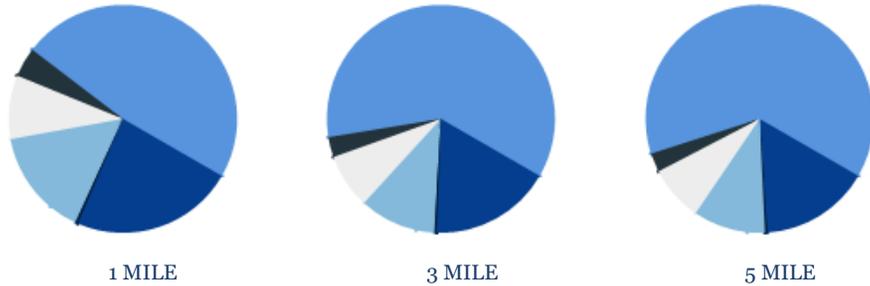


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	63	60
Diversity Index (current year)	71	60	57
Diversity Index (2020)	65	53	51
Diversity Index (2010)	48	35	33

POPULATION DIVERSITY



POPULATION BY RACE

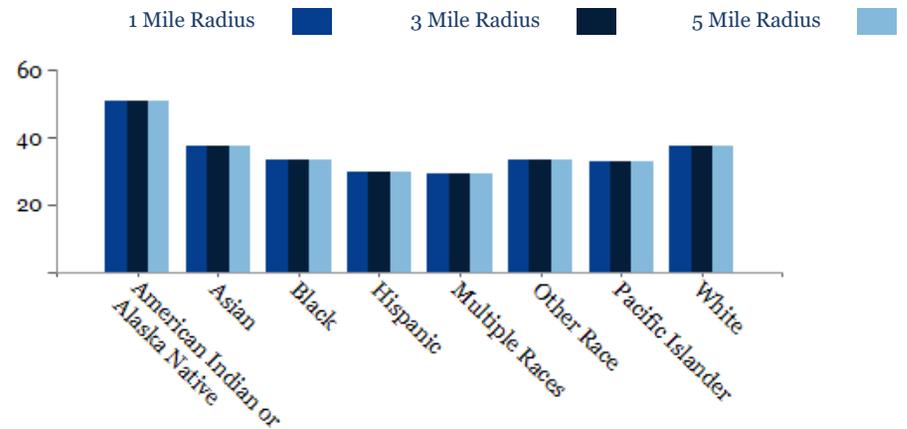


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	23%	17%	16%
American Indian	0%	0%	0%
Asian Hispanic	4%	3%	2%
Multiracial Other	11%	8%	8%
Race White	9%	8%	8%
	4%	3%	3%
	48%	61%	63%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	51	42	42
Median Asian Age	37	38	39
Median Black Age	33	35	35
Median Hispanic Age	30	28	28
Median Multiple Races Age	29	28	27
Median Other Race Age	33	31	31
Median Pacific Islander Age	33	41	39
Median White Age	38	40	42

2026 MEDIAN AGE BY RACE



Building on Seven Hills Connector

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