

ACWORTH VILLAGE

8492 Hiram Acworth Hwy | Dallas, GA
FORLEASE

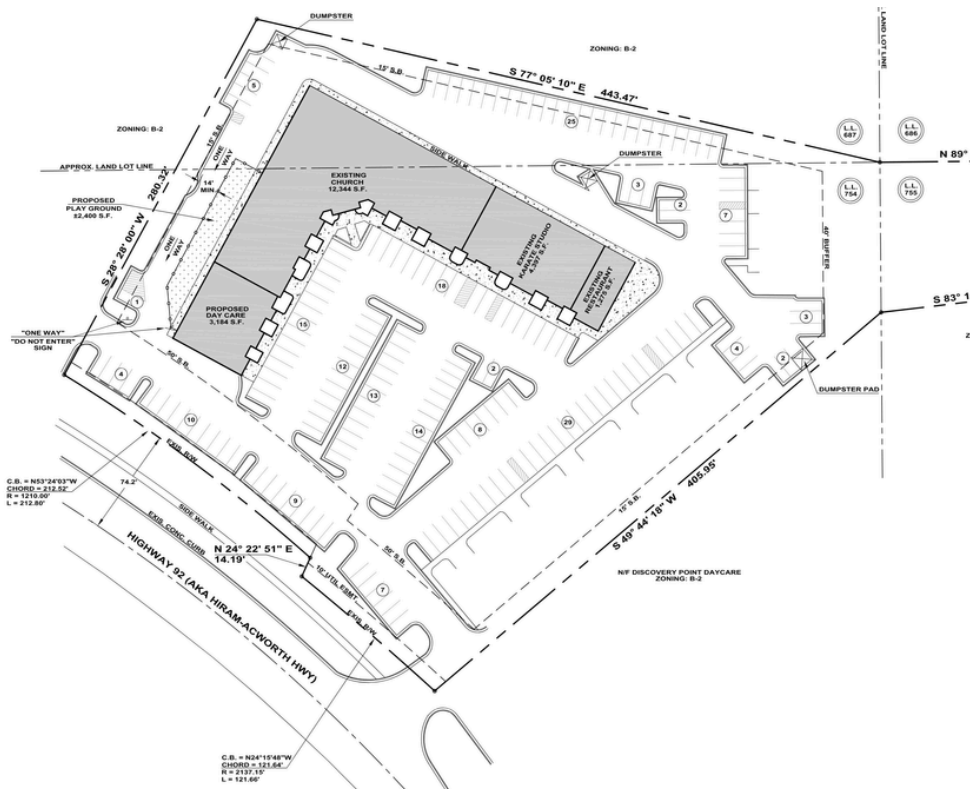
BUILD-TO-SUIT OPPORTUNITY



Hiram Acworth Hwy



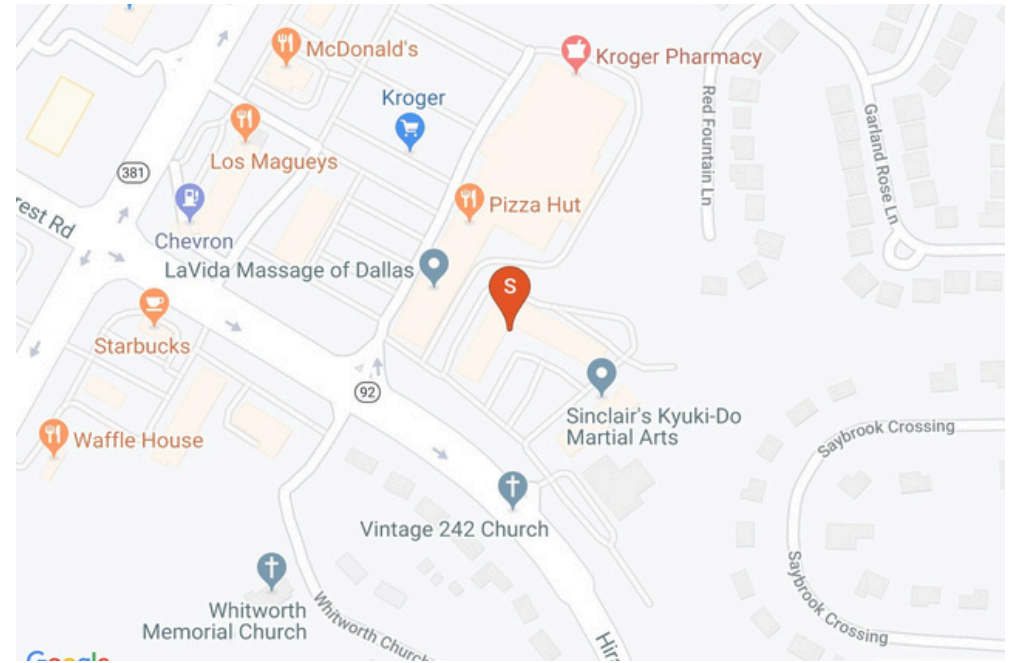
Location	8492 Hiram Acworth Hwy Dallas, GA 30157
County	Paulding
APN	055.4.4.023.0000
Building Size	3,200 sq ft



