

FOR
LEASE

PAULDING PAVILION

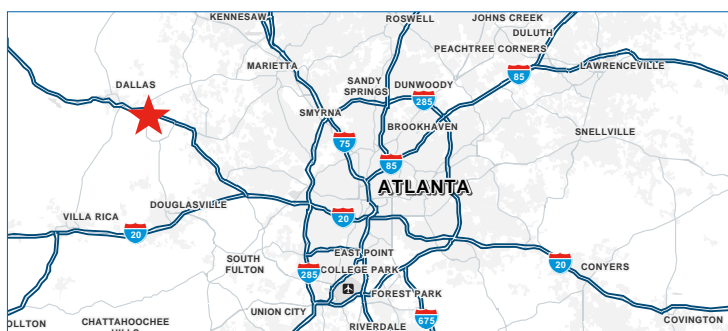
4471 Jimmy Lee Smith Pkwy, Hiram, GA 30141



SPACE AVAILABLE | 1,400 SF

PROPERTY HIGHLIGHTS

- Located at the signalized intersection of Jimmy Lee Smith Pkwy and Hiram-Acworth Rd on the main retail corridor serving Hiram, GA
- Multiple access points, ample parking, and high volume visibility with 39,900 VPD on Jimmy Lee Smith Pkwy
- Strong household incomes in the \$125,000 range within 5 miles
- Stable and diverse mix of tenants including entertainment and service providers



AREA DEMOGRAPHICS (2024):

| | 1-MILE | 3-MILE | 5-MILE |
|---------------|----------|-----------|-----------|
| POPULATION | 2,622 | 34,150 | 92,287 |
| HOUSEHOLDS | 1,049 | 12,928 | 33,624 |
| AVG HH INCOME | \$99,849 | \$114,514 | \$125,459 |

