

POWDER SPRINGS CENTER

1050 Richard D. Sailors Pkwy, Powder Springs, GA 30127



SPACE AVAILABLE | 1,400 SF

PROPERTY HIGHLIGHTS

- Well positioned retail center adjacent to The Home Depot and new Extra Space Storage facility
- Highly visible location with signage on busy Richard D Sailors Pkwy near US-278
- Easy access via multiple ingress/egress points
- Ample surface parking
- Across the street from Silver Comet Trail, a popular pedestrian walking trail
- Strong and growing area demographics with above average household incomes



AREA DEMOGRAPHICS (2025):

| | 1-MILE | 3-MILE | 5-MILE |
|----------------------|-----------|-----------|-----------|
| POPULATION | 6,885 | 47,822 | 118,490 |
| HOUSEHOLDS | 2,587 | 16,762 | 42,389 |
| AVG HH INCOME | \$123,673 | \$120,754 | \$119,010 |

MARISA ROY

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PATRICK GREEN

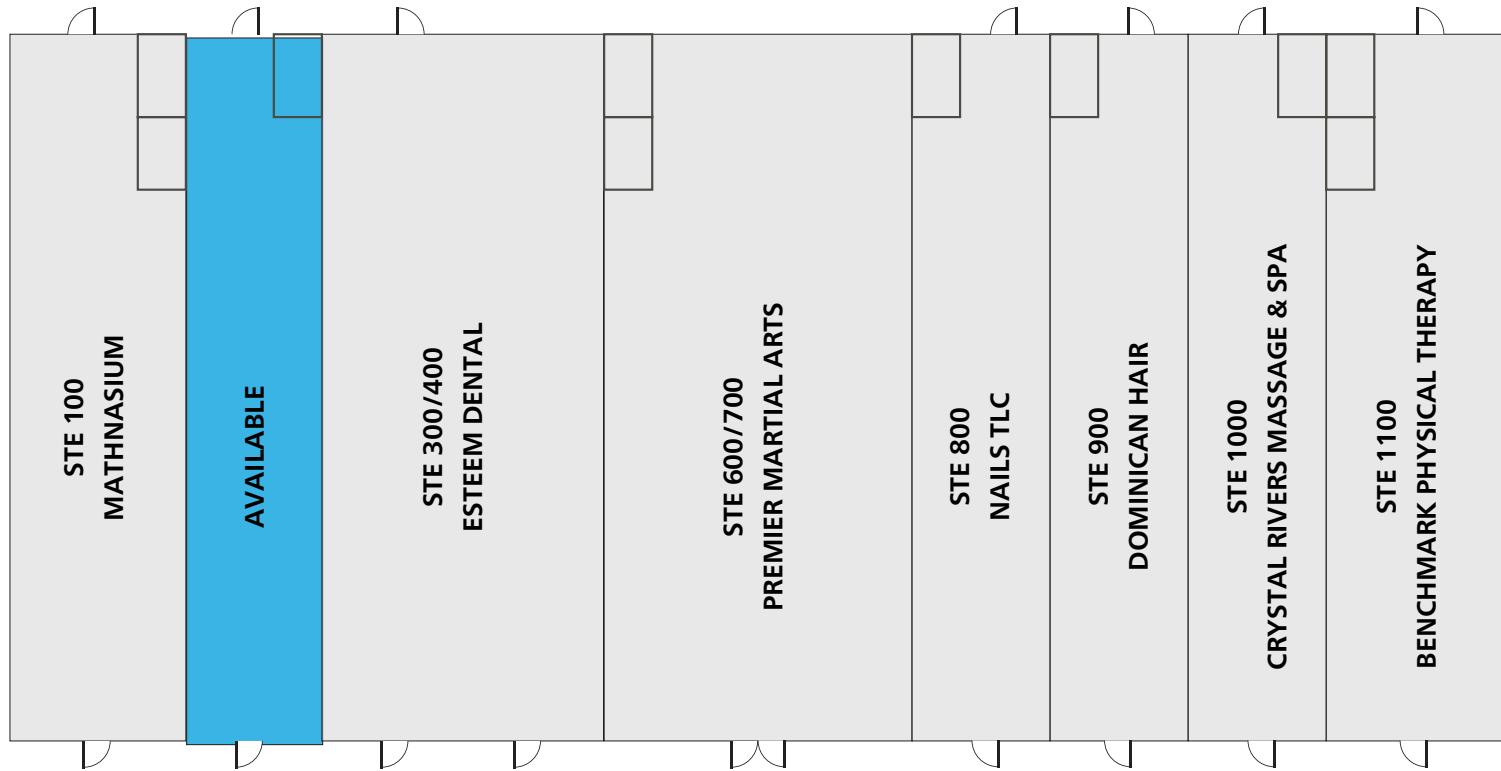
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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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| STE | TENANT | SF |
|---------|------------------------------|-------|
| 100 | MATHNASIUM | 1,750 |
| 200 | AVAILABLE | 1,400 |
| 300/400 | ESTEEM DENTAL | 2,800 |
| 600/700 | MARTIAL ARTS | 3,150 |
| 800 | NAILS TLC | 1,400 |
| 900 | DOMINICAN HAIR | 1,400 |
| 1000 | CRYSTAL RIVERS MASSAGE & SPA | 1,400 |
| 1100 | BENCHMARK PHYSICAL THERAPY | 1,750 |