- Located at the busiest intersection of North Paulding - Cedarcrest and Highway 92.
- Prime frontage on Hiram Acworth Hwy (GA-92)
- High visibility & strong traffic counts
- Located in a rapidly expanding residential & commercial area
- Ample on-site parking for customers and staff
- Flexible build-out options to meet tenant needs
- Surrounded by established national & local retailers driving consistent activity

OVERVIEW

Take advantage of a rare build-to-suit opportunity in one of Paulding County's fastest-growing corridors. This $\pm 3,200$ SF single story or 6,400 two-story customizable space at Acworth Village offers exceptional center visibility, high daily traffic counts, and direct access from Hiram Acworth Hwy—making it ideal for retail, medical, office, service-based, or specialty concepts.



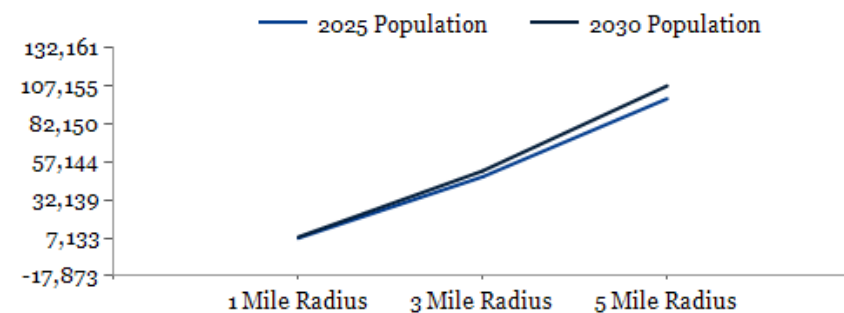
IDEAL USES

- Medical, Dental, or Wellness Practices
- Gymnastics, Cheer, Dance and Boutique Fitness Studios
- Professional Office Users
- Retail Shops or Specialty Stores
- Service-Based Businesses
- Salon, Spa, or Beauty Concepts

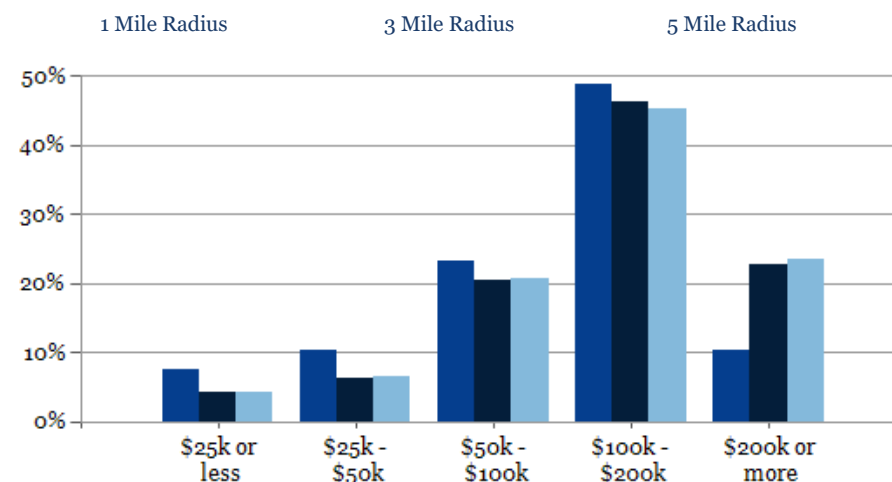


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,126	16,870	42,241
2010 Population	4,290	31,587	70,104
2025 Population	7,133	47,417	98,724
2030 Population	7,834	51,267	107,155
2025 African American	1,551	8,915	16,909
2025 American Indian	38	166	317
2025 Asian	241	1,347	2,664
2025 Hispanic	760	4,044	8,315
2025 Other Race	275	1,353	2,852
2025 White	4,330	31,559	67,485
2025 Multiracial	694	4,049	8,431
2025-2030: Population: Growth Rate	9.45%	7.85%	8.25%

