




# HIRAM PAVILION

5220 JIMMY LEE SMITH PKWY, HIRAM, GEORGIA 30141



- High profile center in the center of Hiram's retail corridor, one of the best retail markets in Atlanta , with multiple high quality anchors bringing daily shoppers to the center
- **ANCHORS** Super Target, Kohl's, Marshall's, ULTA, Old Navy, HomeGoods, Michaels, PetSmart, Ross and Five Below
- **NATIONAL RETAILERS** Bath & Body Works, Rack Room Shoes, Kirkland's, Sally Beauty, Hibbett Sports, Pacific
- **GLA** 362,647 SF

 POPULATION	 MED HH INCOME	 TRAFFIC
85,302	\$ 71,967	35,700 VPD

\*5 MILE RADIUS | SITES USA | GDOT



# SITE PLAN



01	Ross Dress for Less	30,187
02	Bath & Body Works	3,200
03	The UPS Store	1,900
04	H&R Block	2,500
05	Miniso	5,000
06	Kohl's	86,584
07	Sally Beauty Supply	1,500
08	HomeGoods	18,068
09	Shoe Station	20,799
10	ULTA	12,000
11	Nail Salon	1,200
12	Hibbett Sporting Goods	5,000
13	Rack Room Shoes	8,000
14	PetSmart	15,339
15	Michaels	23,828
16	Marshalls	30,000
17	Five Below	14,337
18	Old Navy	13,890
19	Kirkland's	10,029
20	Dollar Tree	10,000
21	O'Charley's	7,000
22	Blue Taki Japanese Restaurant	4,737
23	Tequila Mexican Restaurant	4,000
24	Juicy Crab	5,000
25	Mattress Firm	4,000
26	Fantastic Sams	1,400
27	Allure Nail Spa	2,800
28	Xfinity	2,300
29	Leased	2,400
30	The Joint Chiropractic	1,600
31	Pacific Dental	2,800
32	Chase Bank	3,750
33	GameStop	1,800
34	Great Clips	1,200
35	Crumbl	2,100
36	Pacific Dental Services	2,400