Ackerman Retail

SUZANNE SHANK

P: 770.913.3943

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PATRICK GREEN

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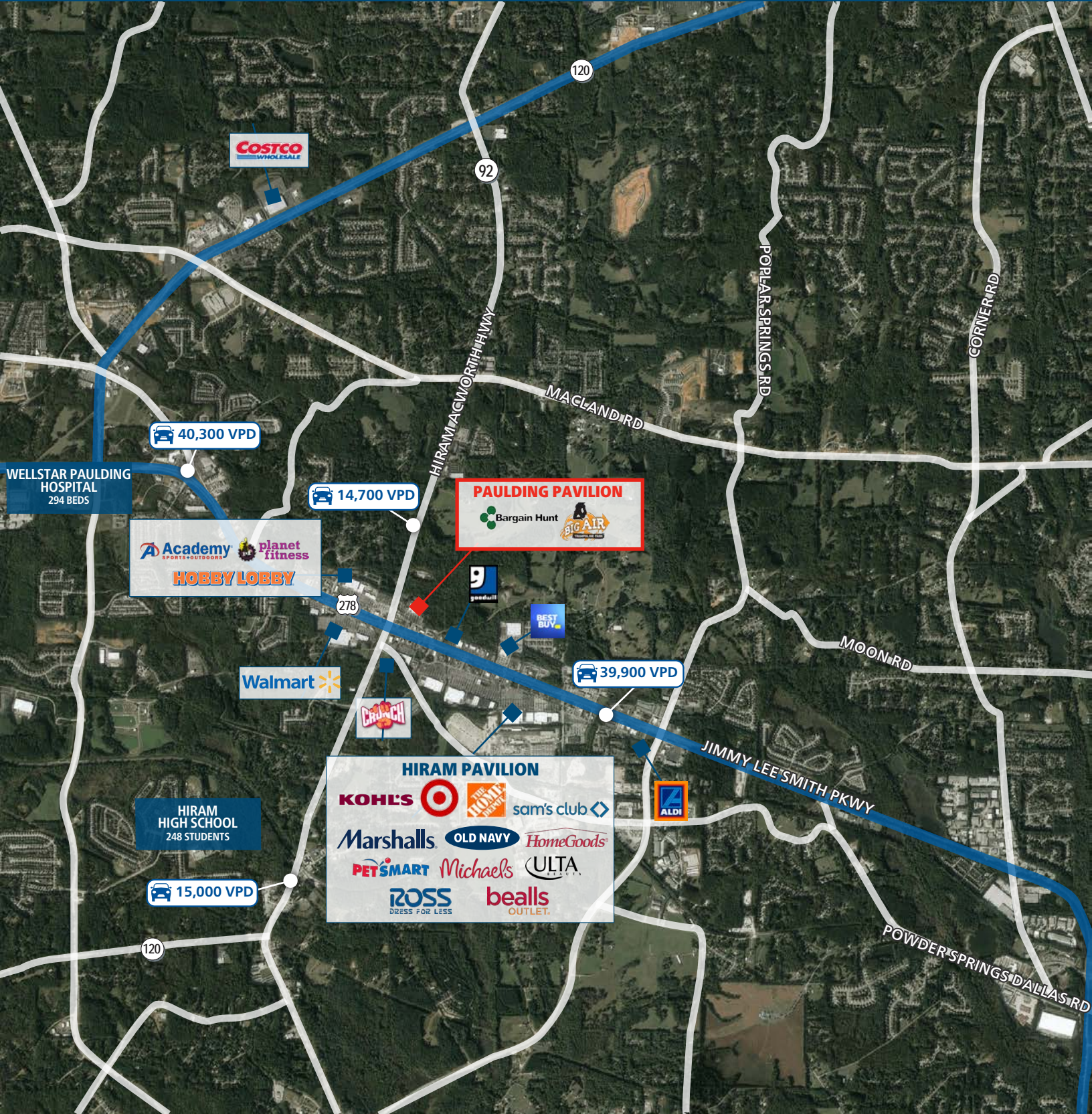
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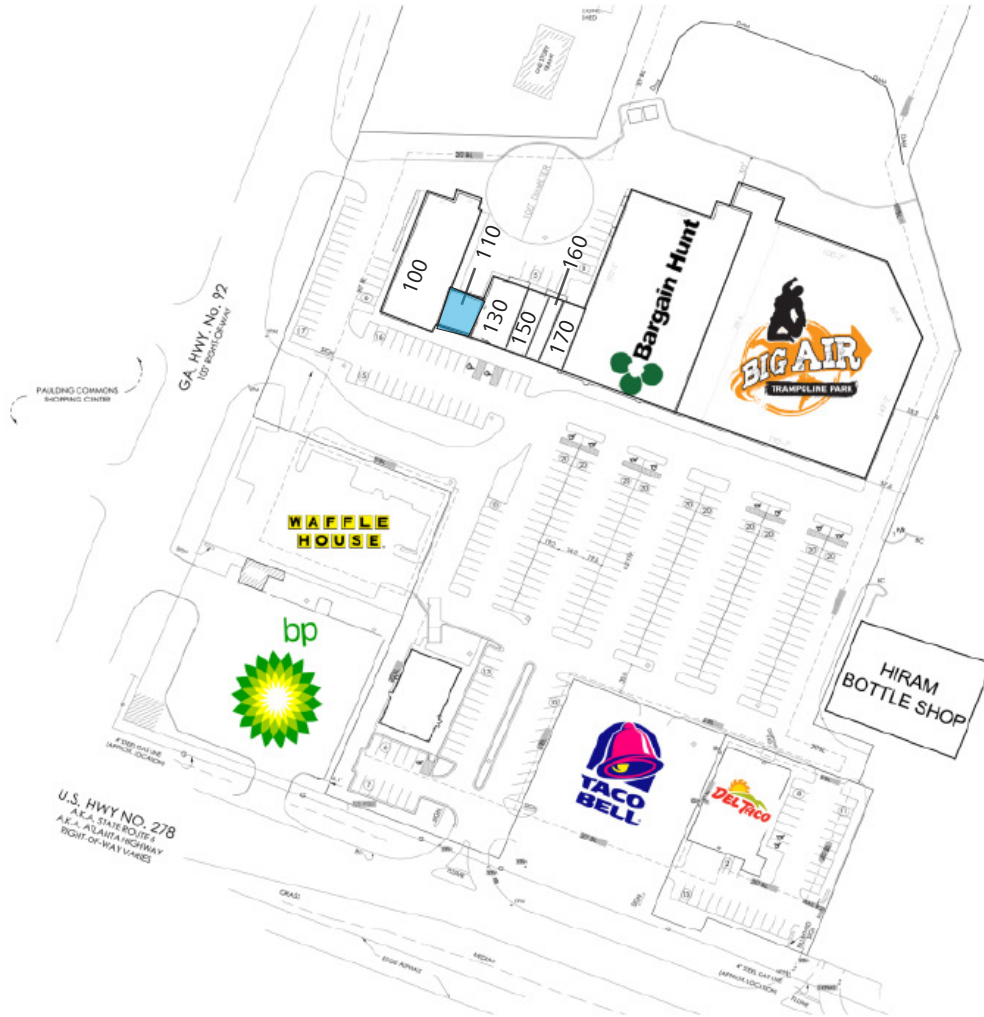
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| STE | TENANT | SIZE |
|-------|---------------------------|--------|
| A1 | Bargain Hunt | 21,340 |
| A2 | Big Air Trampoline Park | 39,169 |
| Pad D | America's Best Eyeglasses | 4,000 |
| 100 | Wild Crab Cafe | 6,587 |
| 110 | AVAILABLE | 1,400 |
| 130 | 1st Franklin Financial | 2,275 |
| 150 | Nex Level Barber Shop | 1,300 |
| 160 | Ciggy's | 975 |
| 170 | Dollar Finance | 1,300 |

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