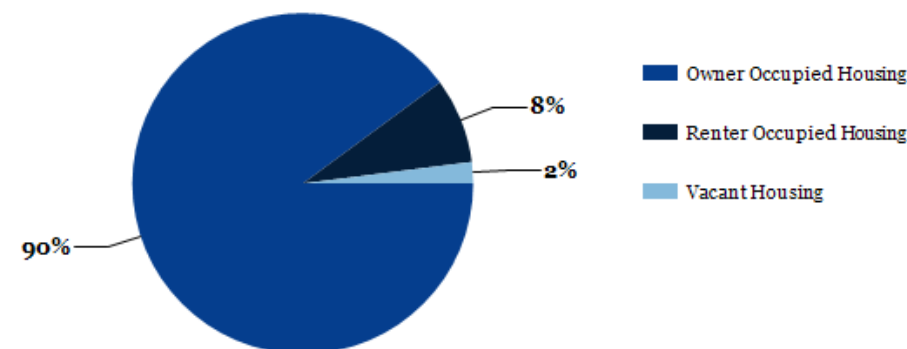
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	376	729
\$15,000-\$24,999	41	238	583
\$25,000-\$34,999	89	328	760
\$35,000-\$49,999	140	604	1,315
\$50,000-\$74,999	269	1,273	3,151
\$75,000-\$99,999	249	1,751	3,431
\$100,000-\$149,999	700	4,424	9,007
\$150,000-\$199,999	394	2,412	5,395
\$200,000 or greater	229	3,342	7,436
Median HH Income	\$118,778	\$132,752	\$133,004
Average HH Income	\$122,341	\$155,233	\$158,280



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

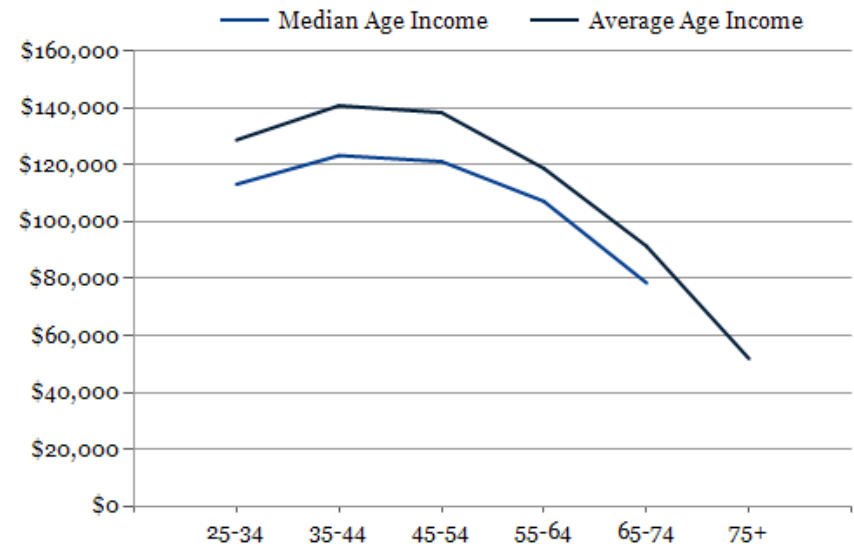
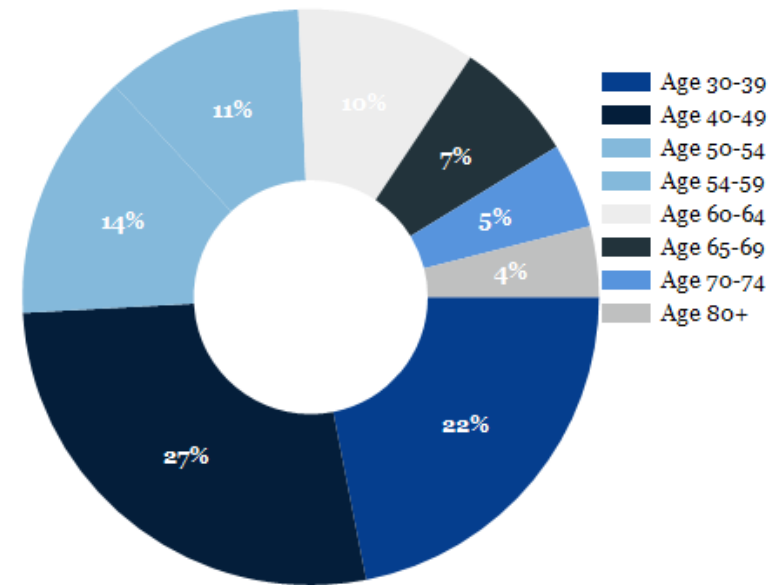


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	399	2,440	5,472
2025 Population Age 35-39	468	2,763	5,923
2025 Population Age 40-44	558	3,363	6,662
2025 Population Age 45-49	518	3,384	6,788
2025 Population Age 50-54	553	3,741	7,503
2025 Population Age 55-59	443	3,130	6,784
2025 Population Age 60-64	397	2,848	6,206
2025 Population Age 65-69	273	2,172	4,901
2025 Population Age 70-74	189	1,530	3,587
2025 Population Age 75-79	157	1,237	2,751
2025 Population Age 80-84	90	685	1,525
2025 Population Age 85+	50	385	935
2025 Population Age 18+	5,246	35,555	75,042
2025 Median Age	36	38	39
2030 Median Age	36	38	39

