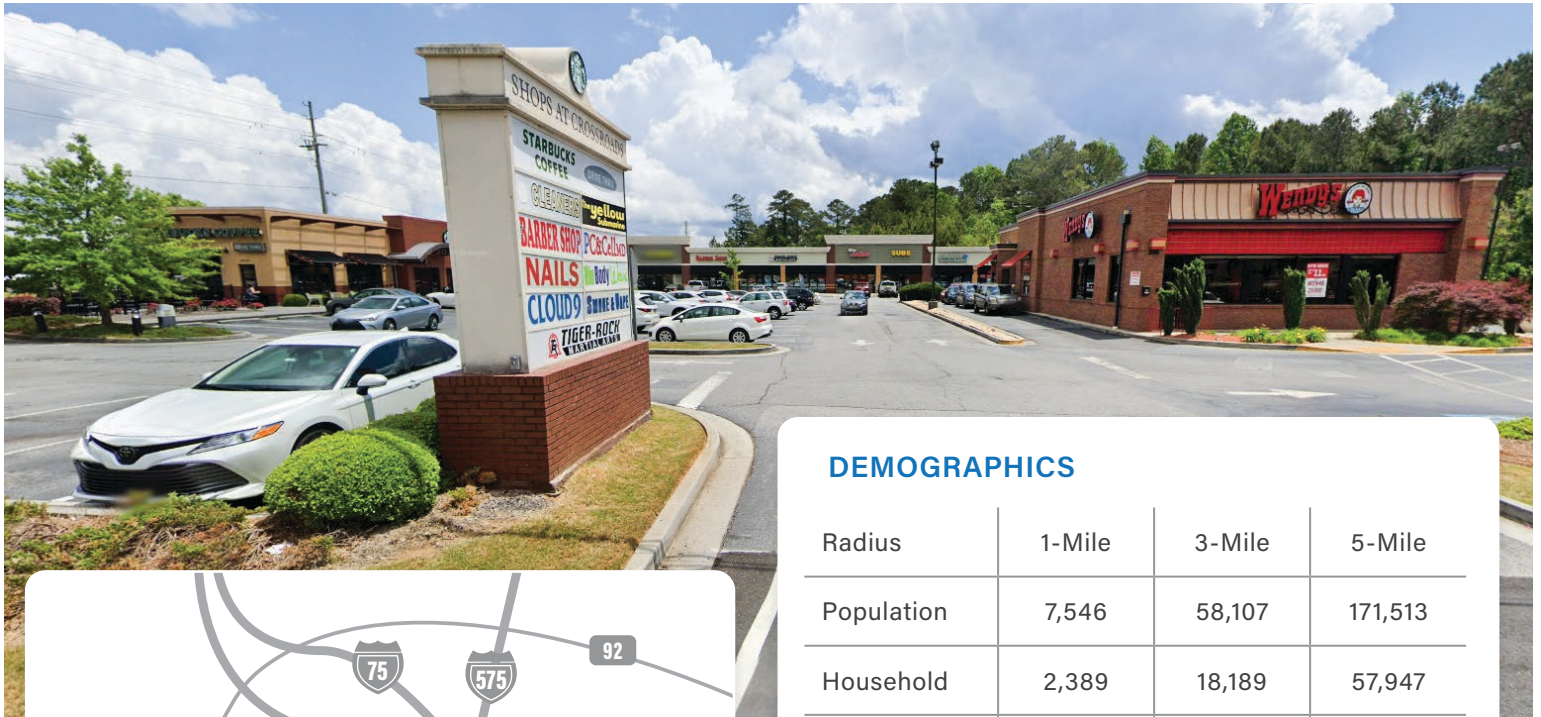




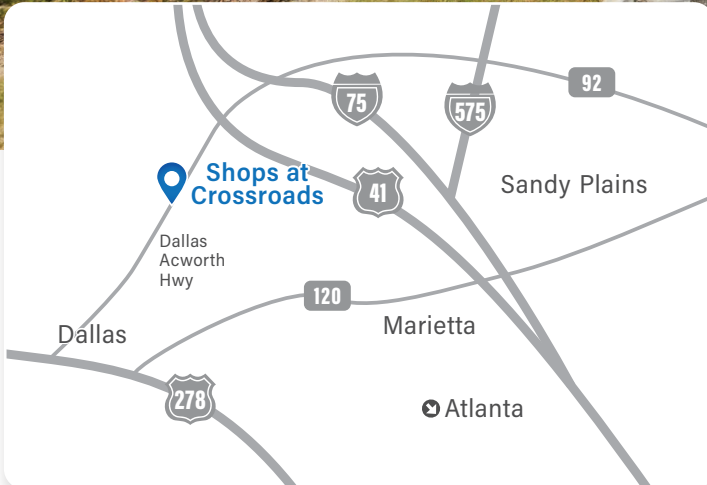
SHOPS AT CROSSROADS

8651 Hiram Acworth Hwy., Dallas, GA 30157



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	7,546	58,107	171,513
Household	2,389	18,189	57,947
Avg. Income	\$145,330	\$169,805	\$143,344



LEASING INFORMATION

Building/GLA	12,360 SF
Intersection	Hiram Acworth Hwy (Hwy. 92) and Cedarcrest Road
Traffic Light	Yes
Traffic Count	13,000 AADT

CENTER HIGHLIGHTS

- Located at the busy intersection of Dallas Acworth Highway and Cedarcrest Road
- Easy access with 4-way traffic lights
- Property near award-winning communities of Brookstone, Seven Hills and Bentwater
- Family-friendly area with day care, martial arts studio, barber shop, fast-food restaurants, insurance offices, and a Kroger



LEASING CONTACT

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Pinnacle Leasing and Management, LLC.



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LEASING INFORMATION

STE	TENANT	SF
101	EGC Cleaners	1,560
103	Cross Cuts Barber Shop	1,200
105/107	Dickson's Tae Kwan Do	2,400
109	J'Adore Nails	1,200
111	Wing Stop	1,193
113	Cloud 9 Smoke Co	1,166
115	PC and Cell MD	1,138
117	Rio Brazilian Wax	1,110
119	Available	1,401
OP	Starbucks	1,750

