

# PAULDING PLACE SHOPPING CENTER - OUTPARCEL GROUND LEASE/BUILD TO SUIT

3736 ATLANTA HWY

HIRAM, GA 30141

**Outparcel  
Opportunity:  
≈6,000 SF  
(can subdivide)**

**Pad/Drive-  
Thru Outparcel  
Opportunity**

**+/- 5,850 SF BUILDING OR  
+/- 2,000 SF W/ DRIVE-THRU  
+/- 0.75 ACRES**



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# Prime Outparcel for Lease or Build-to-Suit

+/- 5,850 SF Standalone Retail **OR**  
 +/- 2,000 SF Drive-Thru Opportunity at  
 Paulding Place Shopping Center in Hiram, GA

LEASE RATE	<i>please inquire</i>
NNN EXENSES	Estimated at \$3.00 /SF
ADDRESS	3736 Atlanta Hwy Hiram, GA 30141
SQUARE FEET	Up to +/- 5,850 SF; 0.75 Acres
ZONING	B-1, City of Hiram

## LEASE HIGHLIGHTS

- Rare opportunity to secure a standalone retail space at a prime intersection in Hiram, GA
- Drive-Thru Opportunity
- Incredible, highly visible location directly in the path of progress, roughly 2,000 feet from the entrance to the bustling WellStar Paulding Hospital
- Traffic counts of +/- 45,000 vehicles/day
- Busy, recently revamped shopping center featuring upgraded aesthetics and parking
- City of Hiram B-1 zoning
- Numerous signage opportunities, including on a to-be-built or upgraded monument sign
- 1-mile radius demographics indicate \$80,152 average household income in 2023 and experienced a 3.0% annual surge in population over the last 13 years, with continued growth anticipated

## EXECUTIVE SUMMARY

Atlanta Leasing & Investment and Unreal Capital are pleased to offer this prime outparcel ground lease or build-to-suit opportunity at Paulding Place Shopping Center in Hiram, GA. This +/- 0.75 acre outparcel can accommodate a building up to +/- 5,850 SF, with approximately 40 dedicated parking spots, along with cross-parking possibility. With a prime location on the SE corner of the Charles Hardy Pkwy and Atlanta Hwy intersection, this outparcel enjoys extremely high visibility from roughly 45,000 vehicles pevv. The site is roughly 2,000 feet from WellStar Paulding Hospital, which announced a \$304MM expansion in February 2004, with site work slated to begin late in the year.

Paulding Place underwent a makeover in 2023, featuring resurfaced and additional parking, new lighting and security, new paint scheme, and landscaping enhancement.

# DEMOGRAPHICS

RADIUS	1 MILES	2 MILES	3 MILES
Population 2010 Census	3,745	13,655	25,200
Population 2023 Estimate	5,191	17,515	31,565
Population 2028 Projection	5,527	18,487	33,224
2023-2028 Annual Population Growth %	1.30%	1.10%	1.10%
Households 2010 Census	1,464	5,112	9,185
Households 2023 Estimate	2,007	6,532	11,481
Households 2028 Projection	2,133	6,890	12,080
2010-2028 Household Growth %	1.30%	1.10%	1.00%
2023 Average Household Income	\$80,152	\$76,293	\$77,073
Total Specified Consumer Spending	\$60.6M	\$195.6M	\$351.3M

“  
**The city of Hiram has progressed into the major commercial corridor for Paulding county, one of the fastest growing counties in the United States.**  
 ”

-cityofhiramga.gov



**3736 ATLANTA HWY, HIRAM GA 30141**

▶ 404.348.4448

▶ [AtlantaLeasing.com/unrealpaulding](https://AtlantaLeasing.com/unrealpaulding)



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# AERIAL



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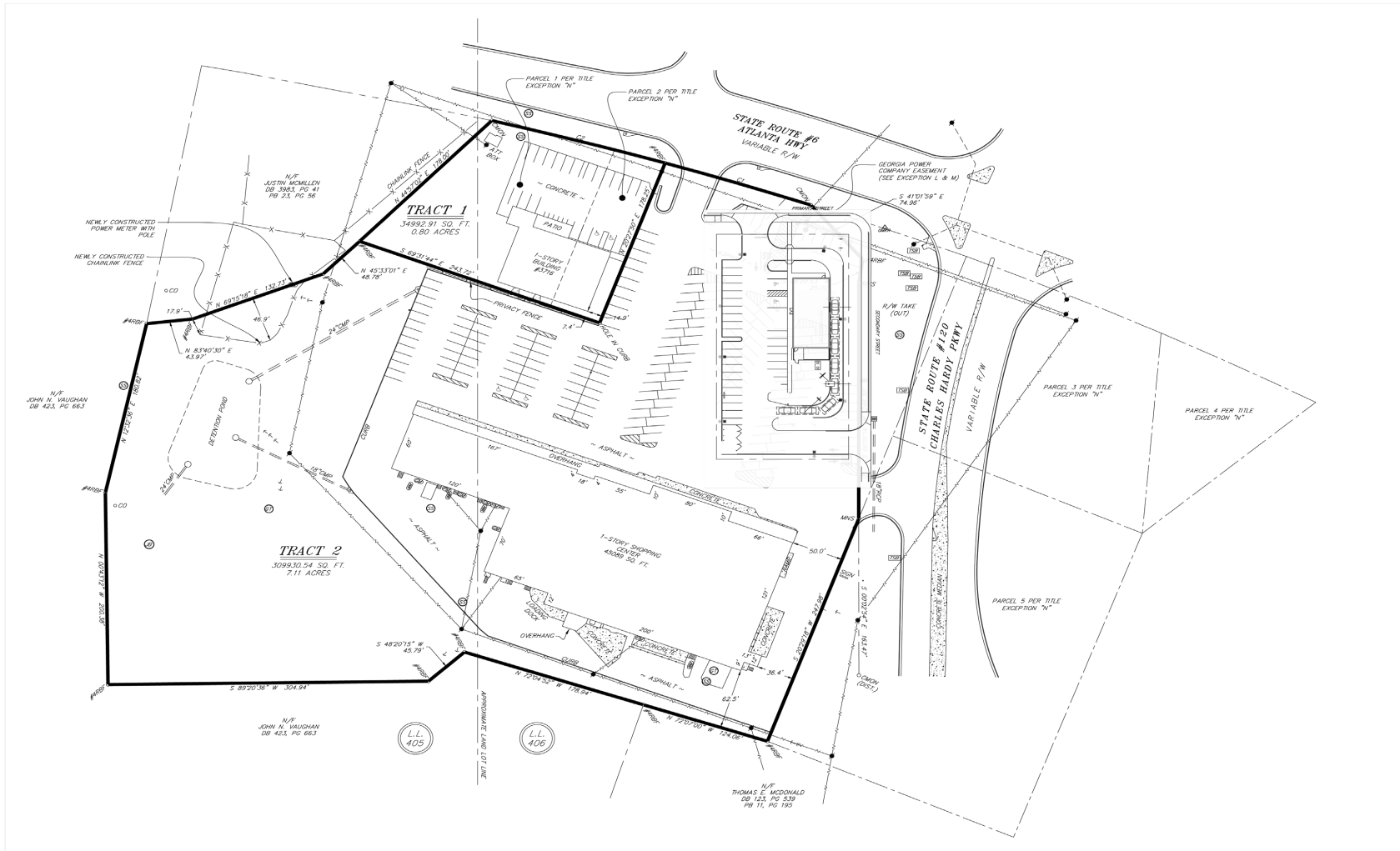
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# SITE PLAN - DRIVE-THRU OPTION



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