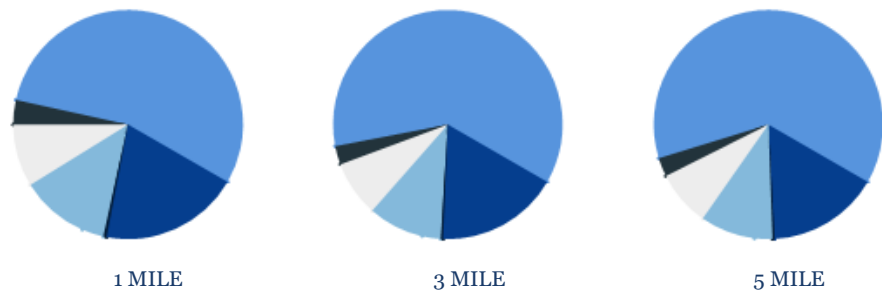
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,198	\$121,465	\$122,401
Average Household Income 25-34	\$128,795	\$148,596	\$150,593
Median Household Income 35-44	\$123,308	\$139,463	\$142,041
Average Household Income 35-44	\$140,848	\$169,240	\$170,519
Median Household Income 45-54	\$121,215	\$147,481	\$151,978
Average Household Income 45-54	\$138,411	\$177,730	\$184,011
Median Household Income 55-64	\$107,178	\$138,514	\$144,026
Average Household Income 55-64	\$118,741	\$168,218	\$174,394
Median Household Income 65-74	\$78,493	\$104,370	\$105,276
Average Household Income 65-74	\$91,407	\$125,595	\$131,696
Average Household Income 75+	\$51,841	\$85,031	\$87,853

Population By Age



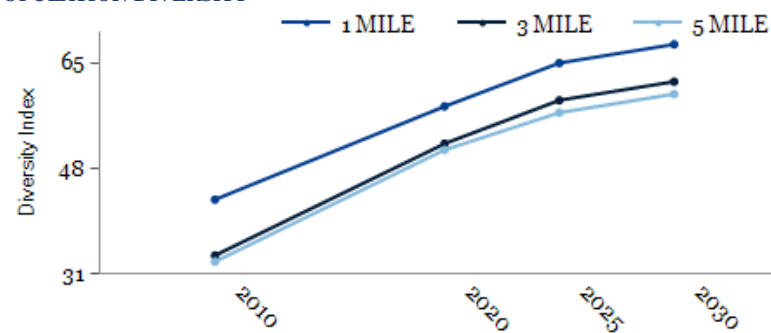
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	62	60
Diversity Index (current year)	65	59	57
Diversity Index (2020)	58	53	51
Diversity Index (2010)	43	34	33

POPULATION BY RACE



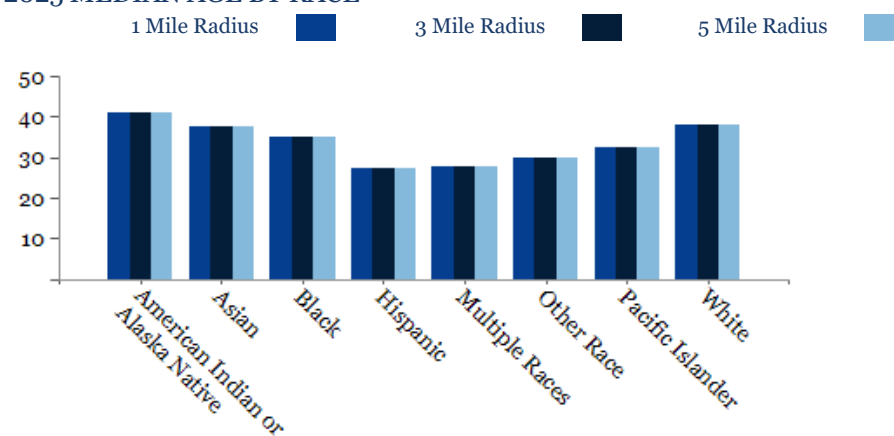
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	20%	17%	16%
American Indian	0%	0%	0%
Asian	3%	3%	2%
Multiracial Other	10%	8%	8%
Race White	9%	8%	8%
	3%	3%	3%
	55%	61%	63%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	42	43
Median Asian Age	38	38	39
Median Black Age	35	34	35
Median Hispanic Age	27	28	28
Median Multiple Races Age	28	27	27
Median Other Race Age	30	31	31
Median Pacific Islander Age	33	37	37
Median White Age	38	40	41

2025 MEDIAN AGE BY RACE



Acworth Village

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Debra Sever

Sever Consulting and Management Group
Broker
(678) 849-6884
Debra@severcmg.com