 AVAILABLE

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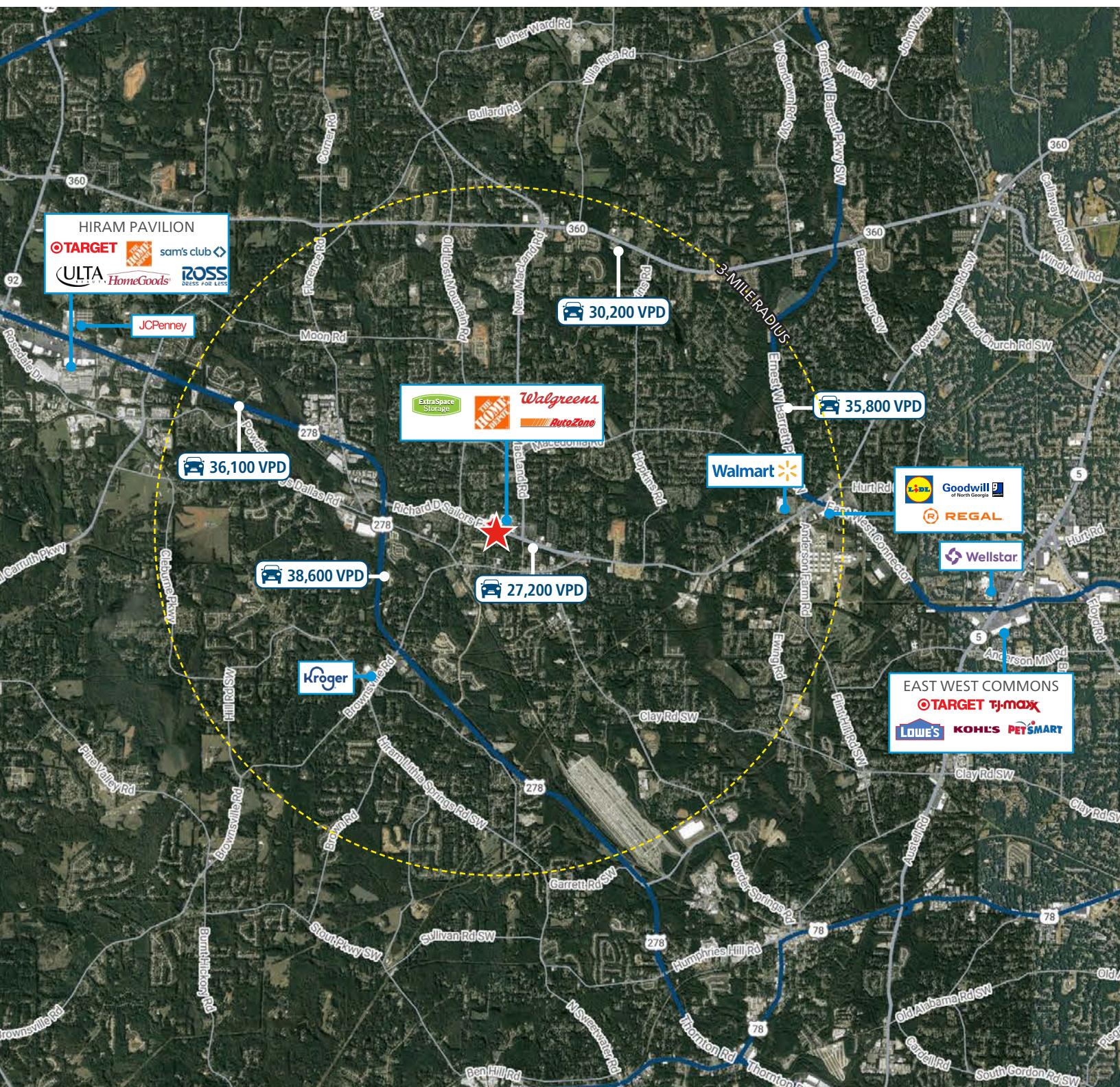
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