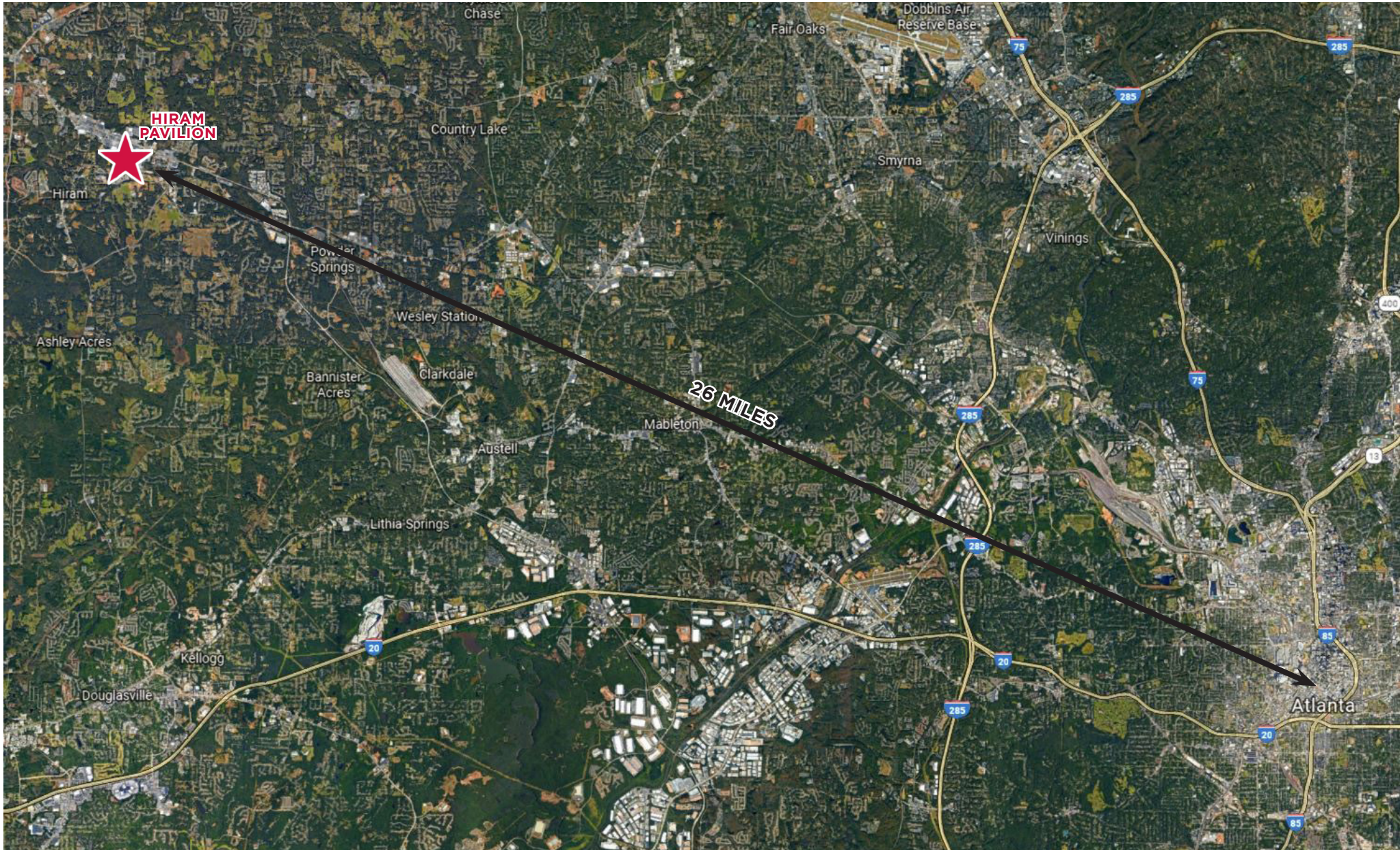
# AERIAL FACING WEST





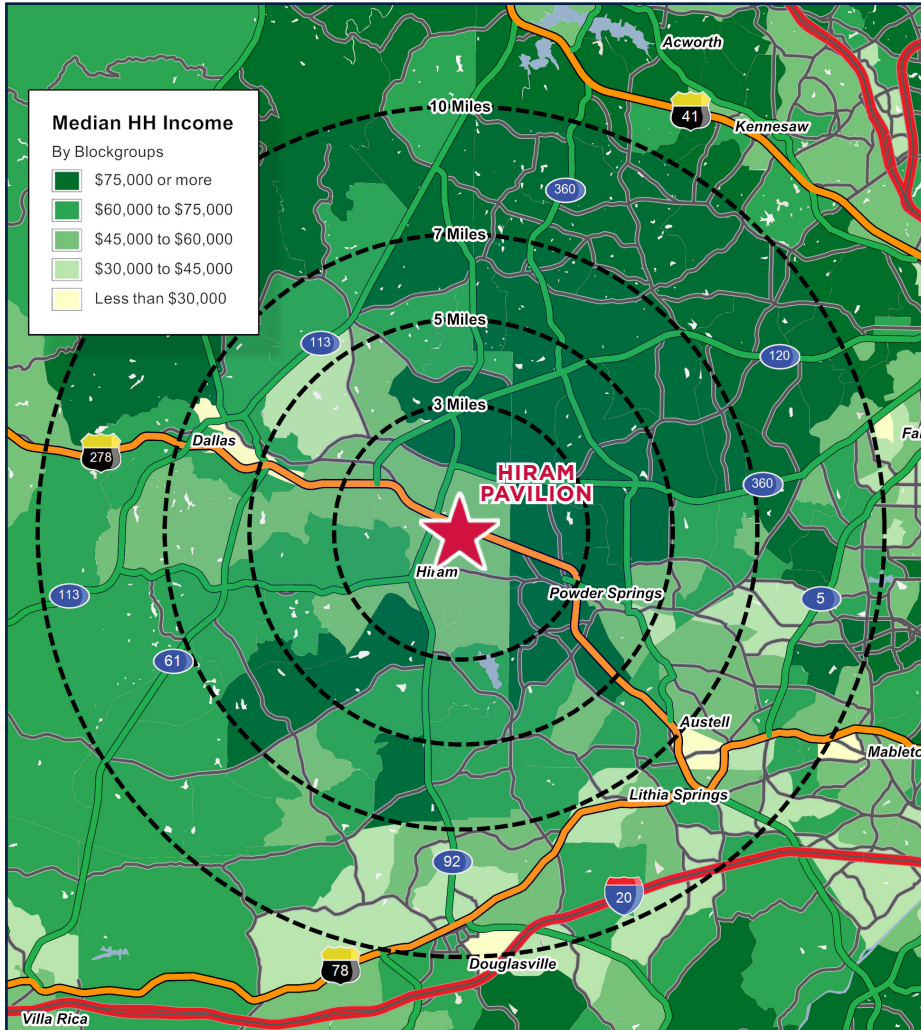


# ATLANTA MARKET AERIAL



**BILL READ** | 404.307.2116 | [BILL.READ@RETAILSPECIALISTS.COM](mailto:BILL.READ@RETAILSPECIALISTS.COM) | [RETAILSPECIALISTS.COM](http://RETAILSPECIALISTS.COM) | BIRMINGHAM • ATLANTA

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5220 Jimmy Lee Smith Pkwy Hiram, GA 30141	3 mi radius	5 min drive time	7 mi radius	10 mi radius
<b>Population</b>				
2023 Estimated Population	31,098	6,649	186,120	378,080
2028 Projected Population	33,716	7,269	198,108	398,925
2020 Census Population	29,889	6,422	180,257	368,260
2010 Census Population	23,981	5,076	157,580	323,688
Projected Annual Growth 2023 to 2028	1.7%	1.9%	1.3%	1.1%
Historical Annual Growth 2010 to 2023	2.3%	2.4%	1.4%	1.3%
2023 Median Age	36.4	35.9	37.4	37.2
<b>Households</b>				
2023 Estimated Households	11,190	2,568	63,703	130,895
2028 Projected Households	12,885	2,992	71,782	145,429
2020 Census Households	10,582	2,447	60,868	125,887
2010 Census Households	8,510	1,876	53,244	110,505
Projected Annual Growth 2023 to 2028	3.0%	3.3%	2.5%	2.2%
Historical Annual Growth 2010 to 2023	2.4%	2.8%	1.5%	1.4%
<b>Race and Ethnicity</b>				
2023 Estimated White	48.5%	46.3%	54.9%	52.1%
2023 Estimated Black or African American	41.0%	43.7%	33.8%	35.0%
2023 Estimated Asian or Pacific Islander	2.0%	1.9%	2.0%	2.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
2023 Estimated Other Races	8.2%	7.9%	9.0%	10.2%
2023 Estimated Hispanic	8.6%	8.0%	9.3%	10.9%
<b>Income</b>				
2023 Estimated Average Household Income	\$116,699	\$93,825	\$117,480	\$118,372
2023 Estimated Median Household Income	\$92,838	\$76,977	\$97,139	\$97,539
2023 Estimated Per Capita Income	\$41,994	\$36,248	\$40,255	\$41,083
<b>Education (Age 25+)</b>				
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.2%	2.7%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.9%	5.0%	4.9%
2023 Estimated High School Graduate	24.3%	20.3%	25.8%	24.9%
2023 Estimated Some College	22.6%	24.5%	22.8%	21.3%
2023 Estimated Associates Degree Only	9.6%	9.5%	8.4%	8.3%
2023 Estimated Bachelors Degree Only	23.3%	22.2%	22.6%	23.9%
2023 Estimated Graduate Degree	13.6%	15.4%	12.7%	13.4%